

**JEROME COUNTY PLANNING AND ZONING COMMISSION
MINUTES
September 26, 2016 6:30 p.m.
DISTRICT COURT ROOM, JEROME COUNTY COURT HOUSE**

CALL TO ORDER

Chairman Jack Nelsen called the meeting to order at 6:32 pm

Present: Jack Nelsen, Bill Baker, Ed Brune, Tanner Johns, Arlen Morgan, Jim Schlund and Michael Tylka.

Excused: Larry Anderson, Patricia Heath and Virgil Tinker.

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

Also present: Cathy Roemer Jerome County Commissioner

6:30 WORK SESSION

Chairman Jack Nelsen opened the work session. Art Brown gave an explanation and history of the Comprehensive Plan "Plan". He discussed the components of the Plan and the importance for decisions made on text amendments and zoning map amendments. The Commission discussed current updates and previous attempts to review and update the plan. The Commission discussed review of the Plan and present concerns to the Board. Cathy Roemer stated the Board requested review and update of the Plan. She said that 20/20 Executive Director, Larry Hall, said he would be willing to work with the Commission. They discussed some areas of concern and how to update the Plan. Cathy Roemer stressed the importance and stated she would get something in writing. Jack felt time was spent on the Plan, and wasted and was not certain he would be willing to spend additional time working on it. Cathy Roemer left the meeting.

7:00 PM BUSINESS MEETING

Jack Nelsen opened the business meeting. He stated the only thing on the agenda was to get August's minutes approved.

M/S/C Bill Baker motioned for the minutes to be approved. Michael Tylka seconded that motion and it carried unanimously.

7:15 HEARING: MILLER DAIRY #2 LCO EXPANSION

Chairman Jack Nelsen opened the Miller Dairy #2 Hearing. Those who wanted to testify were sworn in. Gary Meeks from Hulme Dairy testified as the representative. Miller Dairy is an existing dairy that they would like to increase the CAFO numbers from 2800 to 3835 [Animal Units]. The reason is to help facilitate both #1 and #2 Miller dairies. Miller dairy would not change in it's footprint. No change in construction or traffic. The Applicant went over and discussed each of the variances. The Applicant discussed what BLM stated some conditions for them to correct before they would sign off. They discussed the way pens would drain to existing lagoons. Jack Nelsen asked what variances were grandfathered in. The Applicant answered questions from the Commissioners. Mr. Brown presented the Staff Report. No one testified in support. No one testified in opposition. Mr. Meeks returned for

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rebuttal and answered questions from the Commissioners. Chairman Jack Nelsen closed the hearing for testimony.

7:30 HEARING: CS PROPERTIES LIVESTOCK TRANSFER POINT SPECIAL USE PERMIT

Chairman Jack Nelsen opened the hearing for CS Properties. James Alderman testified as the representative. Rex Hogglaud and Ron Parks testified in support of the application. Donald Vanderpoel testified as the spokesperson for the opposition. Carolen Vanderpoel testified in opposition. John Dearborn testified in opposition. Janet Dearborn testified in opposition. Alice Faial testified in opposition, it was later noted that she was not sworn in. Patty Bryant testified in opposition. Dave and Sandi Brunk testified in opposition. Barbara Hosman testified in opposition. The Applicant returned for rebuttal. Mr. Nelsen closed the hearing for testimony.

7:45 HEARING: RIVERVIEW CALF RANCH

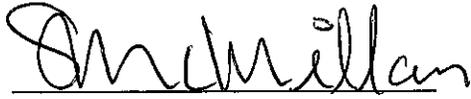
Chairman Jack Nelsen opened the hearing for Riverview Calf Ranch. Arlen Morgan recused himself from the Commission because he is the applicant. He had been sworn in. Mr. Morgan explained the operation. He stated he had no financial interest in the property and it is his brothers. He talked about the status of the Water Right Transfer. William Brown owns the property as a business partner. The Applicant stated that there will be no composting on this property. He discussed windbreaks. He brought up a public road that was abandoned by the county that Riverview calf ranch maintains. He said there is mercury vapor lighting on the building and said no free standing lights will be installed. Art Brown presented the Staff Report. He handed out some information from an attorney that was post marked on the 19th but received by the Planning and Zoning Office on September 21st. Mr. Brown stated the prosecuting attorney stated the post mark of the 19th met the receipt requirements of the seven days prior to the hearing. The paperwork was passed out to the three people in the audience and the Applicant. The Commission took five minutes so the Applicant could read the paper work and have the ability to rebut if he so chose. Mr. Morgan addressed the submittal and talked about sewage and how there is no change in the footprint. He answered questions from the Commission. Kevin Anderson testified regarding the concerns about the direction of the expansion and the smell. Joanna Anderson testified in regard to the smell and how it would devalue the property. Lavern Johnson testified about the smell and the traffic. Mr. Morgan returned for rebuttal and was in agreement to put up a wind break measuring 550' on the north end and 650' down the east side. Mr. Nelsen requested the staff to bring back dimensions for the proposed windbreak. Jack Nelsen closed the hearing for testimony. The Commission discussed a time and date to come back and make decisions on the three Hearings.

M/S/C Mr. Baker moved to reconvene in a special meeting on October 3rd 2016 at 7:00 p.m. the motion was seconded and carried.

ADJOURNMENT

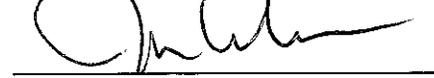
M/S/C Mr. Baker moved to adjourn the meeting. The motioned was seconded and carried.

Respectfully Submitted,



Administrative Assistant

ATTESTED BY:



CHAIRMAN