

Planning & Zoning Meeting
March 10, 2020

This regular meeting of the City of Jerome Planning & Zoning Commission was called to order at 7:02 p.m. Present were Acting Chairman Carl McEntarffer, Commissioner Jeff Schroeder, Commissioner Dave Holley, Commissioner Randy King, and Commissioner Paul Johnson. Commissioner Bill Allred arrived at 7:07 p.m. Chairman Rod Mink was excused. Also present were City Planner Ida Clark, Legal Counsel Ted Larsen, and Secretary Katie Elliott.

Acting Chairman McEntarffer welcomed Paul Johnson as the newest member of the Planning and Zoning Commission.

CONSIDER a Continuation of a Design Review request for 123 West Main Street, Jerome, Idaho-
action item

Ms. Clark stated the property is located at 123 West Main St. in Jerome, otherwise known as the Liquidation Center. It is an existing building. The business is located in the Central Business District (CBD). The application proposes a façade facelift which will provide a color update to the front of the building. The façade will remain the same material, with newly added paint in the color of Distance and an accent color of Gossamer Veil.

Ms. Clark continued the building's façade will remain as is. The applicant is looking to update the façade to set them apart from other buildings. The main color is in the neutral blue family and is being paired with one accent color in the neutral grey family. The top of the building will be the accent color as shown in the picture. The application is not proposing trim around the door or windows because it is metal. The façade update will be done in professional manner and workmanship.

Ms. Clark quoted the city code regarding Design Reviews, "At any meeting of the commission at which the approval of a design permit application is on the agenda, the commission may approve the application by the unanimous vote of the members present. If no unanimous vote is obtained, a public hearing shall be required on the application for design review permit at a meeting of the commission after public notice of such hearing is given pursuant to Idaho Code section 67-6509. After the hearing, the commission may approve, by a majority vote, an application for design review permit."

Upon inquiry from Acting Chairman McEntarffer, Ms. Clark stated the previous application was denied and this is a new request.

Commissioner King made a motion to approve the Design Review request for 123 West Main Street, Jerome, Idaho with the following conditions: Applicant will paint, at the minimum, one coat of primer. Self-priming paint can be used, however, a separate primer must be used before the self-priming paint is applied; and Painting of a façade must be done in a professional manner and workmanship, using two coats or more of paint where needed.

Second to the motion by Commissioner Holley and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Jeff Schroeder, Commissioner Dave Holley, Commissioner Randy King and Commissioner Paul Johnson. NAYE: None.

Acting Chairman McEntarffer opened the public hearing at 7:07 p.m.

PUBLIC HEARING for a request from Veronica Xander/Casa De Reyes, for approval of a Special Use Permit allowing six chickens, on the property described as Lot 12, Block 80, Jerome Townsite SW 18-8-17, more commonly known as 420 East Main Street, Jerome, Idaho.

Staff Report: Ms. Clark stated the property in question, 420 East Main Street, in Jerome, is currently zoned Residential 2 (R-2). The proposed use, the possession of chicken or poultry, requires a Special Use Permit from the Planning and Zoning Commission. Regardless of use, setbacks for detached accessory structures on the property will not be less than three (3) feet from the rear or side property lines.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in compliance with the Comprehensive Plan as relates to Rural Residential Land Uses requiring Special Use Permits in Section 3.1.1.

Ms. Clark reminded the commission chicken manure is considered a public nuisance according to the definition of Stable Matter: All manure and other waste matter normally accumulated in or about a stable, or any animal, livestock, or poultry enclosure and resulting from the keeping of animals, poultry or livestock.

Regarding the General Standard for Special Uses, Ms. Clark stated the Planning and Zoning Code allows up to six chickens in the R-2 zone with an approved special use permit. The request appears to be harmonious with the objectives of the Comprehensive Plan and Title 17 of the Jerome Municipal Code. The application notes the chickens will be kept in a coop directly north, behind the home and will not be visible from the street. The applicant states no, it will not be hazardous and the manure will be used for fertilizing the grass areas on the property and other owned properties. The applicant also states the chickens and area will be cared for on a daily basis. Currently there are three dwellings located on this lot and there is a home directly to the west. There is no indication that additional services will be needed to serve this use. It does not appear the chickens will create excessive additional requirements at public cost. The application notes only six chickens will be kept and no roosters. The chickens will have a proper sized coop and enclosure. There are no changes proposed to the vehicular approaches to the property. It does not appear that the chickens will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

If approved, Ms. Clark recommended the following conditions: Current chicken coop shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare; and Special Use Permit shall be allowed for up to one year, renewable upon expiration.

Ms. Clark showed the Commission a picture of where the coop would be placed on the property. She stated she did not receive any phone calls or letters regarding the application.

Applicant Testimony: Veronica Xander, 420 East Main, testified, she would like to move six chickens to the house. She stated she would like to care for them at her house instead of going to another place to take care of them. She continued that they are using them for their own use in getting eggs. Upon inquiry from Commissioner Holley, Ms. Clark stated there are two other houses on the property. Ms. Xander stated the mobile home to the north of the house is currently vacant and is unsure when they will get tenants in to rent. She continued that the cottage, to the north of the mobile home, currently has tenants. Upon inquiry from Commissioner Holley, Ms. Xander stated they do not currently have a fence but they are trying to get a fence for the front yard. She stated there will be a coop and also an enclosed chicken run. She continued the chickens will not be loose. Ms. Xander stated they have a dog and he does not bother the chickens but she is not sure about other dogs in the area.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: Debbie Bragg, 404 East Main, testified this property is adjacent to another house with six chickens. She stated there is no fencing for this property and it has various traffic from people and animals. She stated she does not think it is a good thing for where is it proposed. Ms. Bragg stated she is not sure if there is a limit of chickens per block. She does not think that it is a good thing as it will bring other animals to the area to hurt the chickens. Upon inquiry from Commissioner Holley, Ms. Bragg stated the fence would need to be sturdy as they have a lot of dogs that run through the area. She stated she loves animals and does not want them to get hurt. Upon inquiry from Commissioner Allred, Ms. Bragg stated she lives four houses to the west of the property. Ms. Bragg stated the other residence that have the chickens have a fence and outbuildings to go into at night. Acting Chairman McEntarffer stated one of the requirements is to have a coop. Ms. Bragg stated that is why she is opposed because she thinks it would be too much for the area they have. She stated she grew up on a farm and understands how much room they need. Ms. Clark stated there is an approved special use permit for chickens across the alley from the applicant. She stated they have not received any calls or complaints on that permit.

Rebuttal testimony: Ms. Xander testified the chickens will be in an enclosed structure. She stated they already have the t-steaks and wood for the enclosure. She stated she understands the proper square footage for each chickens. Regarding the area having too many chickens, Ms.

Xander stated she understood but did not know how to address the situation as she does not think there would be too many. Upon inquiry from Commissioner Allred, Ms. Xander stated the chickens will have a coop to go into at night and will have a fenced enclosure during the day. She stated the fence will be made out of pallets and thinks it will be very sturdy. Upon inquiry from Commissioner Holley, Ms. Clark stated there is not anything in the code requiring what the fence would be made out of; but if they stacked the pallets and it became a nuisance, they would need to address it at that time. Ms. Xander explained to the Commission how they would build the enclosure with the pallets. She explained they will have chicken wire over the top of the enclosure. Commissioner Schroeder suggested burying some wire in the ground to help deter dogs from digging. Commissioner Holley stated his concern is with not having a fenced in yard and having animals running around and not having a barrier deterring those animals.

There being no further testimony, Acting Chairman McEntarffer closed the public hearing at 7:24 p.m.

CONSIDER a request from Veronica Xander/Casa De Reyes, for approval of a Special Use Permit allowing six chickens, on the property described as Lot 12, Block 80, Jerome Townsite SW 18-8-17, more commonly known as 420 East Main Street, Jerome, Idaho— action item

Commissioner Schroeder made a motion to approve a request from Veronica Xander/Casa De Reyes, for approval of a Special Use Permit allowing six chickens, on the property described as Lot 12, Block 80, Jerome Townsite SW 18-8-17, more commonly known as 420 East Main Street, Jerome, Idaho with the following conditions: Current chicken coop shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare; and Special Use Permit shall be allowed for up to one year, renewable upon expiration.

Second to the motion by Commissioner King and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Jeff Schroeder, Commissioner Randy King and Commissioner Paul Johnson. NAYE: Commissioner Bill Allred and Commissioner Dave Holley.

Acting Chairman McEntarffer opened the public hearing at 7:26 p.m.

PUBLIC HEARING for a request from Kurt Standley, for a zoning map amendment, changing the zone from Light Industrial (M-1) and Mixed Use (MU) to Light Industrial (M-1) on the property more commonly known as 642 Farmore Road, containing approximately 20.00 acres, more or less.

Staff Report: Ms. Clark stated the original parcel, approximately 9.45 acres, was annexed into the City and zoned Light Industrial on December 5, 2017. The parcel to the east is zoned Mixed Use. Mr. Standley is proposing a lot line adjustment that would create a northern and southern

parcel as shown in the application. The current parcel is the location of Farmore of Idaho. In order to approve the lot line adjustment, one zone needs to be designated for the new parcel. The applicant has requested the zone of Light Industrial (M-1).

Ms. Clark went over the adjacent land use and zoning table with the commission. She stated the existing land use is as follows, to the north and south is bare land, to the east is county farmland and to the west is farmland/business. The existing zoning is as follows, to the north is Light Industrial, to the south is Mixed Use and High Density Business, to the east is Area of City Impact Industrial, and to the west is High Density Business.

Ms. Clark stated the Comprehensive Plan Area of City Impact Land Use Map designates the current parcel as Industrial/Commercial surrounded by City Land Use Map Commercial to the East and Industrial to the North. Existing land use is currently light industrial.

Ms. Clark stated the parcels involved are currently zoned Light Industrial and Mixed Use. The proposed zone, Light Industrial, would permit uses like automotive and farm implement sales, automotive repair, convenience stores, dairy processing, warehousing and other uses.

Regarding the application, Ms. Clark stated the Commission needs to determine if the request meets the following: Is in accordance with the Comprehensive Plan; Will create a demand for public infrastructure that is not currently available; including municipal sewer and water services; Is compatible with the zoning uses in the surrounding areas; and No non-conforming uses will be created.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in accordance with the following chapters: Chapter 1, Property Rights, There is no "taking" and the request does not require property owners to dedicate any portion of property or grant an easement; Chapter 3, Land Use, 3.1.3 Industrial Land Uses; NOTE: The Commission must consider that if the proposed rezone is approved, it must comply with Chapter 3, Objectives 5 and 6. These objectives state that any land use decision must consider "Protecting the character of single-family neighborhoods" while at the same time, "Developing a variety of densities that support a mixed land use"; and with Chapter 7, Economic Development, Objective 1, "Provide an environment that encourages expansion of existing business and the attraction of new jobs to the community."

As pertains to the demand for public infrastructure that is not currently available, including municipal sewer and water services, Ms. Clark stated there is vehicular access from Farmore road. At this time, the parcel is served by a well and septic system. As services become available it will be reviewed, but at this time there is no demand.

As pertains to the compatibility with the zoning uses in the surrounding areas, Ms. Clark stated the area has been developing with like businesses. There is bare land surrounding the parcel that is currently farmed. A designation of light industrial appears to be compatible with surrounding uses.

Ms. Clark stated the current use, farm implementation sales and fabrication, is permitted in the Light Industrial zone and Title 16 has no bearing on this request.

Ms. Clark showed the commission the area on the map where the rezone is proposed. Discussion was held on where the property is located and what they are currently using the property for.

Applicant Testimony: Bert Novak, 115 North Star Ave, Twin Falls, testified he is representing Kurt Standley, Land surveying from JUB, stated they are wanting to do a lot line adjustment and they can only have one zone per parcel. Ms. Clark stated they are proposing two parcels and they will also hold a separate public hearing for the southern parcel. Upon inquiry from Commissioner Schroeder, Ms. Clark stated the city allows septic and wells in the city but if they are within 150 feet from sewer, they have to connect once their system fails. She stated they are well beyond the required feet. Upon inquiry from Commissioner Allred, Ms. Clark stated the proposed zone allows them to continue their business and give them an opportunity to expand. Discussion was held on what other uses would be allowed on the proposed zone.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Acting Chairman McEntarffer closed the public hearing at 7:37 p.m.

CONSIDER a request from Kurt Standley, for a zoning map amendment, changing the zone from Light Industrial (M-1) and Mixed Use (MU) to Light Industrial (M-1) on the property more commonly known as 642 Farmore Road, containing approximately 20.00 acres, more or less—action item.

Commissioner King stated the request makes sense.

Commissioner King made a motion to approve a request from Kurt Standley, for a zoning map amendment, changing the zone from Light Industrial (M-1) and Mixed Use (MU) to Light Industrial (M-1) on the property more commonly known as 642 Farmore Road, containing approximately 20.00 acres, more or less as presented.

Second to the motion by Commissioner Holley and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Bill Allred, Commissioner Jeff Schroeder, Commissioner Dave Holley, Commissioner Randy King and Commissioner Paul Johnson. NAYE: None.

Acting Chairman McEntarffer opened the public hearing at 7:39 p.m.

PUBLIC HEARING for a request from Kurt Standley, for a zoning map amendment, changing the zone from High Density Business (C-3) and Mixed Use (MU) to High Density Business (C-3) on the property more commonly known 415 Farmore Road, containing approximately 14.08 acres, more or less.

Staff Report: Ms. Clark stated the original parcel, approximately 14.08 acres is zoned both High Density Business and Mixed Use. Mr. Standley is proposing a lot line adjustment that would create a northern and southern parcel as shown. The current parcel is bare land. In order to approve the lot line adjustment, one zone needs to be designated for the new parcel. The applicant is requesting the zone of High Density Business (C-3).

Ms. Clark went over the adjacent land use and zoning table with the commission. She stated the existing land use is as follows, to the north is light industrial, to the south and east is country farmland and to the west is commercial. The existing zoning is as follows, to the north is Light Industrial/High Density Business, to the south and east is Area of City Impact Industrial, and to the west is High Density Business.

Ms. Clark stated the Comprehensive Plan Land Use Map designates the current parcel Commercial surrounded by Comprehensive Plan Area of City Impact Land Use Map Industrial/Commercial. The Land Use Map designates Commercial to the East and Industrial to the North. The existing land use is bare.

Ms. Clark stated the parcel involved is currently zoned High Density Business and Mixed Use. The proposed zone, High Density Business, would permit uses like automotive body shops and repair, convenience stores, equipment rental and sales, storage units and other uses as detailed in 17.14.010 of the JMC.

Regarding the application, Ms. Clark stated the Commission needs to determine if the request meets the following: Is in accordance with the Comprehensive Plan; Will create a demand for public infrastructure that is not currently available; including municipal sewer and water services; Is compatible with the zoning uses in the surrounding areas; and No non-conforming uses will be created.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in accordance with the following chapters: Chapter 1, Property Rights; Chapter 3, Land Use, Objective 6, "Developing a variety of densities that support a mixed land use." As previously noted, Ms. Clark stated there are no single-family neighborhoods in the area. She also stated the request is also in accordance to Chapter 7, Economic Development, Objective 2.

As pertains to the demand for public infrastructure that is not currently available, including municipal sewer and water services, Ms. Clark stated they also have access from Farmore road.

At this time, there is no access to water or sewer services. As services become available it will be reviewed, but at this time there is no demand.

As pertains to the compatibility with the zoning uses in the surrounding areas, Ms. Clark stated this area has begun to develop over the last year with different businesses. This area is surrounded by County farmland, bare land, and other business allowed in a High Density Business zone. A designation of High Density Business appears to be compatible with surrounding uses.

As pertains to the creation of non-conforming uses, Ms. Clark stated there will be no creation of non-conforming uses as this is bare land.

Ms. Clark stated Title 16 has no bearing on this request.

Ms. Clark stated the property owner is looking at permitted uses in that zone. She stated businesses that are in the area are truck parking and hydraulic sales. Upon inquiry from Commissioner Holley, Ms. Clark stated there was a vacation of a piece of property that was connected to the plat. She stated there were some lot line adjustments that were also completed and this was an oversight. Commissioner Allred stated he has some concern regarding zoning allowing certain violations regarding toxic waste and garbage. Extensive discussion was held on uses that are allowed, nuisance code for the city, potential hazardous uses in the zones, and following federal, state and local laws.

Applicant Testimony: Bert Novak, previously sworn in, testified they want to make the zoning contiguous. He stated this is a very big parcel and may need to subdivide it.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Acting Chairman McEntarffer closed the public hearing at 7:51 p.m.

CONSIDER a request from Kurt Standley, for a zoning map amendment, changing the zone from High Density Business (C-3) and Mixed Use (MU) to High Density Business (C-3) on the property more commonly known 415 Farmore Road, containing approximately 14.08 acres, more or less – action item

Commissioner King stated this request also makes sense. Commissioner Holley stated he has no concerns.

Commissioner Holley made a motion to approve a request from Kurt Standley, for a zoning map amendment, changing the zone from High Density Business (C-3) and Mixed Use (MU) to High Density Business (C-3) on the property more commonly known 415 Farmore Road, containing approximately 14.08 acres, more or less as presented.

Second to the motion by Commissioner Schroeder and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Jeff Schroeder, Commissioner Dave Holley, Commissioner Randy King and Commissioner Paul Johnson. NAYE: Commissioner Bill Allred.

CONSIDER a Design Review request from 402 South Lincoln, Jerome, Idaho – action item

Staff Report: Ms. Clark passed the color swatch to the commissioners. She stated the property is located at 402 South Lincoln Ave in Jerome. This is an existing building. The applicant has made improvements to the façade by converting a solid garage door into a window with stucco trim and removing one window and covering with stucco. The business is located in the Central Business District (CBD). The façade facelift will provide a color update to the newly added stucco and the roof. The applicant is proposing Very Navy be applied to the stucco material and black metal to the roof and freestanding sign pole.

Ms. Clark stated the building's façade will remain as is. The applicant is looking to paint the newly added stucco to set them apart from other buildings. The main color is in the blue family and is being used as an accent color. The application also proposes adding a metal roof in the color of black and covering the existing freestanding pole with the black metal as well. The façade updates will be done in professional manner and workmanship.

Jesus Berumen, stated they bought the property and have been working to change it to a hair salon. He stated they would like to put an aluminum roof and would like to change the color to charcoal for the roof and keep the blue for the accent color. Ms. Clark inquired if they would like to leave option with the color on the bottom with the navy. They stated yes. Discussion was held on colors for the roof. Ms. Clark stated the request was for the color black but they could amend the request for the charcoal color. Mr. Berumen stated they would like to change the roof color to charcoal. Commissioner Holley inquired if the navy color would be on the bottom on the front of the building and not on the side. Mr. Berumen stated he did not believe the strip continued around the side. Ms. Clark stated the building was brick on the north side. Commissioner Schroeder inquired if the navy was a warm earth tone color. Discussion was held on colors. Acting Chairman McEntarffer stated the navy color is only an accent with the brick being the major color of the building. Discussion was held on the sign and the proposal of covering the sign. Ms. Clark stated she has approved a face change for the sign and they will be updating the wooden part of the sign. Discussion was held on how they would be updating the wooden part of the sign. The applicant stated they would be covering the wooden part with aluminum.

Commissioner Holley made a motion to approve a request from 402 South Lincoln, Jerome, Idaho with the following conditions: Accent paint be navy blue, and roof be charcoal as presented; Applicant will paint, at the minimum, one coat of primer to cover the existing paint color. Self-priming paint can be used; however, a separate primer must be used before the self-priming paint is applied; Painting of a façade must be done in a professional manner and workmanship, using two coats or more of paint where needed.

Second to the motion by Commissioner King and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Bill Allred, Commissioner Jeff Schroeder, Commissioner Dave Holley, Commissioner Randy King and Commissioner Paul Johnson. NAYE: None.

CONSIDER a Design Review request from 716 South Lincoln, Jerome, Idaho – action item

Staff Report: Ms. Clark stated the property is located at 716 S. Lincoln Ave in Jerome; it is an existing building. The applicant is proposing to update the façade. The Commission heard a design review request from Mrs. Morales on June 25th, 2019. The Commission conditionally approved the application as presented. Unfortunately, when the colors were applied, they did not match what had been approved by the Commission. On August 5th, 2019, the City Council unanimously agreed to revoke the current design review permit and required Mrs. Morales to obtain a new design review permit. Mrs. Morales is requesting to leave the current trim color in Invitation Gold and proposes a new main color of Champagne Gold.

Ms. Clark stated the building's façade will remain as is. She stated the main color is in the yellow family and is recommended by Behr as a coordinating color to the trim color of Invitation Gold. Ms. Clark showed the commission various pictures of the color applied to different buildings. Ms. Clark stated she went to get swatches from the store and was not able to obtain them. She stated the one of the previous council meetings, it was suggested to get a small color swatch and paint a small area to test the color.

Rebeka Morales, stated she was here in June and provided color swatches at that time. She stated she spent \$1,500 in paint and hired five professional painters to paint. She continued when they started painting, they got rained out after only a few days. She stated they were then asked to stop. When she came back, she stated she did not think the color matched but thought she would just need to get used to the color. Mrs. Morales explained she has not been able to do anything with the building because of the paint. She stated she came back to Ms. Clark regarding the colors. She stated it was proposed to her, to go and get the complementing colors to present. She stated she went through the drive-thru of Taco Bell in Twin Falls and they have the same colors that she is proposing. She stated she took pictures of various walls of the building to show the different shades of the same color. She stated she has a concern with the different shades the building will be. Commissioner Holley stated he remember that they did not have the paint swatches in the original request. Mrs. Morales stated the original colors were attached to the application. Commissioner Holley stated he remembered there were only

pictures that were previously presented and they were to trust the colors on the picture. Mrs. Morales stated the commission previously approved a design review where they were just to trust the picture. Commissioner Holley stated the previous applicants have provided color swatches to the commission. Mrs. Morales stated she bought a quart size sample to paint on the building. She stated we went with the same recommendations that Behr suggested. She stated she only put the property up for sale, because she can't afford her payment all because of paint. Commissioner Holley stated she previously had the same issues regarding the colors. Ms. Clark stated the City Council suggested painting a one foot by one foot patch of the wall to make sure the color matches. Mrs. Morales stated she is only in Idaho because her son and his wife are here. She stated she only came because of this meeting. She stated she wants to get the paint done before she leaves for California on Saturday. Commissioner Holley inquired from council if they put a condition of the design review needing approval from staff. Ms. Clark stated her preference is to have the commission either approve or deny what is presented. Mr. Larsen stated the commission needs to either approve or deny the application. Commissioner Schroeder stated they are not trying to make things difficult but Mrs. Morales admitted that the colors didn't look the same. He stated the color did not come out as presented. Discussion was held on the previous color. Commissioner Schroeder stated does not have any concerns with accepting the complimenting colors that were provided by Behr, as long as it is painted properly. Mrs. Morales stated they started to paint and then it rained so they had to stop painting. She stated she was not given the opportunity to present a final painting. Acting Chairman McEntarffer stated his concern is with painting the wood as it has soaked the paint in. He stated the wood may need more than three or four coats to make sure the wood does not show through.

Mr. Larsen suggested focusing on what is on hand and not what happened before. Acting Chairman McEntarffer stated he liked the two colors that are being presented.

Commissioner King made a motion to approve the request from 716 South Lincoln, Jerome, Idaho as presented with the following conditions: The current trim area in Invitation Gold, will need additional coats of paint; Applicant will paint, at the minimum, one coat of primer to cover the existing paint color. Self-priming paint can be used; however, a separate primer must be used before the self-priming paint is applied; Painting of a façade must be done in a professional manner and workmanship, using two coats or more of paint where needed. Enough coats to make the building looking professionally painted. Colors will be Invitation Gold will be the trim with the Champagne Gold as the main color.

Second to the motion by Commissioner Schroeder and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Bill Allred, Commissioner Jeff Schroeder, Commissioner Dave Holley, Commissioner Randy King and Commissioner Paul Johnson. NAYE: None.

Discussion- Special Use Chart and Definitions

Ms. Clark continued the discussion regarding the Special Use Chart. Discussion was held on the following definitions.

Regarding Flex Space, the definition the commission agreed upon is, “the use of a site for substantial amounts of storage and working areas as well as office and/or showroom space.”

Regarding Dwellings, Ms. Clark researched City of Gooding, City of Garden City, Twin Falls, and Idaho Falls definitions and codes. Discussion was held on the different cities and what they allow for dwelling regarding single, two family, three and more. She stated most of the cities had multi-family as three or more with most of the cities having updated their codes recently. Discussion was held on the different zones, possibility of allowing more density in zones, neighbors not wanting different dwellings in neighborhoods, planning for the city regarding future growth, and lots sizes for each zone. Commission agreed to have R-1, R-2, and R-3. Ms. Clark showed the commission the zoning map for R-1, R-2, R-3 and R-M. Ms. Clark stated she will update the dwelling definitions and the chart and send it out to commission before the April meeting.

Regarding food products, processing/ food processing, small-scale processing, Ms. Clark stated these were combined under one definition.

Regarding Fuel sales facility, limited/ fuel sales facility/ fuel yard, Ms. Clark stated they added fuel sales facility and combined them together. Mr. Larsen stated there were a lot of definitions that were not in the code or on the use chart.

Regarding Government Offices, Ms. Clark stated she needs to review the definition and inquired if it needed to be defined as it is not on the use chart.

Regarding, Home and Business services, this was moved to Occupational Services. Mr. Larsen suggested adding a note regarding the updated code in the Home Occupation area. Ms. Clark stated she added a star to the use chart for added requirements to that use.

Regarding Horticulture, limited, the definition was clarified. Discussion was held on structures, Ag Ordinance, and nursery equipment.

Ms. Clark continued with Hospital and stated hotels were moved to under lodging.

She continued that industry was combined and is now broke down to craftsman, heavy, light and limited. Research and development was separated by itself.

Ms. Clark stated they added a definition for institution.

She stated she would work on updating those definitions and will send it back out to the commission before the next meeting to review.

Consent Agenda

The consent calendar consist of items that are considered to be routine in nature and will be enacted in the form of one motion. Any item can be removed from the consent calendar and heard in its regular order at the request of any commissioner or the chairman.

- A. Approve the minutes from the March 2, 2020 special meeting

Commissioner King made a motion to approve the consent agenda.

Second to the motion by Commissioner Allred and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Bill Allred, Commissioner Jeff Schroeder, Commissioner Dave Holley, Commissioner Randy King and Commissioner Paul Johnson. NAYE: None.

CITIZEN CORRESPONDENCE

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Clark updated the commission on the Landscape ordinance. She stated City Council had some questions regarding the ordinance and she will try and figure out their concerns. She stated there were two council members ready to vote and two, along with the mayor, wanting to look into it more. A special meeting will be held on March 16th at 7:00 p.m. only hear the public hearings that were from the second rescheduled February meeting. She stated it is looking like they will hold both meetings in April. Commissioner Holley stated he takes his job seriously. He stated he did not appreciate taking something on face value when something was not done the right way the first time. He stated they have turned down motions for paint before when they have not been prepared. He stated he wanted to explain his no vote for Mrs. Morales review. Ms. Clark stated Mrs. Morales is well aware of what is needed for the meetings and she has tried to help Mrs. Morales regarding the paint colors. Commissioner Allred inquired how the commission come up with a solution for those problems. Acting Chairman McEntarffer stated the commission needs to stand up for the code and revoke the permit again if those problems continue. Mr. Larsen stated he is uncertain how far they would get on a denial regarding the guidelines. He stated there is some leeway. Commissioner King inquired how the commission enforces those guidelines. Ms. Clark stated they received numerous stories from the applicant. She stated it is hard to enforce without being out there the whole time. She stated they did take it to the city council and they did revoke the Design Review. She stated another way is not granting occupancy. She stated there are times when the occupancy permit has already been approved and they would have to go through another avenue. Discussion was held on accent colors and corporations that have some strong accent colors. Commissioner Schroeder stated he sympathizes with home and building owners regarding spending money to

paint but the commission still needs to hold their ground. Ms. Clark stated she appreciated the Sherman Williams color swatches that provided a neutral colors in a variety of colors.

There being no further discussion, Acting Chairman McEntarffer closed this regular meeting at 9:15 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary