

**JEROME COUNTY PLANNING AND ZONING COMMISSION MINUTES  
APRIL 26, 2021  
THE JACK NELSEN CONFERENCE ROOM, JEROME COUNTY COURT HOUSE**

**CALL TO ORDER**

Present: Larrey Anderson, Oscar Carranza, Becky Dean, Trish Heath, and Brett Thompson

Absent: Arlen Morgan

Staff Attendees: Nancy Marshall, Administrator, Kacie Buhler, Assistant Administrator and Julie Lehmann Administrative Assistant

**BUSINESS MEETING**

Chairman Larrey Anderson opened the regular meeting at 7:01 p.m.

The Commission reviewed the minutes of the March 29, 2021 meeting.

**M/S/C Oscar Carranza made a motion to accept the March 29th minutes as written. Becky Dean seconded the motion. Motion carried unanimously.**

Mid Snake River Water Resource Commission – no report.

Nancy Marshall gave an update on the Legislative Action Page. There was no new information to give on the Comprehensive Plan Update.

Kacie Buhler commented on the Recreation Zone Committee. The Committee came up with three zones; Rec 1, Rec 2, and Rec 3, with varying degrees of intensity. They have been going through the charts and figuring out which uses in which Rec Zones, coming up with definitions for those they don't already have, and looking at the ones they do have to see if they need to be updated as well. Nancy Marshall gave examples of each zone.

Recess: 7:10 p.m.  
Reconvene: 7:15 p.m.

**7:15 HEARING – FARM EQUIPMENT USA FOR A ZONING MAP AMENDMENT FROM A1, AGRICULTURE, TO CG, COMMERCIAL GENERAL**

Ben Nelson President of Farm Equipment USA was sworn in and presented the application. He discussed the business (quality farm equipment and service) and what they hope to bring to the area as well as their decision to come to Jerome.

Brett Thompson wanted to know how much area was to be rezoned, where the access to the parcel would be, and what impact on the surrounding area could be expected. Ben Nelson responded that 200 S would be the access, pointed out the area to be rezoned on the map, and that they expected very low impact to the surrounding area.

Nancy Marshall cautioned the Commission to look at the aspects of the zone and not the specifics of the business.

Nancy Marshall introduced the Staff Report.

## **JEROME COUNTY PLANNING & ZONING COMMISSION MINUTES APRIL 26, 2021 7:00 PM**

Brett Thompson asked about agency responses. Nancy Marshall stated that the agencies don't respond to the question asked or how a rezone may affect their services so staff determined not to request agency responses at this time. However, the agencies do receive a copy of the hearing notices so if there was a concern they could come to the hearing and testify.

Chairman Larrey Anderson asked if there was anyone in support of the application in the audience.

Joe Davidson was sworn in and spoke in support of the rezone. He represents an organization called Jerome 2020. Their goal is to bring businesses to Jerome County. He affirmed that their business is absolutely needed. They do have the support of 2020 if needed.

Roy Prescott was sworn in and spoke in support of the rezone. He has had experience with this company. He stated that Jerome is agriculture based and his intent is to keep it that way and this company supports agriculture. They deal in quality equipment and are easy to work with. The area has a lot of businesses operating out of their homes. As for the Comprehensive Plan, there is no better place for this type of business. Brett Thompson asked about zoning this Commercial General in an area where the zone is not contiguous. Roy Prescott replied that that corridor will look like South Lincoln in the future as far as zoning goes.

Gene Jackson was sworn in and spoke in support of the rezone. He stated he thought they will be a huge asset to this community. He stated that the community has had a void in the area for this type of dealership for years. Brett Thompson asked if there are any reservations about the location being rezoned. Gene Jackson replied that he does not have any reservations.

Mr. Anderson asked if there was anyone in opposition. There was no testimony in opposition.

The applicant returned for rebuttal and spoke to wanting to be part of the community.

Larrey Anderson closed the meeting for further testimony.

### **DISCUSSION & DECISION**

Trish Heath stated she was in favor of the rezone. She believed that it well meets the Comprehensive Plan, the location is consistent where businesses can thrive, and be provided support for their businesses most notably the access from I-84 and Highway 25. The intent of use of the parcel could support the Ag Community and bring economic growth to the County. Uses in Commercial General are appropriate to this parcel, as there are other businesses in the area. The suggested business is extremely supportive to the area but she doesn't believe a Development Agreement is recommended. If the applicant decided not to come to this area, the uses in Chapter 5 indicate it would still be appropriate. She suggested that the change in zone for a portion of this parcel that is not productive to the farm will make this portion productive and that the stress on facilities would not be great. She stated that the support for other businesses is already in place. Ms. Heath stated that she believes the decision to rezone is supported both by testimony and by exhibits.