

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
OCTOBER 26, 2020
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

CALL TO ORDER

Chairman: Larrey Anderson, Chairman
Present: Larrey Anderson, Oscar Carranza, Tanner Johns, Arlen Morgan, Trish Heath, and Brett Thompson
Staff Attendees: Nancy Marshall-Administrator, Kacie Buhler-Assistant Administrator, Tiffany Razo Chavez-Administrative Assistant and Sharde' McMillan (sign in table)

BUSINESS MEETING

Chairman Larrey Anderson called the meeting to order at 7:04 p.m. The Commission approved the minutes of the August 31, 2020 meeting.

M/S/C Arlen Morgan made a motion to accept the August 31st minutes as written. Tanner Johns seconded the motion. Motion carried unanimously.

Arlen Morgan stated the meeting for the Mid Snake River Water Resource Commission was cancelled this month. He commented on a few items from the previous meeting.

Ms. Marshall reported there was no progress made last month by the Committee on the Recreation Zone. Ms. Marshall explained that updates to the Appendix in the Comprehensive Plan are being held off until after the 2020 Census. Ms. Marshall explained the room set up because of the large audience. She noted the camera that was feeding the proceedings into other rooms for overflow.

Recess 7:10

Reconvene 7:15

7:15 HEARING– DON MCFARLAND AND CAT CREEK ENERGY, LLC'S REQUEST FOR A SPECIAL USE PERMIT FOR A SOLAR ENERGY FACILITY.

Gary Slette was sworn in and introduced himself as the attorney for Sequoia Solar Farms owned by Don McFarland and presented the application. Mr. Slette explained the solar project to the Commission. James Carkulis of Cat Creek Energy participated by phone.

The Commission questioned Mr. Slette and Mr Carkulis on technical and other items.

Nancy Marshall introduced the Staff Report. Ms. Marshall highlighted key points from the Staff Report. Chairman Anderson asked if there was anyone in the audience in support or opposition of the Application. No one in the audience was in support or opposition.

Gary Slette returned for rebuttal. He answered questions raised during the Staff Report. Mr. Carkulis discussed degradation and stated that the contract is for 20 years.

Larrey Anderson asked if there were any further questions. Hearing none, Chairman Anderson closed the hearing for further testimony.

DISCUSSION & DECISION

The Commission discussed the evidence presented to them for the hearing. Arlen Morgan stated that this Solar Energy Facility is very similar to the previous Solar Facility that the Commission approved. Trish Heath agreed with Mr. Morgan. Mrs. Heath also stated that the general standards have been reviewed and no issues were identified in the testimony and she believes that this Solar Energy Facility will be beneficial to the community. He also noted that the surrounding homes do not come off the line that the plant is connected to.

M/S/C Trish Heath made a motion to approve Cat Creek Energy LLC's request for a Special Use Permit for a Solar Energy Facility on the property advertised for this hearing with the conditions set forth by Staff. Tanner Johns seconded the motion. Motion carried unanimously.

WRITTEN DECISION

M/S/C Trish Heath motioned to authorize Larrey Anderson to review and sign the Written Decision. Arlen Morgan seconded the motion. Motion carried unanimously.

Recess 8:00

Reconvene 8:13

7:30 HEARING—TRUE WEST BEEF LLC'S REQUEST FOR A SPECIAL USE PERMIT FOR A MEAT PROCESSING FACILITY.

Brad McDowell was sworn in and introduced himself on behalf of True West Beef and presented the application. He explained that True West Beef would be a complete beef processing facility.

Staff requested a brief recess to attend to sound equipment issues.

Recess 8:30

Reconvene 8:37

The Commissioners questioned Mr. McDowell about waste disposal and water usage.

Nancy Marshall presented the Staff Report. She stated that the Applicant answered her questions from the Staff Report and that the Application met the criteria.

Chairman Anderson gave the opportunity for those in the audience in support or opposition of the Application to be heard. Members from the community and outside of the community, including technical support team members, spoke in support of the Application. No one in the audience was in opposition.

Brad McDowell returned for rebuttal. Larrey Anderson asked if there were any further questions. Hearing none, Chairman Anderson closed this hearing for further testimony.

DISCUSSION & DECISION

The Commission discussed the evidence presented to them for the hearing. All Commissioners agreed the Use should be approved. Arlen Morgan noted it is a good area. Tanner Johns said it is a good move for Jerome. Oscar Carranza commented on job numbers and testimony about being good neighbors. Trish Heath stated that this project will benefit Jerome and surrounding Ag producers and it will also

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provide 400+ jobs to our economy with little impact. She did note traffic may be a concern but they are working with the agencies on that. Brett Thompson agreed on approval and noted the Application was well done.

M/S/C Trish Heath made a motion to approve True West Beef LLC's request for a Special Use Permit for a Meat Processing Facility on the property advertised for this hearing with the conditions set forth by Staff and removing development conditions eight and nine; one through seven and ten to remain the same. Arlen Morgan seconded the motion. Motion carried unanimously.

WRITTEN DECISION

M/S/C Trish Heath motioned for the Written Decision to be emailed to the Commissioners. They would have 3 business day to review, and final authority to Larrey Anderson to sign. Tanner Johns seconded the motion. Motion carried unanimously.

ADJOURN

M/S/C Oscar Carranza made a motion to adjourn. Trish Heath seconded the motion. Motion carried unanimously.

The meeting was adjourned at 9:45 p.m.

Respectfully Submitted,

Tiffany Razo-Chavez, Clerk

ATTESTED BY:

Chairman