

**JEROME COUNTY PLANNING AND ZONING COMMISSION
MINUTES
August 29, 2016 7:00 p.m.
DISTRICT COURT ROOM, JEROME COUNTY COURT HOUSE**

CALL TO ORDER

Chairman Larrey Anderson called the meeting to order at 7:00 pm

Present: Larrey Anderson, Bill Baker, Tanner Johns, Jim Schlund, Arlen Morgan, Ed Brune, Mike Tylka, and Patricia Heath.

Excused: Jack Nelsen, and Virgil Tinker

Staff Attendees: Art Brown, Planning and Zoning Administrator, Nancy Marshall, Stephanie Aslett.

7:00 PM BUSINESS MEETING

Chairman Larrey Anderson opened the Business Meeting.

M/S/C Trish Heath motioned to approve the Minutes as written. The motion was seconded by Jim Schlund and it carried unanimously.

Larrey Anderson asked staff if we had anything else for the business meeting. Art Brown informed the Commission that the Board of County Commissioners have asked to have a work session next month at 6:30 prior to the normal Planning and Zoning meeting, to discuss the Comprehensive Plan. This will be to decide what the Commission wants to do about changes that need to be made to the Comprehensive Plan. Staff asked who wanted to attend the Jerry Mason training in Twin Falls on September 20th.

7:15 PM HEARING- Matthew & Virginia Meyer Special Use Permit

Larrey Anderson opened the hearing for the Special Use Permit for Matthew and Virginia Meyer. All those that were going to testify were signed in and sworn in by staff. Matthew Meyer, Applicant, presented the application for the Special Use Permit for a Temporary Recreational Vehicle Home Site to the Commission and was asked questions from the Commission. Art Brown presented the staff report and answered questions from the Commission. Larry Craig, Mayor of the City of Eden, testified in opposition to the application for the City of Eden. Matthew Meyer returned for rebuttal. The Commission asked Mr. Meyer to go over the conditions placed in the staff report to ensure he understood. The Hearing was closed to testimony and was opened for discussion for the Commission.

M/S/C Motion made by Trish Heath to approve Matthew and Virginia Meyer's Special Use Permit for a recreational vehicle site on the property that is the subject of this hearing with the conditions that were stated by staff, 1-6, with the addition to #7 that the use is limited to one year from when the Special Use Permit is issued and that is the time for him to obtain a building permit. Also with the addition of #8 that he keeps the weeds on the property controlled. The exhibits used in making this decision were A1-R2 and the ordinance that standard used for making this decision for this application was chapter 7 section 7-3.01 A-I so based on what we have heard and the exhibits we feel that this is an appropriate permit. Motion was seconded by Jim Schlund and carried unanimously.

OLD BUSINESS Text Amendments- Chapter 19, 20, and 23

Larrey Anderson opened the meeting for old business to discuss the text amendments for chapters 19, 20, and 23. Staff presented the Commission with the packets for the changes to chapters 19, and no significant changes had been made to 20 and 23. Larrey Anderson stated that he had questions about recorded easements. Staff and Commission discussed the difference between a recorded easement and utility easements. The Commission discussed the difference between the temporary structure and a permanent structure. What would need a permit and what would require a zoning permit. Staff explained the difference between the zoning codes and building codes. The Commission discussed the changes and clarified the verbiage. They verified that Agricultural buildings are still exempt from the building permits as long as it is actually classified as an actual Agricultural building. The Commission discussed that the amendments were ready for public hearing and that they felt comfortable with the changes that staff has made. Staff explained that they will make all the changes and finish this to have it ready for public hearing in October. The Commission went over chapters 20 and 23 and discussed the fines. Staff explained that they are complete other than the formatting and will also be ready for public hearing. The Commission explained that the changes looked good and they were good with proceeding forward with the public hearing. Discussion was closed by the Chairman Larrey Anderson.

WRITTEN DECISION- Matthew & Virginia Meyers Special Use Permit

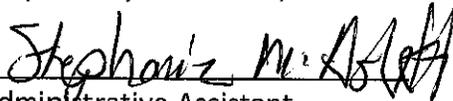
Larrey Anderson opened the discussion for the written decision for Matthew and Virginia Meyer's Special Use Permit.

M/S/C Trish Heath moved to approve the written decision as written. The motion was seconded by Bill Baker and carried unanimously.

ADJOURNMENT

M/S/C Motion made by Trish Heath to recess the meeting. Motion was seconded by Jim Schlund and carried unanimously.

Respectfully Submitted,


Administrative Assistant

ATTESTED BY:


Chairman