

JEROME COUNTY COMMISSIONERS

Monday, August 17, 2020

PRESENT: Charles Howell, Chairman
Ben Crouch, Vice Chairman
John Crozier, Commissioner
Jane White, Deputy Clerk

Meeting convened at 9:07 A.M.

COMMISSIONER REPORTS

Commissioner Howell reported he had attended a board meeting for the Snake River Canyons Park and that volunteers would clean trash from the Park on Saturday, September 19.

Commissioner Howell had helped with the Jerome County Fair and Rodeo all days the previous week and had attended the concert in the arena. He said there was a good turnout for the 4-H fat stock sale and that the prices were high.

Commissioner Crozier reported that directors at a Fair Board meeting had discussed the upcoming Fair and had held an executive session. He had attended the Fair, and he and Commissioner Crouch had attended Joe Mama's Car Show.

Commissioner Crouch said he had entered a car in the Car Show and had given the Commissioners' award for the best paint job; he had also participated in the rib eating contest at the Fair. The Commissioner had been involved in the Fair Parade and had attended the mud races, the concert, and the rodeo all three nights. He said he had heard positive comments about not having a carnival during the current pandemic.

Commissioners Crouch and Howell had attended a fundraiser for US Senator Jim Risch.

All three Commissioners listened to a situation report from St. Luke's regarding the spread of the coronavirus.

APPROVE TIME RECORDS

The Board approved Time Records for Brent Culbertson, Deserae Jones, Christine McGuire, and Mario Umana for the August 2, 2020, through August 15, 2020, payroll period.

BUSINESS AND/OR ADMINISTRATIVE MATTERS

The Board signed leave requests for Deserae Jones (2) and Brent Culbertson.

The Board signed a Claims Approval Report dated August 13, 2020, for the Insurance Deductible Trust Fund, with a grand total of \$2,912.62.

Commissioners signed a Jerome County Catering Permit for the Iron Horse Saloon in Shoshone, to be used August 22, 2020, from noon-1 A.M. at the Hilltop Grill & Pub, Jerome.

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MIKE TYLKA—SNAKE RIVER CANYONS PARK UPDATE

Present were Snake River Canyons Park Managing Board members Mike Tylka and Don Zuck.

As chairman of the Park Board, Mike Tylka reported two parking lots in the Park were completed, with signs. He said the Park Board directors had voted to replace damaged signs in the Park and that he had ordered 12. He said they had also approved purchasing a chemical to remove graffiti as well as had approved dispersed camping in the Park.

Tylka said that the Western Magic Valley Realtors Association had gained permission to place benches at Yingst Grade, which had been made by the College of Southern Idaho welding shop.

Tylka said Park Board members had suggested erecting signs on Highway 93 directing visitors to the Park. He said he had found a donation of fill for the extension of the parking lot at the Roger Morley Arbor.

TRACEE MCKIM—ORDINANCE FOR BOND BANK

Chief Deputy Clerk Tracee McKim was present.

Tracee McKim asked that the Commissioners amend the agenda, saying the ordinance for the bond bank was not necessary because the Board had signed it on August 14 and that she would like to address another matter.

❖ A Motion was made by Commissioner Howell to amend the agenda to change from signing an ordinance for a bond bank to signing an indigent defense financial assistance agreement. It was seconded and carried with unanimous ayes.

TRACEE MCKIM—INDIGENT DEFENSE FINANCIAL ASSISTANCE AGREEMENT

Chief Deputy Clerk Tracee McKim was present.

Tracee McKim presented a document for the Board to accept a grant from the Idaho Public Defense Commission. She said two awards were included, for a total of \$101,972 to help fund County defense attorneys.

❖ A Motion was made by Commissioner Crouch to sign the agreement from the Idaho State Public Defense Commission, per staff recommendation. It was seconded and carried with unanimous ayes.

HEALTH DISTRICT UPDATE ON THE CORONAVIRUS

Present by speakerphone were Tanya Stitt, County Emergency Management director; Melody Bowyer and Linda Montgomery, Public Health District; Mike Williams, Jerome city administrator; and Randy Hall, St. Luke's emergency management.

As director of the South Central Public Health District, Melody Bowyer stated the Health District had done a regional risk assessment for all eight counties in the District. Blaine and Camas had the lowest risk, while Minidoka and Cassia were in the highest category. Jerome, Twin Falls, Lincoln, and Gooding Counties were classified as moderate risk.

Bowyer expressed concern that the number of cases in Jerome County had been trending up within the previous 14 days and said she was glad the Jerome school district had adopted a face mask mandate.

Linda Montgomery asked if the Health District could shorten its reporting period from two weeks. Bowyer explained the two week period worked well for the schools and also to assess whether the data would require moving to another a reopening stage. She said the District could make an adjustment if there were an emergency outbreak.

Randy Hall offered statistics on hospital admissions and stated St. Luke's now has no restrictions on its surgery cycle.

All participants except Montgomery closed their calls.

➤ Commissioner Crozier asked for the total number of coronavirus cases since the disease outbreak, and Montgomery said she would find out from Bowyer.

NANCY MARSHALL—PLANNING AND ZONING MATTERS

Planning and Zoning Administrator Nancy Marshall and Assistant Kacie Buhler were present.

Continue Eden Impact Area Hearings (recorded): Commissioner Howell continued three hearings from July 20 that addressed amending the Jerome County Zoning Ordinance, adopting an Eden Area of City Impact Map, and excluding parcels from the Eden Impact area and rezoning them.

Marshall reported the Eden City Council had approved the Zoning Ordinance text amendment, with no corrections, at a regular City Council meeting.

Sign Legislative Action Page (recorded): The Commissioners signed a Legislative Action Page as a follow-up to the July 20 hearing.

❖ A Motion was made by Commissioner Crouch to approve text amendments to Chapter 10, Section III, as recommended by the Planning & Zoning Commission and approved by the Eden City Council. It was seconded and carried with unanimous ayes. Commissioner Crozier amended his motion to include signing Ordinance 2020-9. It was seconded and carried with unanimous ayes.

ORDINANCE NO. 2020-9

AN ORDINANCE OF THE JEROME COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF IDAHO, SETTING FORTH UNDERLYING RECITALS, INCORPORATING RECITALS, CREATING CHAPTER TEN SECTION III OF THE JEROME COUNTY ZONING ORDINANCE, DIRECTING IMPLEMENTATION BY ADMINISTRATIVE STAFF, AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, Article XII, section 2 of the Idaho Constitution authorizes Jerome County to adopt “all such local police, sanitary and other regulations as are not in conflict with its charter or with the general laws” and

WHEREAS, Idaho Code Section 31-714 authorizes the Jerome County to pass all ordinances, rules and regulations necessary for carrying into effect or discharging the powers and duties conferred by the laws of the State of Idaho, and that are necessary or proper to provide for the safety, promote the health and prosperity, and improve the general welfare of the inhabitants of Jerome County and all persons who may be present in Jerome County from time to time; and

WHEREAS, Idaho Code Section 67-6511 mandates Jerome County to establish through ordinance certain standards and regulations regarding zoning matters, along with the authority to amend or repeal such ordinances; and

WHEREAS, Idaho Code Section 31-715 mandates all such ordinances to be published in a newspaper circulated in the county before such will become effective; and

WHEREAS, Idaho Code Section 31-715A authorizes the Board of County Commissioners to publish a summary of the ordinance; and

WHEREAS, the Board of County Commissioners initiated processes for amending the Jerome County Zoning Ordinance; and

WHEREAS, a proposed amendment to the text of such ordinance were received by the Jerome County Planning and Zoning Commission; and

WHEREAS, the Jerome County Planning and Zoning Commission held a public hearing and had discussions on the proposed amendment; and after having done so, recommended to the Board of County Commissioners that the amendment be approved; and

WHEREAS, after receiving recommendations from the Jerome County Planning and Zoning Commission, the Board of County Commissioners held a public hearing and held discussions on the proposed amendment; and

WHEREAS, the requested amendment is in accordance with the Jerome County Comprehensive Plan; and

WHEREAS, all notice and hearing procedures required by the Idaho Code and the Jerome County Zoning Ordinance, specifically Chapter 21, were followed and complied with; and

WHEREAS, a verbatim record was produced from the hearings and discussions held on this matter; and

THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, JEROME COUNTY, IDAHO, AS FOLLOWS:

- I. The recitals above are hereby incorporated into this ordinance.
- II. CHAPTER 10 SECTION III of the Jerome County Zoning Ordinance regulating the Area of City Impact Zone regarding the City of Eden, Idaho is hereby created and/or amended as shown below. The provisions set forth therein include boundaries; permitting standards; procedure for amending the Ordinance; regulation for subdivision; and the necessity of recording;
- III. The provisions of the above identified chapter are repealed, amended and/or added as shown below:

CHAPTER 10
AREA of CITY IMPACT
Section III
City of Eden

- 10-1 GENERAL
- 10-2 BOUNDARIES
- 10-3 ESTABLISHMENT, REVIEW AND AMENDMENT
- 10-4 APPLICABILITY OF JCZO
- 10-5 ANNEXATION
- 10-6 INFRASTRUCTURE
- 10-7 ZONING DISTRICTS WITHIN THE AREA OF CITY IMPACT
- 10-8 ADDITIONAL STANDARDS WITHIN ZONES
- 10-9 REGULATIONS FOR SUBDIVISION
- 10-10 REGULATIONS WITHIN ZONES
- 10-1 GENERAL

The establishment and modification of the Area of City Impact is authorized by Idaho Code Section 67-6526. The purpose of this Ordinance (the City/County Agreement) is to proactively plan for orderly and consistent development where annexation is anticipated to occur by providing standards for development for the growth within the Areas of City Impact; to promote the public health, safety, and the general welfare of the citizens of Jerome County; to ensure protection for municipalities and landowners against adjacent, incompatible development by establishing zoning districts; and to organize and manage growth by establishing Land Use regulations for those zones.

10-2 BOUNDARIES

- A. Pursuant to the above referenced statement of purpose, Areas of City Impact are the areas designated on the Jerome County Zoning Map (attached as "Exhibit A"), and as further described in the legal description attached thereto (attached as "Exhibit B"), hereby fully incorporated by reference, copies of which are available for inspection at the Office of the Clerk of the City of Eden, Jerome County Recorder's Office and the Jerome County Planning & Zoning Office.
- B. Any hearing or other action by the city which causes a change in city limits, shall stand as the basis for Exhibits "A" and "B"; as well as the County's Zoning Map, being amended in conformance therewith. No other county action, by way of hearings or otherwise, shall be required for the incorporation of such amendments.
- C. In circumstances where a property under single ownership is divided by the boundary line of an Area of City Impact the property shall recognize the respective zones that are designated on the official Zoning Map. If the property is divided along the Area of City Impact boundary line, resulting in one parcel lying in the Area of City Impact and the other not, then each parcel will become an Original Parcel (see JCZO Chapter 14).

10-3 ESTABLISHMENT, REVIEW AND AMENDMENT

- A. Jerome County shall work cooperatively with each of its municipalities to develop and review the County's Comprehensive Plan and corresponding Ordinances for Areas of City Impact.
- B. Governing boards shall undertake a review of Agreements, Ordinances, and Comprehensive Plan policies regarding Areas of City Impact at least every 10 years, in accordance with Idaho Code §67-6526 (e).
- C. Negotiation for amendments to this Ordinance shall follow procedures outlined in State Code as well as amendment provisions for each entity's specific document or Ordinance.

10-4 APPLICABILITY OF JCZO

- A. The Jerome County Zoning Ordinance (JCZO) shall govern over those matters within Areas of City Impact that are not specifically covered by this Ordinance. In the event of conflict between this Ordinance and the JCZO, the language of this Ordinance shall control. Specifically, the application, notice and hearing procedures of the JCZO shall control specific permits (i.e. Special Use or Land Division Permit).
- B. Notification of Public Hearings and Land Divisions within the Area of City Impact zone shall be sent to the City a minimum of 30 days in advance of such hearing for review and comment. For consideration in the review process, the City shall reply no later than seven (7) days prior to the Hearing.

- C. If a recommendation is received from the City, it shall be given great weight by the County, provided it is legally and factually supported; however, such recommendation shall in no way obligate the County.
 - D. If no response is received, the County may proceed without a recommendation from the City.
 - E. The County shall notify the City of its final decision in the matter by forwarding a copy of all final documents reflecting the action taken by the County.
- 10-5 ANNEXATION
Annexation by the City shall be limited to those lands lying within Areas of City Impact and shall be contiguous to the boundaries of the City. Properties not within Areas of City Impact that are contiguous to the boundary of the City shall be allowed annexation when requested by an owner, as provided for in Idaho Code, Section 50-222.
- A. Prior to annexation of land into the city, the County and City shall meet and jointly determine the renaming and/or readdressing of any previously named county road. Every attempt to maintain consistency, limit potential confusion, and assist Emergency Services in providing directions to First Responders shall be made by extending the altered name and/or addressing sequence to the nearest intersection or most logical point of termination whenever possible. The County shall continue to be the addressing authority for all properties within its jurisdiction.
 - B. Upon annexation, the provisions of the JCZO shall no longer apply to the annexed area. The City shall notify the Board of County Commissioners and the Jerome County Planning & Zoning Office when annexation is being considered and when annexations are completed.
- 10-6 INFRASTRUCTURE
The City shall notify the County prior to placing any city infrastructure outside of the City's limits and within the County's jurisdiction.
- 10-7 ZONING DISTRICTS WITHIN THE AREA OF CITY IMPACT
- A. Agriculture Limited Zone (IMP-AL)
The Agriculture Limited Zone is intended to encourage Agricultural Uses and those activities that support agriculture while limiting livestock confinement operations. This zoning designation will also prevent premature conversion of rural land for non-agricultural development by limiting residential density.
 - B. Residential (IMP-RES)
The Residential district is intended to provide and promote residential density of one acre or less to minimize potential water, sewer, and access problems common to scattered rural residential development, and to assure that the layout of any such developments will be compatible with city standards when eventually annexed.
 - C. Commercial (IMP-COM)
The purpose of the Impact Commercial Zone is to provide for and to encourage the grouping together of businesses, public and semi-public, and other related uses. Consistent with the Commercial Corridor Standards, the property along state and federal highways will be developed with strict sign standards, landscaping design, lighting and parking standards to enhance highway corridors and entrances into the community. Light industrial uses capable of being operated in a manner that will be harmonious to surrounding commercial uses may be permitted provided the uses are clean, quiet and free of hazardous or objectionable elements such as excessive noise, odor, dust, smoke, or glare. The light industrial uses permitted in this zone may be secondary manufacturing facilities or wholesale business establishments that are operated primarily within enclosed structures and generate little industrial traffic. No new residential housing would be permitted within this zone.
 - D. Industrial (IMP-IND)
The purpose of the Impact Industrial Zone is to provide for the location of manufacturing or other industrial uses designed to provide convenient employment centers of light manufacturing, research and development, warehousing, and distributing. With the anticipation of Industrial traffic this zone should have good accessibility to transportation systems. Industrial uses in this zone are those that are duly controlled operations that do not generate smoke, noise, vibration, dust, odor, glare, gas, light, air pollutants, or water pollutants beyond the district boundary. No new residential housing would be permitted within this zone.
- 10-8 ADDITIONAL STANDARDS WITHIN ZONES
In addition to the customary standards found in the JCZO, the following regulations shall apply within Areas of City Impact.
- 10- .01 Roads
 - A. The appropriate Highway District will determine infrastructure requirements for access control, public streets and roads.
 - B. The City may recommend additional requirements for private roads, which the Board may impose as a condition of the permit.
 - 10- .02 Building/Fire Codes
The appropriate Fire District shall determine fire requirements within Areas of City Impact, including but not limited to requiring fire hydrants.
 - 10- .03 Agricultural Limited (IMP-AL)
 - A. Residential density shall not exceed one dwelling per parcel.
 - B. Residential housing that is to be developed shall, at owner/developer's sole cost and expense, connect to municipal sewer and water systems if the property line is within 300' of the systems and if the system is accessible for connection. If sewer and water connection is not available or beyond 300 feet from the property line, septic and wells shall be allowed according to state regulations.
 - C. Parcels shall be allowed one Regulated Land Division with proper application and permit as outlined in Chapter 14 of the JCZO. Only one of the Resulting Parcels therefrom shall have a single residence or residential building right. The other Resulting Parcel shall be deemed unbuildable for residential purposes and shall have such "unbuildable" status noted on the recorded Land Division Survey and Deed.
 - D. Animal Unit density shall not exceed two (2) Animal Units per acre or more than 75 Animal Units per parcel. An Animal Unit is defined in Chapter 2 of the JCZO.
 - 10- .04 Residential (IMP-RES)
 - A. Residential density may be greater than one dwelling per one acre if each home will be connected to a municipal or community sewer and water system. Land Divisions of less than 20 acres shall not be allowed without connecting into a municipal or community sewer and water system at owner/developer's sole cost and expense. Land Division density shall be one home per 20 acres.

- B. Residential housing that is to be developed shall connect to municipal sewer and water systems, at owner/developer's sole cost and expense, if the property line is within 300' of the systems and if the system is accessible for connection. If sewer and water connection is not available or is beyond 300 feet from the property line, septic and wells shall be allowed according to state regulations.
 - C. Manufactured & Mobile Homes are permitted within this zone as long as they meet the adopted local and State codes. There is no age limitation on such homes.
- 10- .05 Commercial (IMP-COM)
- A. No new residential housing would be permitted within this zone.
 - B. All commercial developments that require city sewer and water services shall participate in a predevelopment meeting with Jerome County, the City of Eden and affected agencies before obtaining a building permit for the construction of the development. Any connection to municipal sewer and/or water systems shall be at owner/developer's sole cost and expense.
 - C. The City shall provide written approval to the County for all sewer and water hookups before a Certificate of Occupancy shall be issued to the Developer.
 - D. Commercial Development situated on State Highways, Federal Highways shall be landscaped along the Highway or Street corridor. Lighting shall be shielded or directional and shall not trespass property lines of the developing lot or parcel. All vehicles shall be parked to the side or rear of any buildings, with no parking between the highway and any building fronting the highway, unless a landscaped berm screens parking from the view of the Highway or Street. Proposed commercial developments shall be required to submit landscaping plans, a lighting diagram, parking diagram and a setback approval correspondence from the Idaho Transportation Department as part of any building or development application.
- 10- .06 Industrial (IMP-IND)
- A. No new residential housing would be permitted within this zone.
 - B. All Industrial developments that require city sewer and water services shall participate in a predevelopment meeting with Jerome County, the City of Eden and affected agencies before obtaining a building permit for the construction of the development. Any connection to municipal sewer and/or water systems shall be at owner/developer's sole cost and expense.
 - C. The City shall provide written approval to the County for all sewer and water hookups before a Certificate of Occupancy shall be issued to the Developer.
- 10-8.07 Setbacks
- A. Front: No building (not including uncovered porches or steps) shall be constructed nearer than twenty-five feet (25') from the front lot line.
 - B. Rear: No dwelling shall be constructed nearer than fifteen feet (15') from the rear lot line.
 - C. Side: No dwelling shall be constructed nearer than ten feet (10') from the side lot line.
 - D. Accessory Use Buildings: No building shall be constructed nearer than ten (10') from the side and rear lot line and twenty-five feet (25') from front lot line.
- 10-9 REGULATIONS FOR SUBDIVISION
- In addition to applicable standards of the JCZO, the regulations of this section shall also apply to all Commercial and Residential Subdivisions within Areas of City Impact.
- 10- .01 Streets/Roads
- A. All public streets/roads shall be under the jurisdiction of the appropriate Highway District. All roads and streets shall be constructed to the minimum standards of that Highway District unless the standards of the City are more stringent, then the Developer will adhere to the City's standards.
 - B. All private street/roads that will not become public streets/roads shall meet the City's standards.
- 10- .02 Curb, Gutter, and Storm Water
- A. Lots one acre and over shall not be required to provide curb, gutter, and storm water drainage unless there is an annexation agreement stating otherwise, in which case, the construction would be based on the requirements of the City at the time the property is developed.
 - B. All lots less than one acre shall provide curb, gutter and storm water drainage based on the construction requirements of the City at the time the property is developed.
 - C. Storm water retention shall be provided by the Developer.
- 10- .03 Irrigation
- A. Irrigation systems shall meet the standards of the Agency providing surface water for irrigation.
 - B. The City shall provide input for future considerations of providing irrigation water to the development if surface water shares will be abandoned.
- 10- .04 Fire
- A. All fire requirements shall be under the jurisdiction of the appropriate Fire District.
 - B. Fire flow information shall be provided to the appropriate Fire District when public/municipal water systems are utilized for fire hydrants, as well as when commercial or residential uses require interior sprinklers for fire suppression.
- 10- .05 Water
- A. If the City water connection is within 300 feet of the property line and accessible, the Developer shall connect to the system at owner/developer's sole cost and expense.
 - B. If the City water connection is beyond 300 feet from the property line, the Developer shall either connect the development to the water system for the City or provide a community water system that may be easily connected to the water system for the City as it becomes available at owner/developer's sole cost and expense.
 - C. If the water system of the City is inaccessible at the time the property is developed, the Developer shall provide a community water system that may be easily connected to the water system for the City as it becomes available at owner/developer's sole cost and expense.
 - D. Property with an existing domestic well that is subsequently subdivided may be required to abandon the well and connect to the City's water system at owner/developer's sole cost and expense.

- E. All community water systems shall be approved by the City and/or appropriate agencies before any building permits shall be issued by Jerome County.
- 10- .06 Sewage
- A. If the City sewer connection is within 300 feet of the property line and accessible, the Developer shall connect to the system at owner/developer's sole cost and expense.
- B. If the City sewer connection is beyond 300 feet from the property line, the Developer shall either connect the development to the sewer system for the City or provide a community sewer system that may be easily connected to the sewer system for the City as it becomes available at owner/developer's sole cost and expense.
- C. If the sewer system of the City is inaccessible at the time the property is developed, the Developer shall provide a community sewer system that may be easily connected to the sewer system for the City as it becomes available at owner/developer's sole cost and expense.
- D. Property with an existing septic system that is subsequently subdivided may be required to abandon the septic system and connect to the City's sewer system at owner/developer's sole cost and expense.
- E. All community sewer systems shall be approved by the City and appropriate agencies before any building permits shall be issued by Jerome County.
- 10-10 REGULATIONS WITHIN ZONES
- 10- .01 APPLICABILITY
Unless otherwise stated, the following regulations shall apply only to the primary Land Use of a property.
- 10- .02 EXPLANATION OF LAND USE CHARTS
To determine where a specific use is permitted, it is necessary to find the specific use in the Charts below. Uses are listed in the horizontal rows; zones are shown in the vertical columns and the key letters indicating the degree of permission of a use are found at the intersection of the appropriate row and column.
- A. The letter "P" indicates that a specific use is permitted in a specific zone.
- B. The letter "S" indicates that a Special Use Permit is required for that particular use to be compatible to the standard and customary uses in that particular zone.
- C. An empty square indicates that such use is not expected to occur in such zone; therefore, it is prohibited at the time of the adoption of the JCZO.
- D. The letters "NR" indicate that there is no requirement established for a particular use in a particular zone.
When several uses are combined and made part of a larger, all-encompassing land use, the most restrictive chart designation shall control for purposes of determining the appropriate zone and required application.
- 10- .03 LAND USES UNIDENTIFIED IN THE CHARTS
Any Land Use not identified in the charts of this Ordinance shall require a negotiation and agreement between the City and the County followed by an amendment of this Ordinance, and shall only proceed thereafter in accordance with the amendment. The amended ordinance shall mandate whether the proposed use in the various zones is: allowed free of restrictions; permitted; permitted with conditions; or prohibited. The process for amendment shall adhere to the procedures outlined in 10-3(C) of this Chapter.
- 10- .04 ZONING STANDARDS FOR PERMITTED LAND USES
Zoning regulations may have been established for permitted or allowable uses by Performance Standards in Chapter 6 of the JCZO, and other Chapters thereof when appropriate.

USE CATEGORY	AREA OF CITY IMPACT ZONES			
	IMP AL	IMP RES	IMP COM	IMP IND
SECTION III - CHART 10				
Agricultural Product Transfer Point	P		P	P
Airfields (Private)	S			
Aircraft Maintenance, Repair & Rebuilding	S		S	S
Alcohol Distillation for Production of Fuel	S			P
Alcohol & Drug Rehabilitation Facility		S	S	
Amusement Parks			S	S
Animal Hospital	S		S ¹	P

Apparel Repair & Alteration (Retail)	P ¹	P ¹	P	P
Asphalt Plant	S			S
Auditorium	S	S	P	P
Bed and Breakfast	S	S	S	
Building Care Contracting	S	S	P ¹	P
Building Materials Manufacturing	S		P	P
Bulk Storage Flammable Liquids & Gases			S	S
Bus Facilities			P	P
Bus Shelter	P	P	P	P
Car Wash			P	P
Cemetery	S	S		S
Civic, Fraternal, Labor & Social Organizations	S	S	P	P
Commercial Composting & Fertilizer Manufacturing	S			S
Commercial Truck Wash Facility (Agriculture)	S			
Commercial Truck Wash Facility (Non-Agricultural)			S	S
Concrete Products (Manufacturing)	S			S
Confined Animals not Regulated by Chapter 13	P	P	P	P
Construction Trades	S	S	P ¹	P
Crop Production	P	P	P	P
Day Care Facilities	S	S	S	S ⁵
Dry Cleaning, Laundering & Laundromats			P ¹	P
Dwelling, Multi Family		S		

Dwelling, Single Family	P	P		
Dwelling, Two Family		P		
Equipment Rental			P	P
Event Center	S	S	S	S
Exhibition Halls	S	S	S	S
Fairgrounds	S			S
Farm & Garden Supplies (Retail or Wholesale)	S		P	P
Food Product Manufacturing	S		S	S
Freight Transfer Point	P			P
Frozen Food Locker			P	P
Funeral Homes & Crematoria			S	
Furniture & Fixture Manufacturing	S		S	P
Gas Station and Retail Sales Establishment			p ⁶	p ⁶
Gas Station and Vehicle Repair or Service			S ⁶	p ⁶
Gas Station, Unattended			p ⁶	p ⁶
Government Facilities	S	S	P	P
Governmental Protective Facilities (excluding correctional institutions or criminal detention)	S	S	S	S
Health Club, Spa	S		P	P
Helipad	S			S
Historical Sites, Monuments	S	S	S	S
Home Occupation	P	P	P	P
Horticultural Services	P	S	P	P

Hospice, Assisted Living & Skilled Nursing Facilities	S	S	S	
Hospital, Clinics, & Related Services		S	S	S
Hotel/Motel			S	S
Kennels	S		S	P
Landfill Transfer Stations	S			S
Libraries, Museums, Art Galleries	S	S	P	P
Livestock Feed, Grain & Feed Processing	S		S	P
Livestock Sales	S			P
Livestock Transfer Point	S			P
Living Quarters	P	P	P	S
Manufacturing Miscellaneous Products	S		S	S
Meat Product Processing (Except Rendering)	S		S	P
Mineral Products (Manufacturing)	S			S
Mobile Home Sales			P	P
Offices, Business, Financial & Professional Services	S	S	P	P
Open Parking Lot or Garage, Automobile	S	S	S	S
Open Parking Lot, Truck or Bus	S		S	P
Open Space	P	P	P	P
Park, Mobile Home		S		
Park, Recreational Vehicle		S	S	
Pastured Animals	P	P	P	P
Petroleum Products (Manufacturing)				S

Plant-Energy Producing, Non-Conventional	S		S	S
Plant-Light Manufacturing			S	S
Printing & Publication	P		P	P
Railroad Buildings & Equipment	S		S	P
Religious Facilities	S	S	P	P
Restaurant/Bar			P	P
Restaurant/Retail, Drive Thru Only			S	S
Retail Sales Establishment, Indoor			P	S
Retail Sales Establishment, Outdoor	S		S	S
Schools	S	S	S	S
Sewage Lagoons	S		S	S
Shelter Homes	S	S	S	
Site, Recreational Vehicle	p ⁷			
Small Appliance Repair	S		p ¹	P
Small Engine Repair	S		p ¹	P
Sports, Athletic & Recreational Facilities, Indoor	P	S	P	P
Sports, Athletic & Recreational Facilities, Outdoor	p	S	P	P
Sports Facilities, Indoor Firearms	S		S	S
Sports, Rural Recreation Area	P	P	S	S
Storage Rental Units (Indoor)			P	P
Storage Rental Spaces (Outdoor)			S	P
Studio, Art, Dance, Music, Photography, Voice	S	S	P	P

Theater, Indoor			P	P
Theater, Outdoor	S		S	S
Tire Shop (Retail)			p ⁸	P
Transmitting Towers & Cell Towers	§ ^{2,3}		§ ^{2,3}	§ ^{2,3}
Trucking Facilities	S		S	p ⁶
Upholstery Repair	p ¹		p ¹	P
Utility Buildings & Structures	§ ^{2,3}	§ ^{2,3}	§ ^{2,3}	§ ^{2,3}
Utility Lines, Above Ground	p ^{2,3}	p ^{2,3}	p ^{2,3}	p ^{2,3}
Utility Lines, Under Ground	P	P	P	P
Vegetable Products Processing	S		S	S
Vehicle Rental			P	P
Vehicle Repair and Service, Automobile			S	p ⁶
Vehicle Repair and Service, Heavy Equipment, RV, Truck & Tractor			S	p ⁶
Vehicle Repair and Service, Farm Equipment	S		S	p ⁶
Vehicle Sales and Service, Automobile			S	p ⁶
Vehicle Sales and Service, Heavy Equipment, RV, Truck & Tractor			S	p ⁶
Vehicle Sales and Service, Farm Equipment	S		S	p ⁶
Vehicle Sales, Automobile			P	P
Vehicle Sales, Heavy Equipment, RV, Truck & Tractor			P	P
Vehicle Sales, Farm Equipment	S		P	P
Veterinarian	S		S ¹	P
Wholesale Sales and Warehouse, Indoor	S ⁹		P	P

1
Providing
all
materials

Wholesale Sales and Warehouse, Outdoor	S ⁹		S	P
Wholesale Warehouse and Distribution Facility	S ⁹		S	P

materials and equipment are kept inside of an enclosed building and all work is performed inside an enclosed building.

²complies with Idaho Safety Code

³complies with Chapter 12 AIRPORT ZONE

⁴controlled operation that does not generate smoke, noise, vibration, dust odor, glare, gas, air or water pollutants

⁵in association with an existing business

⁶DEQ approval required for Hazardous Material Disposal Plan to obtain a Certificate of Occupancy

⁷A Special Use Permit required after 60 days of Residence per year per parcel.

⁸Excepting Product display, outside storage of products or discards must be screened from view.

⁹Sales of products supporting Agricultural Uses

10- .05 LAND USES OR ACTIONS REQUIRING SPECIFIC PERMITS

The uses or activities indicated in Chart below are permitted under a regulated process when designated by an X. An empty square indicates that such use or activity is not permitted in that zone.

SECTION III CHART 10A	ZONES			
	IMP AL	IMP RES	IMP COM	IMP IND
SPECIALIZED PERMITS				
Boundary Line Adjustment Application procedure located in JCZO Chapter 14	X	X	X	X
Land Division Application procedure located in JCZO Chapter 14	X	X	X	X
Warehoused Livestock Confinement Operations (WLCO) Application procedure located in JCZO Chapter 13A				X
Subdivision Application procedure located in JCZO Chapter 8, Chapter 10		X	X	X

- IV. The recitals above are hereby incorporated into this ordinance.
- V. The above language of each stated section is hereby approved and adopted by the Board of County Commissioners.
- V. Administrative staff and agents of Jerome County are hereby directed to take such actions as may be necessary to implement the provisions of this ordinance.
- VI. Any provisions of Jerome County ordinances in conflict with the provisions of this ordinance are hereby declared to be repealed or superseded to the extent of such conflict.
- VII. This amended ordinance shall be effective upon the date of its adoption. It shall be published in the official newspaper of Jerome County and be posted as provided by law.

Approved and adopted as an ordinance of Jerome County by the Board of County Commissioners on the 17th day of August, 2020.

BOARD OF COUNTY COMMISSIONERS

ATTEST:

/s/ Tracee McKim, clerk chief deputy
Michelle Emerson
Jerome County Clerk

(S E A L)

/s/ Charles M. Howell
Charles M. Howell, Chairman

/s/ A. Ben Crouch
A. Ben Crouch, Vice Chairman

/s/ John Crozier
John Crozier, Commissioner

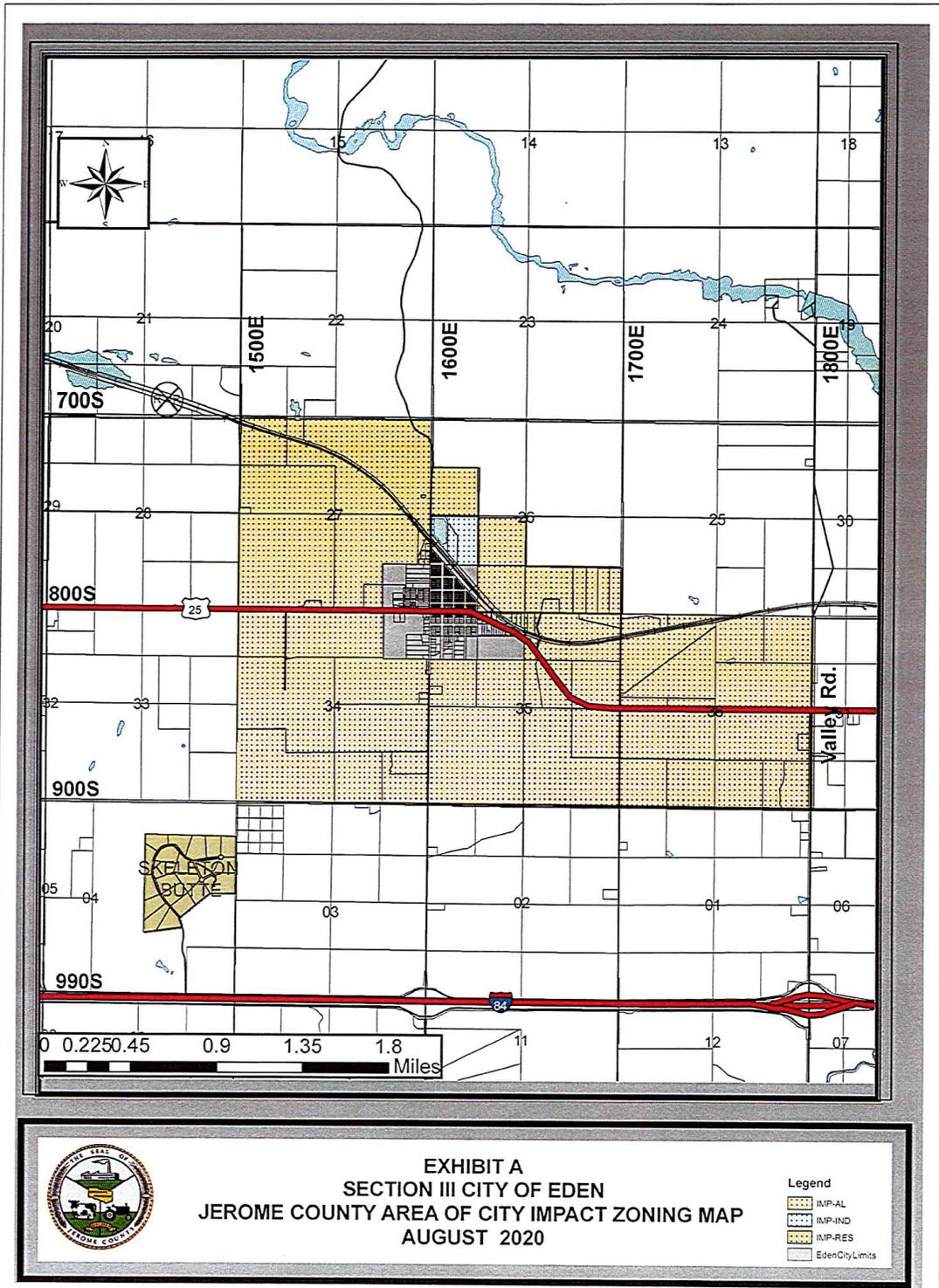


EXHIBIT B

The description for the Area of City Impact for the City of Eden is as follows:

Beginning at the southeast corner of Section 36 in Township 9 South Range 19 EBM at the intersection of Valley Road (1800 East) and 900 South proceeding north 1 mile to the northeast corner of Section 36; thence west for 1 mile to the northwest corner of Section 36 intersecting the southeast corner of Section 26; thence north $\frac{1}{4}$ mile; thence west $\frac{1}{2}$ mile; thence north $\frac{1}{4}$ mile; thence west $\frac{1}{4}$ mile; thence north $\frac{1}{4}$ mile; thence west $\frac{1}{4}$ mile; thence north $\frac{1}{4}$ mile to the northwest corner of Section 26 and the northeast corner of Section 27; thence west 1 mile along the norther boundary of Section 27; thence south 2 miles along the western boundaries of Sections 27 and 34 on the 1500 East Road; thence east 3 miles along the southern boundaries of Sections 34, 35, and 36 on the 900 South road to the point of beginning.

Sign Zoning Maps (recorded):

❖ A Motion was made by Commissioner Crozier to accept the amendment to the zoning map for the Area of City Impact for Eden and approve Ordinance 2020-10.

ORDINANCE NO. 2020-10

AN ORDINANCE OF THE JEROME COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF IDAHO, SETTING FORTH UNDERLYING RECITALS, AMENDING THE JEROME COUNTY ZONING MAP, INCORPORATING RECITALS, DIRECTING IMPLEMENTATION BY ADMINISTRATIVE STAFF, AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, Article XII, section 2 of the Idaho Constitution authorizes Jerome County to adopt “all such local police, sanitary and other regulations as are not in conflict with its charter or with the general laws” and

WHEREAS, Idaho Code Section 31-714 authorizes the Jerome County to pass all ordinances, rules and regulations necessary for carrying into effect or discharging the powers and duties conferred by the laws of the State of Idaho, and that are necessary or proper to provide for the safety, promote the health and prosperity, and improve the general welfare of the inhabitants of Jerome County and all persons who may be present in Jerome County from time to time; and

WHEREAS, Idaho Code Section 67-6511 mandates Jerome County to establish through ordinance certain standards and regulations regarding zoning matters, along with the authority to amend or repeal such ordinances; and

WHEREAS, Idaho Code Section 31-715 mandates all such ordinances to be published in a newspaper circulated in the county before such will become effective; and

WHEREAS, Idaho Code Section 31-715A authorizes the Board of County Commissioners to publish a summary of the ordinance; and

WHEREAS, the Board of County Commissioners initiated processes for amending the Jerome County Zoning Ordinance; and

WHEREAS, changing demographics of Jerome County necessitate the need of updating the Jerome County Zoning Map; and

WHEREAS, the Jerome County Planning and Zoning Commission held a public hearing and had discussions on the proposed amendment; and after having done so, recommended to the Board of County Commissioners that the amendment be approved; and

WHEREAS, after receiving recommendations from the Jerome County Planning and Zoning Commission, the Board of County Commissioners held a public hearing and held discussions on the proposed amendment; and

WHEREAS, the requested amendment is in accordance with the Jerome County Comprehensive Plan; and

WHEREAS, all notice and hearing procedures required by the Idaho Code and the Jerome County Zoning Ordinance, specifically Chapter 21, were followed and complied with; and

WHEREAS, a verbatim record was produced from the hearings and discussions held on this matter; and

THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, JEROME COUNTY, IDAHO, AS FOLLOWS:

- VI. The recitals above are hereby incorporated into this ordinance.
- VII. An amendment to the Jerome County Zoning Map is hereby made, amending the following described area:
- Beginning at the southeast corner of Section 36 in Township 9 South Range 19 EBM at the intersection of Valley Road (1800 East) and 900 South proceeding north 1 mile to the northeast corner of Section 36; thence west for 1 mile to the northwest corner of Section 36 intersecting the southeast corner of Section 26; thence north ¼ mile; thence west ½ mile; thence north ¼ mile; thence west ¼ mile; thence north ¼ mile; thence west ¼ mile; thence north ¼ mile to the northwest corner of Section 26 and the northeast corner of Section 27; thence west 1 mile along the norther boundary of Section 27; thence south 2 miles along the western boundaries of Sections 27 and 34 on the 1500 East Road; thence east 3 miles along the southern boundaries of Sections 34, 35, and 36 on the 900 South road to the point of beginning.**
- VIII. Said area shall no longer be an “Area of City Impact Zone” and shall hereby be divided into various sections to be either an: Impact Agricultural Limited Zone; an Impact Industrial Zone; or an Impact Residential Zone, all of which are as shown on “Exhibit A” attached hereto and incorporated into this ordinance as if fully set forth herein.
- IX. Administrative staff and agents of Jerome County are hereby directed to take such actions as may be necessary to implement the provisions of this ordinance.
- X. Any existing provisions of Jerome County Ordinance, and specifically those that pertain to the Jerome County Zoning Map, that are in conflict with the provisions of this ordinance are hereby declared to be repealed or superseded to the extent of such conflict.
- XI. The Jerome County Zoning Map, with said amendment, shall be made available for review at the Office of the Jerome County Planning and Zoning Administrator, located at 300 North Lincoln, Room 208, Jerome, Idaho.
- XII. This ordinance shall be effective upon the date of its adoption. It shall be published in the official newspaper of Jerome County and be posted as provided by law.

Approved and adopted as an ordinance of Jerome County by the Board of County Commissioners on the 17th day of August, 2020.

ATTEST:

/s/ Tracee McKim, clerk chief deputy
Michelle Emerson, Jerome County Clerk

(S E A L)

/s/ Charles M. Howell
Charles M. Howell, Chairman

/s/ A. Ben Crouch
A. Ben Crouch, Vice Chairman

/s/ John Crozier
John Crozier, Commissioner

❖ A Motion was made by Commissioner Crozier to accept the amended zoning map of the excluded areas and accept Ordinance 2020-11. It was seconded and carried with unanimous ayes.

ORDINANCE NO. 2020-11

AN ORDINANCE OF THE JEROME COUNTY BOARD OF COUNTY COMMISSIONERS, STATE OF IDAHO, SETTING FORTH UNDERLYING RECITALS, AMENDING THE JEROME COUNTY ZONING MAP, INCORPORATING RECITALS, DIRECTING IMPLEMENTATION BY ADMINISTRATIVE STAFF, AND PROVIDING AN EFFECTIVE DATE THEREOF.

WHEREAS, Article XII, section 2 of the Idaho Constitution authorizes Jerome County to adopt “all such local police, sanitary and other regulations as are not in conflict with its charter or with the general laws” and

WHEREAS, Idaho Code Section 31-714 authorizes the Jerome County to pass all ordinances, rules and regulations necessary for carrying into effect or discharging the powers and duties conferred by the laws of the State of Idaho, and that are necessary or proper to provide for the safety, promote the health and prosperity, and improve the general welfare of the inhabitants of Jerome County and all persons who may be present in Jerome County from time to time; and

WHEREAS, Idaho Code Section 67-6511 mandates Jerome County to establish through ordinance certain standards and regulations regarding zoning matters, along with the authority to amend or repeal such ordinances; and

WHEREAS, Idaho Code Section 31-715 mandates all such ordinances to be published in a newspaper circulated in the county before such will become effective; and

WHEREAS, Idaho Code Section 31-715A authorizes the Board of County Commissioners to publish a summary of the ordinance; and

WHEREAS, the Board of County Commissioners initiated processes for amending the Jerome County Zoning Ordinance; and

WHEREAS, changing demographics of Jerome County necessitate the need of updating the Jerome County Zoning Map; and

WHEREAS, the Jerome County Planning and Zoning Commission held a public hearing and had discussions on the proposed amendment; and after having done so, recommended to the Board of County Commissioners that the amendment be approved; and

WHEREAS, after receiving recommendations from the Jerome County Planning and Zoning Commission, the Board of County Commissioners held a public hearing and held discussions on the proposed amendment; and

WHEREAS, the requested amendment is in accordance with the Jerome County Comprehensive Plan; and

WHEREAS, all notice and hearing procedures required by the Idaho Code and the Jerome County Zoning Ordinance, specifically Chapter 21, were followed and complied with; and

WHEREAS, a verbatim record was produced from the hearings and discussions held on this matter; and

THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, JEROME COUNTY, IDAHO, AS FOLLOWS:

- XIII.** The recitals above are hereby incorporated into this ordinance.
- XIV.** An amendment to the Jerome County Zoning Map is hereby made, amending the following described area:
Beginning at the northeast corner of Section 26 in Township 9 South Range 19 EBM proceeding west 1 mile to the northwest corner of Section 26 and the northeast corner of Section 27; thence south ¼ of a mile; thence east ¼ of a mile; thence south ¼ of a mile; thence east ¼ of a mile; thence south ¼ of a mile; thence east ½ mile; thence north ¾ of a mile to the point of beginning.
- XV.** Said area shall no longer be part of the Area of City Impact for the City of Eden and shall hereby be zoned as AL, Agriculture Limited.
- XVI.** Administrative staff and agents of Jerome County are hereby directed to take such actions as may be necessary to implement the provisions of this ordinance.
- XVII.** Any existing provisions of Jerome County Ordinance, and specifically those that pertain to the Jerome County Zoning Map, that are in conflict with the provisions of this ordinance are hereby declared to be repealed or superseded to the extent of such conflict.
- XVIII.** The Jerome County Zoning Map, with said amendment, shall be made available for review at the Office of the Jerome County Planning and Zoning Administrator, located at 300 North Lincoln, Room 208, Jerome, Idaho.
- XIX.** This ordinance shall be effective upon the date of its adoption. It shall be published in the official newspaper of Jerome County and be posted as provided by law.

Approved and adopted as an ordinance of Jerome County by the Board of County Commissioners on the 17th day of August, 2020.

❖ A Motion was made by Commissioner Howell to authorize the chairman to sign the new August 2020 zoning map. It was seconded and carried with unanimous ayes.

Meeting recessed at 11:22 A.M.

Meeting reconvened at 2:02 P.M.

TIM LARSON AND KENT ATKIN—AIRPORT MATTERS

Airport Manager Tim Larson was present. Also present were Kent Atkin, Neal Fraser, and Chuck Larson with JUB Engineers. Present by speakerphone were Steve Engebrecht and Roxanne Trotta with the Federal Aviation Administration (FAA).

Jerome Airport Master Plan: Chuck Larson said a Master Plan would be important if the County desired to extend its airport runway.

Neal Fraser stated airport planning is important to define a vision for an airport in five to ten years and to receive funding from the FAA.

Chuck Larson said the County would need justification for extending its runway. Commissioner Howell stated a new business at the Jerome Airport had inspired the County to improve the Airport.

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Attorney Mike Seib was present.

Steve Engebrecht stated the Jerome Airport had undergone changes since its last Master Plan in 2007 and that it would be good to consider what would happen at the Airport within the next ten to twenty years.

Kent Atkin advised to put updating the Master Plan in the Airport's capital improvement program. He said he would review the steps to create an updated Master Plan with the Airport Advisory Board and showed a chart of the planning process.

Fraser told the Board that updating the Master Plan would involve public opinion and could take from one to one and one half years to complete.

➤ It was determined the next step would be seeking Requests for Qualifications (RFQs) to update the Plan. Chuck Larson said an environmental assessment would be necessary after the updated Plan.

All were excused except Tim Larson.

Airports Report: Tim Larson presented the Board a quote to improve the water pressure at the Jerome Airport and said he was expecting one more quote.

Larson presented quotes for asphalt repair at the Jerome Airport, and the Commissioners opted to choose the less expensive one.

❖ A Motion was made by Commissioner Crozier to grant asphalt paving to Art's Asphalt Maintenance to repair the driveway above the recent water system repair. It was seconded and carried with unanimous ayes.

Larson said Burkes Tractor Company would be repairing the Airport's small tractor that week. He said the new assistant at the Airport was making a positive impact and was mowing weeds and cleaning the shop.

MIKE SEIB—LEGAL COUNSEL

Attorney Mike Seib was present.

Agreement for Jerome Airport: Mike Seib said he had reviewed an agreement with JUB Engineers to provide professional services to rehabilitate the runway and replace the beacon at the Jerome Airport.

❖ A Motion was made by Commissioner Howell to sign the agreement for the professional services to rehabilitate Runway 9-27 and to replace the airport beacon. It was seconded and carried with unanimous ayes.

Sign Memorandum Decision for Jim Davis Variance Hearing: Seib presented a Memorandum Decision following a variance hearing for Jim Davis on August 3.

❖ A Motion was made by Commissioner Crozier to sign the Memorandum Decision for the Application for Variance brought by James Davis. It was seconded and carried with unanimous ayes.

Sign Hazelton Law Enforcement Agreement: Seib said he had also reviewed a renewal agreement with the City of Hazelton for the sheriff's office to provide law enforcement within the City, effective October 1, 2020, through September 30, 2021.

❖ A Motion was made by Commissioner Crozier to sign the law enforcement Agreement with the City of Hazelton as recommended by staff and approved by legal counsel. It was seconded and carried with unanimous ayes.

Legal Question: Commissioner Crozier asked Seib what action the County could take for truckers destroying private property when they turn around on a dead-end road.

Seib answered that the highway district would be responsible for signage, and Commissioner Crozier said he would speak with the district.

➤ In answer to the Board's question of any more matters, Seib said he would like more air conditioning in his office.

READ AND APPROVE MINUTES

❖ A Motion was made by Commissioner Crouch to approve the minutes of August 10 as corrected and May 22 as presented. It was seconded and carried with unanimous ayes.

The Commissioners eliminated the word "overseer" in the second paragraph on the first page of the August 10 minutes so the paragraph reads: Commissioners Crouch and Crozier had participated in a jail construction meeting including representatives from both Lombard Conrad Architects and Starr Corporation.

The second motion on Page 5 of the August 10 minutes was corrected as follows:

❖ A Motion was made by Commissioner Crozier to approve an expense *up to* \$50,000 for additional technology infrastructure for the sheriff's office out of the Justice General Fund. It was seconded and carried with unanimous ayes.

INDIGENT MATTERS

The Commissioners signed liens and hearing continuance requests.

Meeting adjourned at 3:50 P.M.

Respectively submitted:

Jane White, Deputy Clerk

Charles M. Howell, Chairman

A. Ben Crouch, Vice Chairman

John Crozier, Commissioner