

**JEROME COUNTY PLANNING AND ZONING COMMISSION
MINUTES
June 29, 2015 7:00 p.m.
DISTRICT COURT ROOM, JEROME COUNTY COURT HOUSE**

Chairman Jack Nelsen called the meeting to order at 7:07 p.m.

Present: Chairman Jack Nelsen, Larrey Anderson, Ed Brune, Bill Baker and Jim Schlund.

Excused: Trish Heath

Staff Attendees: Art Brown, Planning and Zoning Administrator, Nancy Marshall, Sylvia Garcia and Judy Gonzalski.

7:00 PM BUSINESS MEETING

Chairman Jack Nelsen opened the 7:00 pm Business Meeting. The Commission reviewed the May 18, 2015 minutes and agreed no changes were needed.

M/S/C Motion by Larrey Anderson to adopt the minutes as written. Bill Baker seconded the motion and it carried unanimously.

The Commission next discussed the Jeff Ross resignation letter and the 4 Season's Tree Service appeal of Randy and Lori Steadham. They agreed to finish their discussion when they resume the business meeting later.

7:15 PM HEARING-DAVE R GRANT, SUP- TRUCKING FACILITY, FREIGHT TRANSFER STATION, TRUCK OPEN PARKING & OUTDOOR WAREHOUSING

Mr. Nelsen opened the 7:15 hearing for the Dave R. Grant Family, LLC Special Use Permit application for a Trucking Facility, Freight Transfer Station, Truck Open Parking and Outdoor Warehousing. Those wishing to give testimony were sworn in. Tom Grant presented the application. He stated that he didn't think handicap parking would be necessary since they don't have consumers come to the facility. The Commission asked Mr. Grant how much of the residence would be used for business and how much for a personal residence, and if there would be any petroleum products stored on the property. Mr. Brown presented his Staff Report, and explained to the Commission the difference between a Home Based business and a Commercial business. The Commission also discussed the fire code, handicap parking, striping the parking lot if there are more than 12 parking spaces, lighting, signage, hazardous materials and how many trucks a day will be there. Mr. Nelsen closed the Hearing for further testimony.

7:30 PM MEETING-BRETT ADAMS, FINAL PLAT, WEST EDGE ACRES #1 SUBD.

Mr. Nelsen opened the 7:30 meeting for Brett Adams application for a Final Plat for West Edge Acres #1 Subdivision and asked if there was any ex parte contact. Mr. Schlund stated he knows Mr. Adams and Mr. Nelsen said that won't affect Mr. Schlund's involvement in the meeting. Mr. Adams was sworn in. Mr. Adams presented his application to move a lot line. The Commission asked Mr. Brown to clarify in condition #4, what NSCC is. Mr. Brown stated it stands for North Side Canal Company. Mr. Brown, Mr. Adams and the Commission discussed the type of irrigation Mr. Adams will use, if any other buildings would be added to the site, or easements; whether the ditches are NSCC ditches or private ditches, and conditions. Mr. Nelsen asked Mr.

Adams if he was okay with conditions one through four. He said he was. Mr. Nelsen closed the meeting for further testimony.

7:45 PM HEARING-CHAPTER 13, Animal Families

Mr. Nelsen opened the 7:45 pm hearing. Mr. Brown discussed the reasons for rewriting Chapter 13. He stated that they changed the language in the Ordinance so that currently operating LCO's (Livestock Confinement Operations) could sign a transfer paper if they change to a different animal in the same family, without going through the time and expense of applying all over again for an LCO permit. He further explained why some of the language was changed; such as Animal Family instead of Ruminants. The Commission discussed LCO's running on Animal Units (AU's), differences in disease control and fencing between cattle, elk, deer and buffalo; soil testing, protecting ground water, and whether the language of the ordinance should say mix or match for different animals on an LCO. Nancy Marshall made a point that in the Ordinance they stayed with the language of animal families. She said the Commission could include the Cervidae family rather than use a new word that would require a definition and could bring in other animals as well. The Commission agreed to keep the changes to the text of 13-5.01 #2, and add Cervidae, going from three animal families allowable to four animal families allowable. Tom Floyd was sworn in and gave testimony in support. Mr. Floyd said there are a number of dairies in Jerome who want to switch to goats or mix their cows with goats. He also stated that there is more goat cheese and goat milk consumed worldwide than cow's milk. He also stated that goats require a lagoon. There was no testimony in opposition. Mr. Nelsen asked the Commission if all were in agreement for the change to 13-5.01 #2, to add Cervidae to the language, changing from three animal families allowable to four animal families allowable. No one was in opposition.

M/S/C Bill Baker motioned to send this to the Board with two changes; one is to add Cervidae, which includes the Elk, Deer and Moose families; changing it from three to four families to include them in #2; the rest of it will remain as presented to us. Jim Schlund seconded the motion and it carried unanimously.

Mr. Nelsen closed the hearing.

RECESS 8:51 PM

RECONVENE 9:03 PM

RECOMMENDATION-BRETT ADAMS, FINAL PLAT WEST EDGE ACRES #1

Mr. Nelsen opened for discussion the 7:30 pm meeting for Brett Adams application for a Final Plat for West Edge Acres #1 Subdivision. The Commission discussed changes to condition #4 and decided it should read: Plans for any improvements that affect North Side Canal Company's (NSCC) right of way shall be submitted to the NSCC for review prior to construction. The Commission also discussed the irrigation delivery system, ways to insure there are no additional buildings in the NSCC easement and any improvements to the property.

M/S/C Larrey Anderson motioned to recommend to the Board of County Commissioners to approve the Final Plat for West Edge Subdivision #1 with the following conditions and as presented to us of 1 through 4. Bill Baker seconded and the motion carried unanimously.

Mr. Nelsen closed the meeting.

DECISION-DAVE R GRANT-SUP

Mr. Nelsen opened for discussion and decision for the application of Dave R Grant for a Special Use Permit for a Trucking Facility, Freight Transfer Station, Truck Open Parking & Outdoor Warehousing. Mr. Nelsen directed attention to Exhibit S22 on the Action page and stated he felt they just need to discuss conditions. The Commission went over the conditions. Mr. Brown explained keeping & maintaining water as per the law and Ordinance. Also discussed was how much of the building would be used for a residence and how much for a business. The Commission decided that conditions would stand as written. The Commission also found that the applicant's responses meet the general standards of the Jerome County Zoning Ordinance 7-3.01.

M/S/C Motion to approve Tom Grants request for a Special Use Permit for a Truck Facility, Freight Transfer Station, Truck Open Parking lot and Outdoor Warehousing of product and inventory on their property; parcel 3722 consisting of 5.208 acres is located in Section 24, Township 8 South, Range 16 East, property zoned IMP, Area of City Impact more commonly known as 40 S 100 W, Jerome, ID with the 8 conditions as written by Staff. Decision based on hearing notes for exhibits A1 through AG 2-3. Ed Brune seconded the motion and it carried unanimously.

RECOMMENDATION-CHAPTER 13 TEXT AMENDMENT

Mr. Nelsen opened the meeting for review of the recommendation of the Chapter 13 Text Amendment to the Board of County Commissioners. Mr. Nelsen said the first sentence of #2 is being struck and being replaced with: "Makes a complete or partial change of the animal family from that which is currently permitted, except that an LCO permitted for animals of the Bovidae, Equidae or Camelidae families may interchange the animals of these three families under its current permit." The Commission is recommending to the Board of County Commissioners to add "Cervidae" after Camelidae and make the interchangeable animals of four families instead of three.

M/S/C Ed Brune motioned to accept the proposal as presented by Staff. Bill Baker seconded the motion and it carried unanimously.

RECOMMENDATION-BRETT ADAMS

The Commission and Staff discussed conditions.

M/S/C Larrey Anderson motioned to recommend to the Board of County Commissioners to approve the Final Plat for West Edge Subdivision #1 with the following conditions of 1 through 4; with #4 being rewritten and #2 as previously read. Bill Baker seconded the motion and it carried unanimously.

WRITTEN DECISION-TOM GRANT

Mr. Nelsen opened the meeting for discussion. The Commission discussed the conditions. The Commission stated that page 2 letter "i" reads incorrectly as "it will **not** be required", and will be changed to read, "it **will be** required". Also on page 2, they stated that "b" and "g" will be changed to heavy print to make them consistent.

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M/S/C Motion by Ed Brune to approve Tom Grants request for a special use permit with the 8 (eight) conditions presented in the written decision as presented to us; with the recommended changes on page 2 of 3. Bill Baker seconded the motion and it carried unanimously.

BUSINESS MEETING

Mr. Nelsen opened the meeting to review the Decision made by the Board of County Commissioners for the Randy and Lori Steadham 4 Season's Tree Service Appeal. Mr. Brown explained to the Commission that Conditions 11, 12 and 13 were deleted by the Board of County Commissioners (the height, length and storage of the wood and wood products), because the Board of County Commissioners felt the other conditions were adequate. Mr. Nelsen asked if there was any more business for the night. The Commission next discussed the Jeff Ross resignation letter and agreed on a way to show Mr. Ross appreciation for his service on the Commission.

OLD BUSINESS-MATT THOMPSON, SUP RENDERING PLANT

Mr. Nelsen recused himself. Mr. Anderson was acting Chairman. Mr. Brown explained that Mr. Thompson's application to rezone had been denied, and that Mr. Thompson cannot build a Rendering Plant until such time as the rezone passes. Mr. Brown also explained that the rezone cannot be re-applied for until after one year. He stated that Mr. Thompson has 28 days to appeal the decision made by the Board of County Commissioners. Mr. Brown advised the Commission that they may deny, approve or table the application.

M/S/C Bill Baker motioned to table the Rendering Plant Special Use Permit until the next scheduled meeting. Jim Schlund seconded the motion and it carried unanimously

ADJOURNMENT

M/S/C Motion made by Ed Brune to adjourn the meeting at 10:10 p.m. Motion was seconded by Bill Baker and carried unanimously.

Respectfully Submitted,

Administrative Assistant

ATTESTED BY:

Chairman