

**JEROME COUNTY PLANNING AND ZONING COMMISSION  
MINUTES  
October 3, 2016 7:00 p.m.  
DISTRICT COURT ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

Chairman Jack Nelsen called the meeting to order at 7:00 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.

**DECISION: MILLER DAIRY #2 LCO EXPANSION**

Chairman Jack Nelsen opened the Miller Dairy #2 Hearing. The Commission went over variances once again. Bill Baker was concerned about lagoons flooding and draining out of the Applicant's property. The Commission went over agency letters.

**M/S/C** Ed Brune motioned to approve the variance's that are required for the Applicant to meet the requirements because they do not affect the neighboring properties. Jim Schlund seconded the motion. Motioned carried unanimously.

**And;**

Bill Baker motioned to recommended to the Board of County Commissioners to approve the request of the LCO expansion permit for the Hulme Dairy DBA Miller Dairy #2 to increase their animal units from an existing 2800 AU's to a 3835 AU's on 383.55 acres with requested variance's solid and liquid waste, on the storage property duly advertised for this hearing. With the following conditions of 1 through 19 that are listed on exhibit S43 and 44 of the staff report. The Jerome County LCO expansion permit proposal at 2066 E 400 S Hazelton ID 83335. Pages 2 to 66 of the Hulme Dairy application page 27 which is a 36 x 48 large vicinity map. Page 66 which is a 36 x 48 in large site map and exhibits S1 through AG-1 through 9, Mike Tylka Seconded. Motioned carried unanimously.

**DECISION: CS PROPERTIES LIVESTOCK TRANSFER POINT SPECIAL USE PERMIT**

Chairman Jack Nelsen opened the hearing. He wanted to make It known that the land is an A1 Ag and a livestock transfer station is an approved use in an A1 Ag zone with a special use permit. The commission discussed the General Standards and determined that the application did not meet the standards and should be denied.

**M/S/C** The Commission moved to **DENY** CS Properties Development LLC's request for a Special Use Permit for a Livestock Sales and Transfer Point on the property duly advertised for this hearing for the reasons stated under the discussion of the General

**Standards of the Jerome County Zoning Ordinance 7-3.01 on paragraphs b., c. and f. specifically.**

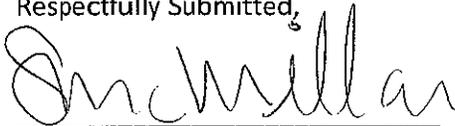
Following the decision, The Commission discussed how The Applicant could be successful in a new application. They determined the applicant should pursue the use in a less populated area.

**DECISION: RIVERVIEW CALF RANCH**

Chairman Jack Nelsen opened the hearing. Arlen Morgan recused himself because he is the applicant. The Commission went over variances. They discussed different types of windbreaks. They went over the ordinances.

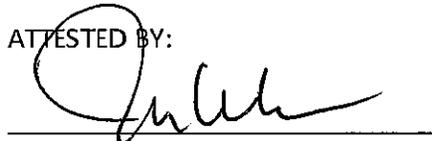
**M/S/C Ed Burne motioned to recommended to the Board of County Commissioners to approve the Riverview Calf Ranch LCO expansion permit application with an increase in animal units from an existing 335 AU's to 1500 AU's on 152.09 acres on the property duly advertised for this hearing. With a waiver for windbreaks and berms as required by ordinance and with a variance for lagoon pond A to be 200' from the 2800 east road with a variance for future waste storage north of and adjacent to the 1250 South road. Per discussions and testimony with 11 conditions as listed on page 21 and 22 of the staff report, including number 11, that the sprinkler waste would be kept 150' away from the road as per Jerome County Ordinance. Exhibits are listed on page S42 and 43 of the staff report. Tanner Johns seconded the motion. Motioned carried unanimously.**

Respectfully Submitted,



Administrative Assistant

ATTESTED BY:



CHAIRMAN