

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES**  
**June 29, 2020**  
**THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

Chairman: Larrey Anderson, Chairman

Present: Larrey Anderson, Oscar Carranza, Trish Heath, Tanner Johns, Arlen Morgan, and Brett Thompson

Staff Attendees: Nancy Marshall, Administrator and Kacie Buhler, Assistant Administrator

**BUSINESS MEETING**

Chairman Larrey Anderson called the meeting to order at 7:01 p.m. The Commission approved the minutes of the May 18, 2020 meeting.

**M/S/C Oscar Carranza made a motion to accept the May 18<sup>th</sup> minutes as written. Arlen Morgan seconded the motion. Motion carried unanimously.**

Nancy Marshall discussed the Governor's Orders for Stage 4 and the precautions the Planning and Zoning and Building Departments are taking.

Ms. Marshall advised the Commission that the Legislative Action List could be moved up from Old Business to right now to help fill in the time before the Hearing.

**M/S/C Trish Heath made a motion to move the Legislative Action List up before the hearing. Oscar Carranza seconded the motion. Motion carried unanimously.**

Ms. Marshall reviewed the completed items on the Legislative Action List. She stated that the rezone around Eden has not been scheduled and would be delayed until larger hearings could be held. Ms. Marshall informed the Commission that the Eden Area of City Impact has been scheduled for July 20<sup>th</sup> as there was no one in the audience at the Planning and Zoning Meeting and a large crowd is not anticipated. Ms. Marshall gave the status of creating the Recreation Zone.

**7:15 HEARING– CAT CREEK ENERGY, LLC / REQUEST FOR AN SUP FOR A SOLAR ENERGY FACILITY**

Gary Slette and James Carkulis were sworn in for testimony. Chairman Anderson opened the hearing. Gary Slette clarified that the applicant is Art Henry, Henry Investments and Cat Creek Energy is Mr. Henry's acting agents.

Chairman Anderson stated that he has a financial interest with Art Henry but did not feel participating in the hearing would be a conflict of interest or that he would have a biased opinion.

Mr. Slette proceeded to present the application for a Solar Energy Facility. Mr. Slette addressed the questions on the Staff Report. The Commissioners asked land use questions and asked for clarification on the water shares. James Carkulis introduced himself and explained the technical aspects of the project. The Commission asked questions regarding the operation of the Solar Farm Facility.

Nancy Marshall introduced the Staff Report and acknowledged that the applicants answered the questions from the report. She referred to the condition regarding the water shares and expressed her concern that the applicant clarify their plan of obtaining a source of water. Ms. Marshall answered questions from the Commission.

Chairman Anderson asked if there was anyone in the audience in support or opposition of the Application. There was no one in support or opposition, however an audience member stated she did have a question.

Beverly Grant was sworn in and introduced herself. She explained that she owns property adjacent to the project and asked for clarification on the access location. Ms. Marshall answered her question.

Gary Slette returned for rebuttal. Trish Heath asked if the applicant was in agreeance with the conditions listed on the Staff Report other than the ones regarding water. Mr. Slette replied yes.

**DISCUSSION & DECISION**

The Commission discussed the application. Ms. Heath addressed the General Standards prior to motioning for approval of the application.

**M/S/C Trish Heath made a motion to accept 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 with one minor change to Special Use Permit Conditions number one to say ensure source of water be obtained to ensure necessary uses are properly supported; two through six to remain the same; Special Use Permit Development Conditions one through eight to remain the same; and one minor change to Special Use Permit Operating Conditions number two to say source of water will be maintained to ensure necessary uses are properly supported; one, three, and four to remain the same. Arlen Morgan seconded the motion. Motion carried unanimously.**

**WRITTEN DECISION**

Larrey Anderson re-opened the meeting for the Commission to review the Written Decision for the hearing on the Cat Creek Energy LLC's Special Use Permit. Corrections were made.

**M/S/C Arlen Morgan made a motion to approve the Written Decision for the request of Cat Creek Energy, LLC for a Special Use Permit as corrected. Tanner Johns seconded the motion. Motion carried unanimously.**

**ADJOURN**

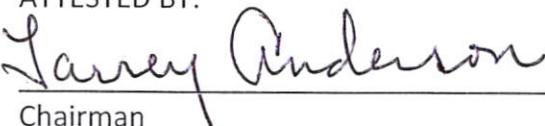
**M/S/C Arlen Morgan made a motion to adjourn. Tanner Johns seconded the motion. Motion carried unanimously.**

The meeting was adjourned at 10:00 p.m.

Respectfully Submitted,

  
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Kacie Buhler, Clerk

ATTESTED BY:

  
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Chairman