

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES
FEBRUARY 28, 2022
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

CALL TO ORDER

Present: Chairman Brett Thompson, Oscar Carranza, Trish Heath, and Arlen Morgan
Absent: Larrey Anderson, and Becky Dean
Staff Attendees: Nancy Marshall, Administrator; Kacie Buhler, Assistant Administrator; and Morgan Quayle, Administrative Assistant

BUSINESS MEETING

Chairman Brett Thompson opened the regular meeting at 7:01 p.m.

The Commission reviewed the minutes of the January 24, 2022 meeting.

M/S/C Oscar Carranza made a motion to accept the January 24th minutes as written. Trish Heath seconded the motion. Motion carried unanimously.

OLD BUSINESS

Mr. Morgan stated the last two meetings for the Mid Snake River Water Resource Commission were cancelled.

Ms. Marshall discussed House Bills 635 and 643. She stated House Bill 635 was a clerical correction to the city impact code. She explained the impact would have on planning and zoning. Mr. Marshall stated the Bill could potentially hurt the Agricultural areas in Jerome County and could set Planning & Zoning back 40 to 50 years in the planning process. She said the bill has been put on hold until at least next year.

Mr. Marshall stated nothing has changed on the status of the Legislative Action List or update to the Comprehensive Plan.

Recess: 7:12

Reconvene: 7:15

7:15 HEARING – MATTIE MEAD, HEMPITECTURE; SPECIAL USE PERMIT FOR LIGHT MANUFACTURING

Chairman Thompson opened the 7:15 Hearing for Mattie Mead Hempitecture.

Chairman Thompson asked the Commissioners if they had if any conflicts of interest or concerns for the hearing. There were none.

Matthew (Mattie) Mead was sworn in and presented the application.

Mr. Mead stated he found that the staff report to be very accurate. Mr. Mead said he was seeking to occupy about a quarter of the building of North Bridge Junction located behind the Flying J. Mr. Mead shared that there was not a Blanket Special Use Permit and each tenant wanting to occupy a unit in the North Bridge Junction, would most likely have to come before the Planning and Zoning Commission to

plead their case for their own Special Use Permit. Mr. Mead stated that they are a light manufacturing facility and their manufacturing process is nonwoven technology.

The Commissioners asked the Applicant questions.

Ms. Marshall introduced the Staff Report. She clarified that the Special Use Permit cannot transfer to a different parcel. Ms. Marshall stated that the applicant is not responsible for irrigation. She said the developer will be required to install the Collection Box Unit [for mail delivery] before the building can obtain final occupancy.

Ms. Heath clarified with Ms. Marshall if the condition for a predevelopment meeting would be more appropriate if it said "if deemed appropriate by the Building Department". Ms. Marshall agreed.

Chairman Thompson asked if there was anyone in support or opposition of the Application in the audience. There was no one.

Mr. Mead returned for rebuttal.

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

DISCUSSION & DECISION

The Commissioners discussed the evidence presented to them for the hearing and reviewed the General Standards.

M/S/C Trish Heath made a motion to approve a Special Use Permit for a "Nonwoven Manufacturing Facility" on the property duly advertised for this hearing with the Conditions from the Staff Report; Special Use Permit Conditions 1-3 and Special Use Permit Development Conditions 1-4 with the addition to number 2 after permit application " , if deemed appropriate by the Building Department". The Commission used testimony as well as the Standards from Chapter 7-3.01, and Exhibits A1-23 and AG1-2 in making this decision. Arlen Morgan seconded the motion. Motion carried unanimously.

Recess: 8:03

Reconvene: 8:20

RECOMMENDATION PAGE

The Commission reviewed the Written Decision and requested three corrections.

M/S/C Trish Heath motioned to accept the Written Decision as presented with the three corrections. Arlen Morgan seconded the motion. Motion carried unanimously.

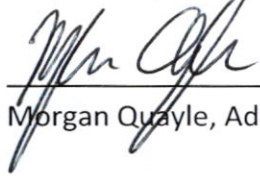
ADJOURN

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

JEROME COUNTY PLANNING & ZONING COMMISSION MINUTES FEBRUARY 28, 2022 7:00 PM

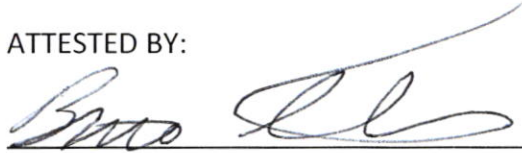
The meeting was adjourned at 8:26 p.m.

Respectfully Submitted,



Morgan Quayle, Administrative Assistant

ATTESTED BY:



Chairman