

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

**CALL TO ORDER**

Vice Chairman Larrey Anderson called the meeting to order at 7:00 p.m.

Present: Larrey Anderson, Ed Brune, Tricia Heath, Arlen Morgan, Virgil Tinker, and Jim Schlund.

Excused: Jack Nelsen, Mike Tylka, Tanner Johns, Bill Baker

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

Also Present: Nancy Cornwell, Travis Jackson, Bill Jackson, William Jackson, Mitch Larson, Teri Stokes, Rick Adkins, Gina Adkins, Nicole Ferreira, and Gilbert Ferreira. Attorney Mike Seib, and Jerome County Commissioner Cathy Roemer were present for Old Business.

**7:00 PM BUSINESS MEETING**

Vice Chairman Larrey Anderson opened the 7:00 pm Business Meeting. The Commission reviewed the December 10, 2015 minutes and agreed no changes were needed.

**M/S/C Motion by Trish Heath to adopt the minutes as written. Virgil Tinker seconded the motion and it carried unanimously.**

The Commission next nominated and elected the officers.

**M/S/C Motion by Virgil Tinker for Jack Nelson as Chairman Jim Schlund seconded the motion and it carried unanimously.**

**M/S/C Motion by Ed Brune for Larrey Anderson as Vice Chairman Trish Heath seconded the motion and it carried unanimously.**

The Commission discussed the meeting schedule for 2016 and decided that in May due to Memorial Day the meeting would be held the Monday prior to the holiday on May 23<sup>rd</sup>. October's meeting will be held on October 24<sup>th</sup> due to Halloween being the last Monday of that month. Staff was asked about possible training coming up this year. Mr. Brown explained Twin Falls will have training this year and will verify the dates and times and let the Commission Members know the schedule.

**7:15 PM HEARING-Pro Sales for warehouse distribution & misc. manufacturing.**

Mr. Anderson opened the 7:15 hearing for the Pro Sales Inc. Special Use Permit application for a Warehousing Distribution & misc. manufacturing business. Those wishing to give testimony were sworn in. Mitch Larson presented the application. Art Brown presented his staff report. There was no other testimony to be presented. Mr. Larson returned for comment and further questions from the board. The Commission discussed conditions. Mr. Anderson closed the Hearing for further testimony.

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**DECISION- Pro Sales for warehouse distribution & misc. manufacturing**

Mr. Anderson opened the hearing for discussion and decision for the application of Pro Sales Inc. The Commission discussed the conditions and the General Standards, and moved to approve the application.

**M/S/C** Trish Heath motioned that we approved Pro Sales request for special use permit as described in the application the site and that we have used Chapter 7 Section 7-3.01 in determining the appropriateness of the special use permit. The exhibits A1-AG7 were used as well as the testimony heard tonight the motion should include that the five conditions as outlined by staff [be imposed]. Motion was seconded by Jim Schlund and carried unanimously.

Mr. Anderson closed the Hearing.

**RECESS 7:35 PM**

**RECONVENE 7:47 PM**

**OLD BUSINESS - Text Amendments Agricultural Product Transfer Point, Livestock Transfer Point, Confined Animals, and Residential uses in Commercial Zones.**

Mr. Anderson opened the meeting to review the proposed text amendments for Agricultural Product Transfer Points, Livestock Transfer Points, and Confined Animals and amendments for commercial residences. During the work session for the proposed text amendments multiple residents from the County came to comment about a situation in their area. Mr. Anderson commented that since the public was here he would let them comment. Those who commented stated they are very unhappy about a neighbor that has caused upset with his livestock, due to traffic and animals getting out of their corrals, as well as the manure not being properly taken care of. Mr. Seib addressed the Commission and explained that the County currently had a void in the ordinance that would not allow anyone in any zone to have livestock without an LCO permit. The Commission agreed that this discovery placed a great number of residents in a violation and this proposed Amendment would resolve that situation. Staff also discussed the proposed text amendments for Agricultural Product Transfer Points, & Livestock Transfer Points. The Commission reviewed the proposals and Mr. Brune suggested a change in the definition for Livestock Transfer Points. The Commission felt that the changes looked good and recommended that the Staff prepares the proposed amendments for public hearing. However, due to the comments presented, the Commission felt that they need to look further into animals and animal uses within the A2 zone to try and correct any further issues with residents. Trish Heath stated that this needed to be made a priority.

The next topic was Residential uses in Commercial Zones. The Commission reviewed the proposed text amendments. Mr. Brown clarified that it is now proposed to allow commercial residential quarters in A-2 zones without permits. In other zones living quarters will be attached to that building or inside that building so that it isn't separate from the commercial use building. Anyone that would like to add a residential structure in a commercial zone would

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need a special use permit. Although Mr. Anderson and Mr. Brune expressed reservations, the Commissioners all agreed with the changes and recommended that Staff prepare the proposed amendments for a public hearing. Mr. Anderson closed the business meeting.

**WRITTEN DECISION- Pro Sales for warehouse distribution & misc. manufacturing**

Mr. Anderson opened the meeting for discussion. The Commission reviewed the written decision.

**M/S/C Ed Brune motioned to approve the written decision as presented. Trish Heath seconded the motion and it carried unanimously.**

**NEXT MEETING**

The Commission had requested a work session with the Board of County Commissioners to discuss Animals in A-2. The work session will be held before the regular meeting if there are scheduled hearings or in place of the meeting if no hearings are scheduled.

**ADJOURNMENT**

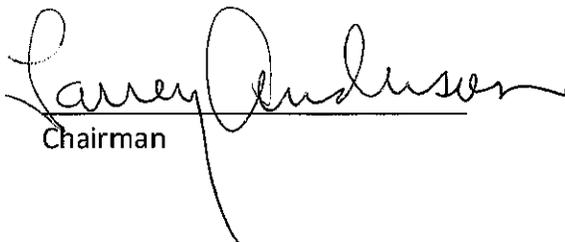
**M/S/C Motion made by Jim Schlund to adjourn the meeting at 10:00 p.m. Motion was seconded by Virgil Tinker and carried unanimously.**

Respectfully Submitted,



Administrative Assistant

ATTESTED BY:



Chairman