

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
JULY 31, 2023
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURTHOUSE**

CALL TO ORDER

Present: Chairman Brett Thompson, Janet Bolich, Oscar Carranza, Becky Dean, Trish Heath, and Arlen Morgan

Staff Attendees: Nancy Marshall, Administrator; Kacie Buhler, Assistant Administrator; Ryan Christensen, Planner; and Tasha Ellis, Planning Technician

BUSINESS MEETING

Chairman Thompson called the meeting to order at 6:00 PM.

M/S/C Becky Dean made a motion to accept the June 26th, 2023, minutes as written. Oscar Carranza seconded the motion. Motion carried unanimously.

MID-SNAKE RIVER WATER RESOURCE COMMISSION REPORT

Chairman Thompson requested a motion to reschedule the report to a future date. Arlen Morgan made the motion. Trish Heath seconded the motion. Motion carried unanimously.

COMPREHENSIVE PLAN UPDATE

No Update

LEGISLATIVE ACTION LIST

No Update

6:00 P.M. NORTHBRIDGE LAND GROUP LLC; PRELIMINARY PLAT MEETING FOR NORTHBRIDGE JUNCTION SUBDIVISION, PHASE 1; A NEW 5 LOT SUBDIVISION ON 51.995 ACRES; LOCATED IN SECTION 11, TOWNSHIP 09 SOUTH, RANGE 17 EBM, ON PARCEL 6102, LEGALLY DESCRIBED AS TAX 2206464-2 OF SWSW; AND PARCEL 5690, LEGALLY DESCRIBED AS TAX 2206464-1 OF W1/2SW; LOCATED NORTH OF 500 SOUTH (AKA CROSSROADS POINT BLVD) AND EAST OF US HIGHWAY 93, JEROME, IDAHO.

Chairman Thompson opened the meeting at 6:01 PM.

Chris McKay – Representing Northbridge Land Group 223 S. Aspen Way, Vinyard, UT
Mr. McKay presented the Preliminary Plat Application for Northbridge Junction Subdivision, Phase 1. Due to an NDA, he is unable to disclose the identity of the tenants at this time. Mr. McKay described the layout of the subdivision and answered the Committee’s questions in regard to roadways, easements, and content. Mr. McKay described the gutter, sewer, water, sidewalks, and landscaping. Easement placement has not yet been discussed due to not knowing future use. Mr. McKay stated there are no issues with the conditions listed in the Staff Report. There were no further questions from the Commission.

Nancy Marshall presented the Staff Report. She discussed that this is for commercial use and development only, there will not be any residential use. There are no easements described on the preliminary plat for roadways. Ms. Marshall explained that the Staff’s review of on and offsite