

Planning & Zoning Meeting
January 23, 2018

This regular meeting of the City of Jerome Planning & Zoning Commission was called to order at 6:59 p.m. Present were Chairman Rod Mink, Commissioner Randy King, Commissioner Dave Holley, Commissioner Carl McEntarffer, and Commissioner Bill Allred. Commissioner Sheryl Gibbons and Commissioner Janey Miller were excused. Also present were City Planner Esmeralda Chavez, Legal Counsel Ted Larsen, and Secretary Katie Elliott.

CONSIDER/APPROVE FINDINGS OF FACTS for Gerald Martens for approval on a preliminary plat for Stoney Ridge Subdivision Phase 3, located in a portion of N2 SE4, Section 7, Township 10 South, Range 17 East, Boise Meridian, Jerome County, Idaho; said property being more specifically described as follows:

Commencing at the southeast corner of said Section 7, Said point lies S 00°08'35"E, 2649.54 feet from the east quarter corner of said section 7;
Thence, N 00°08'35"W, 1365.24 feet along the east boundary of said section 7 to the southeast corner of "Stoney Ridge Subdivision No. 1", recorded October 13, 2006 as instrument No. 2066327, of the Official Records, in the office of the County Recorder of Jerome County;
Thence, N 89°34'08"W 1999.05 feet along the south boundary of said "Stoney Ridge Subdivision No. 1" and the south boundary of "Stoney Ridge Subdivision No. 2", recorded June 14, 2010, as instrument No. 2102539, of official records, in said office of the County Recorder of Jerome County to the southwest corner of said "Stoney Ridge Subdivision No. 2" and being the real point of beginning; Thence N 89°34'08"W, 280.00 feet along the north boundary of "Magic Meadows No. 4 Subdivision", recorded September 6, 1977 as instrument No. 227897, of official record, in said office of the County Recorder of Jerome County; Thence, leaving said north boundary, N 00°25'52"E, 514.85 feet. Thence, S 89°34'08"E, 285.50 feet to the northwest corner of said "Stoney Ridge Subdivision No. 2"; Thence, S 00°25'52"E, 350.00 feet along the west boundary of said "Stoney Ridge Subdivision No. 2"; Thence, continuing along said west boundary, N 89°34'08"W, 5.50 feet; Thence, continuing along said west boundary, S 00°25'52"W, 164.65 feet to said REAL POINT OF BEGINNING.

The gross area contained in this platted land as described is 3.35 acres.

FINDINGS AND CONCLUSIONS ON PUBLIC REVIEW THE SUBDIVISION PLAT APPLICATION SUBMITTED BY GERALD MARTENS FOR THE APPROVAL ON A PRELIMINARY PLAT FOR STONEY RIDGE SUBDIVISION PHASE 3, LOCATED IN A PORTION OF N2 SE4, SECTION 7, TOWNSHIP 10 SOUTH, RANGE 17 EAST, BOISE MERIDIAN, JEROME COUNTY, IDAHO.

A public review was held, pursuant to notice, commencing at approximately 7:05 p.m. on Tuesday, January 9, 2018 at City Council Chambers, 100 East Avenue A, Jerome, Idaho, on the subdivision preliminary plat of Stoney Ridge Subdivision Phase 3, with respect to a parcel of real property described as follows:

Commencing at the southeast corner of said Section 7, Said point lies S 00°08'35"E, 2649.54 feet from the east quarter corner of said section 7;

Thence, N 00°08'35"W, 1365.24 feet along the east boundary of said section 7 to the southeast corner of "Stoney Ridge Subdivision No. 1", recorded October 13, 2006 as instrument No. 2066327, of the Official Records, in the office of the County Recorder of Jerome County;

Thence, N 89°34'08"W 1999.05 feet along the south boundary of said "Stoney Ridge Subdivision No. 1" and the south boundary of "Stoney Ridge Subdivision No. 2", recorded June 14, 2010, as instrument No. 2102539, of official records, in said office of the County Recorder of Jerome County to the southwest corner of said "Stoney Ridge Subdivision No. 2" and being the real point of beginning;

Thence N 89°34'08"W, 280.00 feet along the north boundary of "Magic Meadows No. 4 Subdivision", recorded September 6, 1977 as instrument No. 227897, of official record, in said office of the County Recorder of Jerome County;

Thence, leaving said north boundary, N 00°25'52"E, 514.85 feet.

Thence, S 89°34'08"E, 285.50 feet to the northwest corner of said "Stoney Ridge Subdivision No. 2";

Thence, S 00°25'52"E, 350.00 feet along the west boundary of said "Stoney Ridge Subdivision No. 2";

Thence, continuing along said west boundary, N 89°34'08"W, 5.50 feet;

Thence, continuing along said west boundary, S 00°25'52"W, 164.65 feet to said REAL POINT OF BEGINNING.

The gross area contained in this platted land as described is 3.35 acres..

The review began with a staff report from City Planner, Esmeralda Chavez. Ms. Chavez stated the property in question, as described on the agenda, contains about 3.35 acres. It is currently zoned Residential 1 (R1), as detailed in 17.14.010 of the JMC. The proposed project, a sixteen (16) lot residential subdivision, requires a preliminary plat recommendation from the Planning and Zoning Commission.

As pertains to Jerome Comprehensive Plan, Ms. Chavez stated the application meets the following objectives within section three Land Use; Objective 1 – Exploring the growth patterns of the city and plan and prepare for future growth opportunities; Objective 4 – Maintaining and developing convenient access and opportunities for services and employment; and Objective 6– Developing a variety of densities that support mixed land use.

Regarding the Preliminary Plat Criteria Staff Analysis, Ms. Chavez stated the applicant met with the City of Jerome staff for a pre-application meeting to discuss the proposed project. The applicant has provided proof of ownership. The applicant has adequately provided a complete subdivision application with adequate information to review the preliminary plat. She stated she received the following comments from various City Departments: Public Works- The Street Department is satisfied with the

preliminary plans and location of the street lighting; All responsibility for future maintenance/ replacement of the Irrigation system shall belong to the Development/ Homeowners Association or individual homeowners, The City of Jerome shall not be liable; Because of the intentions to phase the project, all water lines that dead end shall be constructed with a method approved by the City of Jerome means for flushing biannually, that is appropriately sized and in a location that will accommodate the large volumes of water necessary; Building- No comments; Fire- The Fire Department has reviewed the preliminary plat for Stoney Ridge Subdivision No. 3 and approves the plans as submitted; Engineering- The water and wastewater system components meet our requirements for construction and we agree to provide service to the project. Our wastewater treatment and water supply systems have adequate capacity to provide service for the development; Wastewater- No concerns with the preliminary plat. Ms. Chavez stated that if the preliminary plat is approved, the applicant has one year to apply for the final plat or the preliminary plat is null and void and they would have to complete the process from the beginning.

Ms. Chavez stated the site is zoned Residential 1 (R1). The minimum lot size requirement is 6,250 square feet. As proposed, the lots meet the minimum lot size for the zone. The project will extend 21st and 22nd Avenue to provide access to the subdivision. The streets have been designed with a 50' right-of-way width, which meets the requirements for width as well as the requirements for horizontal alignment. The application notes all streets will be dedicated to public use and be constructed to meet City standards. The streets are located accordingly to serve all proposed lots. The streets meet the required right-of-way, horizontal and vertical geometry, and minimum and maximum grades. The streets line up the City's Grid System and will be a continuation of 21st and 22nd Avenue. The streets meet the requirements for angle, sight triangle and vertical alignment. The application does not propose any alleys due to the configuration of the lots and the street layout. The application materials propose a 10' utility, drainage and irrigation easement on all front property lines. Additionally, the materials show a 10' irrigation and drainage easement on the rear property lines. The City Sewer Collection and Treatment System has adequate capacity to accommodate the additional sewage volume and flow rate from the Stoney Ridge Subdivision No. 3 as noted in the Will Serve Letter prepared by Rick Wuori, City Engineer. The water system components meet the City's requirements for construction. The materials show the retention pond on the southwest corner of the development. Stormwater retention/detention will be provided to accommodate at minimum the 50 year, 24 hour storm event with a 1.9" rainfall. The development proposes a 5' wide sidewalk with 2' wide rolled curb.

Ms. Chavez recommended the following conditions if approved: comply with all City of Jerome Engineering Department, Public Works Department, Building Department, Planning Department and Fire Department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements; a final plat shall be submitted for review and approval by the City Council prior to recording the plat at the County; and comply with all City, State and Federal Requirements.

Chairman Mink inquired about the water lines. Ms. Chavez explained this project was phase three of the Stoney Ridge Subdivision. She stated there may be more phases in the future so this is to make sure that the water lines will all be able to service the following phases. Commissioner Holley inquired if the one year to finalize the plat requirement was automatic. Ms. Chavez stated it was automatic but wanted to make sure the applicant and the commission were aware.

Following Ms. Chavez's testimony and staff review, Mr. Martens, the applicant and representative of the project, testified. He is the developer of the project. He stated he developed both Phase 1 and Phase 2 of the same project. He noted it is a small expansion of the development, as there will only be 16 lots. He stated the lots will be identical to the previous two phases. He further noted they will only be doing four lots to the west due to the gravity sewer and water only extending that far. He stated this will only be a partial of the original preliminary plat. He noted the Final Plat is drafted and waiting for approval. He stated they are wanting to get everything started and they are ready to go. He stated all of the lots in the previous phases have been sold or are under contract so there is a need for additional lots in the area.

Commissioner Holley inquired if the streets will be the same. Mr. Martens affirmed they would be identical. Commissioner McEntarffer inquired if this phase went to Magic Meadows. Mr. Martens stated it would not as the gravity sewer and water did not go that far. He stated they are looking at putting a path way in the area between Tiger Drive and Lincoln.

No other testimony in favor of the preliminary plat was offered. No testimony in opposition to the preliminary plat was offered. No neutral testimony was offered. The hearing was closed at 7:13 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the preliminary plat application, Ms. Chavez's report, and the other documents and material in the file, and having heard the testimony given verbally at the hearing enters its findings and conclusions as follows:

I. Findings

- A. The subdivision preliminary plat as presented is consistent with Objectives 1, 4 and 6 of the Comprehensive Plan as described in Ms. Chavez's report. No evidence contradicting Ms. Chavez's report was presented. And, the project, as described by Ms. Chavez and by Mr. Martens does in fact appear to promote the objectives and policies of the Comprehensive Plan in the manner described by Ms. Chavez.
- B. Based on the Staff Report and based on Mr. Marten's testimony regarding the sewer and his assurance to follow engineering requirements for the sewer and water for the proposed subdivision, the Commission finds that there is availability of public services to accommodate the proposal.
- C. The Commission finds that based on the representations of Ms. Chavez, the capital improvement program of the City is not implicated by this project.
- D. Again, based on the assurances by Mr. Martens and Ms. Chavez that the costs of bringing any required utilities, water and sewer to the parcels being born by the subdivider, the public is financially capable of supporting services for the proposed development.
- E. The Commission heard no evidence from any person at the hearing that would suggest there are other health, safety or environmental problems that would prevent the approval of the preliminary and final plat as presented.

II. Conclusions

- A. The proposed preliminary plat is in accordance with and satisfies the requirements of Title 16. Chapter 16 of the Jerome Municipal Code.
- B. The preliminary plat is approved on the following conditions:
 - (1) comply with all City of Jerome Engineering Department, Public Works Department, Building Department, Planning Department and Fire Department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements; a final plat shall be submitted for review and approval by the City Council prior to recording the plat at the County; and comply with all City, State and Federal Requirements; and
 - (2) submit a final plat for approval to the City Council prior to recording the plat with the County.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 23rd day of January, 2018, in support of the decision of the Planning and Zoning Commission on the 9th day of January, 2018, to approve the application for a preliminary plat is hereby made final this 23rd day of January, 2018, subject to appeal by an interested party within the prescribed period under Idaho law.

ROD MINK, Chairman,
Jerome City P&Z Commission

Commissioner McEntarffer made a motion to accept the finding of facts for

Second to the motion by Commissioner Allred and carried.

Unanimous "ayes"

APPROVAL OF MINUTES

Upon inquiry from Chairman Mink, the Commission unanimously approved the regular meeting minutes for the January 9th, 2018 meeting.

CITIZEN CORRESPONDENCE

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Chavez inquired how the commission would like to be reminded for meetings. Discussion was held regarding e-mails, phone calls or text message options. Ms. Chavez stated she would look into a text messaging system to send out reminders for the meetings.

Ms. Chavez stated there is one Special Use permit and a Design Review for the next Planning and Zoning meeting. She also stated that the City Council was receptive to having staff approve the Sign Design applications. She stated she would be working with legal counsel on revising the ordinance language and presenting it to City Council.

There being no further discussion, Chairman Mink closed this regular meeting at 7:06 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary