

Planning & Zoning Meeting
March 12th, 2018

This regular meeting of the City of Jerome Planning & Zoning Commission was called to order at 7:03 p.m. Present were Chairman Rod Mink, Commissioner Sheryl Gibbons, Commissioner Randy King, Commissioner Dave Holley and Commissioner Carl McEntarffer. Commissioner Bill Allred arrived at 7:09 p.m. Also present were Human Resource Manager Ida Clark, City Planner Esmeralda Chavez, Legal Counsel Ted Larsen, and Secretary Katie Elliott.

CONTINUATION PUBLIC HEARING for a request from Herman Bennett for a Special Use Permit for a wrecking yard, on that parcel described as Tax 5 and 6 of Block 115 Jerome Townsite NE 24-8-16, more commonly known as the Southeast corner of South Alder and West Avenue D Streets, Jerome, Idaho.

Ms. Clark stated she researched the property and Mr. Bennett's property is a legal nonconforming use. She stated Mr. Bennett pulled his special use permit application. Ms. Clark went over the information she researched from other cities regarding our current code on wrecking yards. She stated most cities she researched required a six to eight foot fence that are sight obscuring which makes our code very similar to most cities. Upon inquiring from Legal Counsel, Ms. Clark stated some cities required eight feet and others required a solid six foot sight obscuring. She stated it was very specific on being a solid fence.

PUBLIC HEARING for a request from Jerry Higley for a Special Use Permit renewal, allowing automotive sales, on that parcel described as Tax 1 Lot 5, Block 3 Jerome South Industrial Park Subdivision Phase II 25-8-16, more commonly known as 1575 South Lincoln Avenue, Jerome, Idaho.

Staff Report: Ms. Clark stated Mr. Higley received a special use permit for automotive sales March 2018. The application noted Mr. Higley uses the permit primarily for the sale of their commission fleet vehicles and will have approximately one to four (1-4) vehicles on the lot at any time. This is in a business area, therefore, not creating a disturbance to neighboring uses. There is no signage or change to vehicular approaches. Mr. Higley would like to request a renewal of the special use permit. The property in question, 1575 South Lincoln Ave, is currently zoned General Business (C2). This request is in compliance with the Comprehensive Plan. She stated she spoke with several city departments and they had no concerns from this special use in the last year.

Ms. Clark reminded the commission of the definition of an abandoned, wrecked or junked vehicle. With reference to vehicles, an unsightly motor vehicle which meets any one of the following qualifications: It does not carry a current and valid state registration and license plate; and it cannot be safely operated under its own power. Ms. Clark stated that vehicles placed on the property shall not be wrecked or junked.

If approved, Ms. Clark recommended the following conditions: Maximum of ten (10) vehicles for sale at any given time; All vehicles placed on the property shall not be wrecked or junked; Comply with all City, State, and Federal requirements; and special use permit shall be allowed for up to three years, renewable upon expiration. She stated she had not received any comments or concerns from the public.

Applicant Testimony: Josiah Higley, 1575 South Lincoln, testified they are wanting to stay the same as before but would like to ask for a three year renewal. He stated they are still wanting to visually improve the area with paving the parking lot and improving the sign. He stated they would like to have a lighted sign that is visible for customers to see from the north and south directions. Upon inquiry from Chairman Mink, Mr. Higley stated the office is in the building directly to the south of the property.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the public hearing at 7:48 p.m.

CONSIDER a request from Jerry Higley for a Special Use Permit renewal, allowing automotive sales, on that parcel described as Tax 1 Lot 5, Block 3 Jerome South Industrial Park Subdivision Phase II 25-8-16, more commonly known as 1575 South Lincoln Avenue, Jerome, Idaho – action item.

Commissioner McEntarffer stated he has not heard of any issues. Chairman Mink stated he has stopped and looked at the vehicles for sale and they have kept the lot clean.

Commissioner McEntarffer made a motion to approve a request from Jerry Higley for a Special Use Permit renewal, allowing automotive sales, on that parcel described as Tax 1 Lot 5, Block 3 Jerome South Industrial Park Subdivision Phase II 25-8-16, more commonly known as 1575 South Lincoln Avenue, Jerome, Idaho, with the following conditions: Maximum of ten (10) vehicles for sale at any given time; All vehicles placed on the property shall not be wrecked or junked; Comply with all City, State, and Federal requirements; and special use permit shall be allowed for up to three years, renewable upon expiration.

Second to the motion by Commissioner Gibbons and carried.

Unanimous “ayes”

CONSIDER a Design Review from Jim Davis for 602 West Main Street, Jerome, Idaho. – action item

Staff Report: Ms. Clark stated the proposed building will be located at 602 West Main Street in Jerome. The property is zoned Light Industrial (M1). The design review proposal is for a new truss manufacturing building. The proposed 24,032 square feet, single story building will be 21', 3" in height with the primary purpose of a manufacturing facility with approximately 3,148 square feet of space for design. This new building will move all production processes into one enclosed building. The existing building at 516 West Main Street will be torn down. The new building will not be used for retail but will be visited by professional builders and building designers. The building will be located in the southwest corner of the property facing Main Street with a setback of 40'. This will allow for off street parking. The parking in the front will be for designers and visitors with employee parking located on the east side of the property. Truck entrances and exits will remain as is.

Regarding the Design Review Guidelines, Ms. Clark stated Guideline #1 Adjacent Buildings and Uses- The application notes the proposed building will be used for the same enterprise with Franklin Building Supply truck shop located across the streets to the south. The National Guard Armory to the north and a convenience store located to the west. The application states the site is being engineered to retain all natural surface water to the southwest corner of the lot. Two existing buildings will remain on the southeast corner of the property for inventory storage. These will be painted to match the new proposed building. The proposed new building will align with Main Street and accommodate off street parking. Streets and access to the site already exist and will not change. The application notes there will be room for snow storage. The roof has a one to one foot pitch with a standing seam metal roof to hold snow. The main entry is covered by a cantilevered porch cover. The application notes trash containers, lumber inventory and completed truss orders will be screened by fencing and/or landscaping. The parking along the south side of the building is limited to minimize the visual impact from Main Street. There are 17 off- street parking spaces proposed which meets the minimum requirement of 11 spaces. City code requires one space per 300 square feet of office space. Employee parking will be located behind a fence with some landscape to minimize the visual impact. The area will allow for parking as required by City code. There is parking located on the property that can be accessed from North Date St. to limit pedestrian and other vehicle conflicts. There will be a pedestrian connection from the entry on the south wall to the sidewalk on Main Street. The existing service gates are located as to not conflict with patrons.

Regarding the architecture, Ms. Clark stated the application notes building facades are broken up with changes in material, roof height, and exterior entryways. These design elements can be found on historical buildings throughout the City of Jerome. The building is single story. Porch covers on part of the south and west sides are designed to give a horizontal element to what is a large building. Color changes are also used to minimize the scale. The two main entry door are on the south side of the building providing defined entry points for employees and patrons. The application states the exterior walls consist of metal siding over a steel structure. The exterior color palette use gray tones with trim color consistent with the Franklin Building Supply brand. The main colors will be Ash Gray and Polar White with Charcoal Gray, Royal Blue and Polar White accents. The exterior light fixtures are a simple design and used to illuminate entries, parking and work areas. Except for the south parking lot and south face of the building the

entire site will be enclosed with a six foot chain link fence. The application shows the landscape plan provides year around aesthetics by using evergreen trees and shrubs as well as flowering pampas grasses. Landscaping will be placed around a surface water collection pond on the southwest corner of the property and along the entrance to the parking lot. Also, an arborvitae hedge will border the fence on Main Street. No lawn areas are planned. An arborvitae hedge is planned along the south fence line. Employee parking will be inside the gates and be screened by an existing building. Evergreens will be used in the southwest corner to screen front parking when approaching from the west. Utilities that can be placed underground will be. The application notes an irrigation system will be provided for the landscaped areas. All grading and draining in will be code compliant. Franklin Building Supply will utilize a landscape maintenance company, licensed in testing and maintaining backflow devices. The application notes other than the concrete covered porch, no other sidewalks are planned at this time. There is no bike path along West Main Street.

Ms. Clark stated she sent the application to the different departments and received the following comments: Fire – Fire has no comments on the design review; Engineering – Stormwater detention on site will need to be designed for the 50 year, 24-hour rain event with a rainfall depth of 1.9 inches; Building – No comments on design review; Streets – They will need a commercial driveway approach located at the gate on the northwest corner; Wastewater – No concerns; and Water – No comments on the design review. However, it was noted the survey does not show the two existing water meters and the irrigation line down Main Street. This will need to be protected through the construction process.

Upon inquiry from Chairman Mink, Ms. Clark stated the water meters and irrigation lines would be addressed when they submit the plans to the building department.

Jim Davis, 515 W Main, stated they bought the property from Triple C in 2006 with the purpose of building where they previously asked for the vacation of the road that was just filed last year. He stated the building of the truss' would be indoor to help with dust, noise and heat. He stated everything will remain the same but they will remove a couple of buildings. He stated he just received a new plat from the engineering company that has the correct lines and meters on it and he will make sure the updated plat is included in the building permit. Upon inquiry from Chairman Mink, Mr. Davis stated the colors are true to the correct color. Ms. Davis went over the color design with the commission and the setbacks of the property. He stated the staging and storing will be where the current buildings are now. He stated it will be a lot better looking than what they have now and will be a better operation. Commissioner Holley stated he does not have any problems with the design and appreciates the company building in the area of town and having a nice, modern building. Commissioner McEntarffer stated he thinks it will be a great addition to the west side of town. Commissioner Gibbons agreed.

Commissioner McEntarffer made a motion to approve the Design Review from Jim Davis for 602 West Main Street, Jerome, Idaho as presented.

Second to the motion by Commissioner King and carried.

Unanimous "ayes"

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 February 12th, 2019 regular meeting
- B. Consider/Approve Finding and Facts for the Jerome School District for a zoning map amendment, changing the zone from Residential 1 (R1) to Public/Semipublic (PS), on those parcel described as the following:

All of Block 2 and Falcon Court and a portion of Block 3 and East Avenue D as shown on that certain map entitled "Glen Eagle Subdivision", recorded April 5, 2006 as Instrument No. 2061868, in the office of the County Recorder of Jerome County, lying in the SE 1/4 NE 1/4 Section 19, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said map;

Thence, along the North Boundary of said map, North 89°31'50" West 40.00 feet to a point on the Western Right-of-Way line of Tiger Drive South and being the REAL POINT OF BEGINNING;

Thence, along said Western Right-of-Way line, South 00°12'58" West 615.45 feet;

Thence, continuing along said Western Right-of-Way line, South 45°12'58" West 28.28 feet to a point on the Northern Right-of-Way line of Glen Eagle Drive as shown on said map;

Thence, along said Northern Right-of-Way line, North 89°47'02" West 95.00 feet;

Thence, continuing along said Northern Right-of-Way line, along the arc of a tangent 20.00 foot radius curve to the right, through a central angle of 90°00'00", an arc distance of 31.42 feet and a chord distance of 28.28 feet that bears North 44°47'02" West to a point on the Eastern Right-of-Way line of East Avenue D as shown on said map;

Thence, leaving said Eastern Right-of-Way line, North 89°47'02" West 50.00 feet to a point on the Western Right-of-Way line of said East Avenue D;

Thence, along said Western Right-of-Way line, South 00°12'58" West 53.28 feet to a point on the Northeastern Boundary of Lot 13, Block 3 as shown on said map;

Thence, along said Northeastern Boundary, North 44°40'46" West 53.51 feet to the Northern corner thereof;

Thence, along the Northwestern Boundary of said Lot 13, Block 3, South 45°19'14" West 125.00 feet to a point on the Northeasterly Right-of-Way line of East Avenue E;

Thence, along said Northeasterly Right-of-Way line, North 44°40'46" West 456.87 feet;

Thence, continuing along said Northeasterly Right-of-Way line, along the arc of a tangent 275.00 foot radius curve to the left, through a central angle of 45°00'47", an

arc distance of 216.05 feet and a chord distance of 210.53 feet that bears North 67°11'09" West;
Thence, continuing along said Northeasterly Right-of-Way line, North 89°41'33" West 246.31feet;
Thence, continuing along said Northeasterly Right-of-Way line, along the arc of a tangent 20.00 foot radius curve to the right, through a central angle of 89°54'30", an arc distance of 31.38 feet and a chord distance of 28.26 feet that bears North 44°44'18" West to a point on the Eastern Right-of-Way line of said Glen Eagle Drive;
Thence, along said Eastern Right-of-Way line and its Northerly prolongation, North 00°12'15" East 298.96 feet to a point on said North Boundary of "Glen Eagle Subdivision";
Thence, along said North Boundary, South 89°31'50" East 1094.44 feet to said REAL POINT OF BEGINNING.

**FINDINGS AND CONCLUSIONS ON APPLICATION OF JEROME SCHOOL DISTRICT
FOR REZONING FROM RESIDENTIAL 1 (R1) TO PUBLIC/SEMIPUBLIC (PS)**

A Public Hearing at the request from Jerome School District for a zoning map amendment, changing the zone from Residential 1 (R1) to Public/Semipublic (PS), on those parcel described as the following:

All of Block 2 and Falcon Court and a portion of Block 3 and East Avenue D as shown on that certain map entitled "Glen Eagle Subdivision", recorded April 5, 2006 as Instrument No. 2061868, in the office of the County Recorder of Jerome County, lying in the SE 1/4 NE 1/4 Section 19, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Commencing at the Northeast corner of said map;

Thence, along the North Boundary of said map, North 89°31'50" West 40.00 feet to a point on the Western Right-of-Way line of Tiger Drive South and being the REAL POINT OF BEGINNING;

Thence, along said Western Right-of-Way line, South 00°12'58" West 615.45 feet;

Thence, continuing along said Western Right-of-Way line, South 45°12'58" West 28.28 feet to a point on the Northern Right-of-Way line of Glen Eagle Drive as shown on said map;

Thence, along said Northern Right-of-Way line, North 89°47'02" West 95.00 feet;

Thence, continuing along said Northern Right-of-Way line, along the arc of a tangent 20.00 foot radius curve to the right, through a central angle of 90°00'00", an arc distance of 31.42 feet and a chord distance of 28.28 feet that bears North 44°47'02" West to a point on the Eastern Right-of-Way line of East Avenue D as shown on said map;

Thence, leaving said Eastern Right-of-Way line, North 89°47'02" West 50.00 feet to a point on the Western Right-of-Way line of said East Avenue D;

Thence, along said Western Right-of-Way line, South 00°12'58" West 53.28 feet to a point on the Northeastern Boundary of Lot 13, Block 3 as shown on said map;

Thence, along said Northeastern Boundary, North 44°40'46" West 53.51 feet to the Northern corner thereof;

Thence, along the Northwestern Boundary of said Lot 13, Block 3, South 45°19'14" West 125.00 feet to a point on the Northeasterly Right-of-Way line of East Avenue E;

Thence, along said Northeasterly Right-of-Way line, North 44°40'46" West 456.87 feet;

Thence, continuing along said Northeasterly Right-of-Way line, along the arc of a tangent 275.00 foot radius curve to the left, through a central angle of 45°00'47", an arc distance of 216.05 feet and a chord distance of 210.53 feet that bears North 67°11'09" West;

Thence, continuing along said Northeasterly Right-of-Way line, North 89°41'33" West 246.31 feet;

Thence, continuing along said Northeasterly Right-of-Way line, along the arc of a tangent 20.00 foot radius curve to the right, through a central angle of 89°54'30", an arc distance of 31.38 feet and a chord distance of 28.26 feet that bears North 44°44'18" West to a point on the Eastern Right-of-Way line of said Glen Eagle Drive;

Thence, along said Eastern Right-of-Way line and its Northerly prolongation, North 00°12'15" East 298.96 feet to a point on said North Boundary of "Glen Eagle Subdivision";

Thence, along said North Boundary, South 89°31'50" East 1094.44 feet to said REAL POINT OF BEGINNING.

(hereinafter referred to as the "Property") was held, pursuant to notice, commencing at 8:25 p.m. on Tuesday February 12, 2019 at City Council Chambers, 100 East Avenue A, Jerome, Idaho.

Staff Report: Ida Clark, Human Resources Manager provided a staff record. Ms. Clark stated the Planning & Zoning Commission approved the Glen Eagle Subdivision preliminary plat on October 2005. The City Council approved the annexation and zoning of Residential 1 in October of 2005. The final plat for the subdivision was also approved during the October 2005 meeting. Phase 1 of the subdivision has been constructed. The Jerome School District is requesting a rezone of the undeveloped portion of the subdivision as shown on the attached map. A portion of Phase 2 will keep the current zone of Residential 1. The application indicates the rezone is necessary to allow the use of a school within that area.

Ms. Clark explained the existing land as the following: North is residential with the zoning as Residential 1 (R1) and area of impact residential; South, the land use is residential with the zoning as R1; East, the land use is agriculture with the zoning of area of impact light Ag; and West, the land use is residential with the zoning being Residential 2 (R2) and Residential 3 (R3).

Ms. Clark stated the Comprehensive Plan land use map designates the site as residential low property. Existing land use on site and adjacent areas is a combination of residential, commercial and agricultural. It is noted that other school sites are surrounded by residential uses. Currently there are no Public/Semipublic zones that can accommodate this request, therefore any selected location within the City limits would require a rezone.

As pertains to Title 17, Ms. Clark stated the parcels involved, as described above, are currently zoned Residential 1 (R1), which allows single family dwellings and parks or recreation facilities. She states the proposed zone, Public/Semi Public (PS), would allow for Schools, public or private, and other public facilities as detailed in the code.

As required by 17.80.040, General Procedures for Amendments, Ms. Clark stated the application for a rezone shall be reviewed by the Commission to determine if the request; 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 and the request appears to meet the checklist of the Attorney General. Chapter 2 "Population", the application states the School District has increased enrollment from approximately 3,450 in 2011 to over 4,100 in 2018. There is a need to construct a new elementary to accommodate anticipated growth. Chapter 3, "To offer a harmonious blend of opportunities for living, working, recreation, education, shopping and cultural activities by protecting natural amenities. To provide coordinated, efficient and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design and proactively reinforcing downtown Jerome's role as the urban core." It is also in accordance with Chapter 3, Objective 1, "explore the growth patterns of the city and plan and prepare for growth opportunities" and 5, "protecting the character of single-family neighborhoods".

Ms. Clark stated the Commission must consider that if the proposed rezone is approved, this development must comply with Chapter 3, Section 4. 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." The application notes the playground area of an elementary school preserves open space land as described in the comprehensive plan. The request also meets the blend of civic and government land use.

Continuing with the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in accordance with Chapter 4, "Transportation", the application notes this location will allow more students to walk to and from school, as the plan would incorporate the current walking/biking path that exists to the east of the property. Chapter 5, "Community Design", the application notes they work closely with other community organization to make the facilities available for events that benefit the public which meets section 5.5 Civic Center. The application also notes the district has gone to great lengths to improve the landscape on each campus and the new school will meet or exceed landscaping requirements. The landscaping and open space will enhance and improve Jerome's visual identity and community pride. The green space will buffer and provide separation between conflicting land uses. Chapter 7, "Economic Development", The application notes strong public school are a crucial component of recruiting new business development to the surrounding area. A new school will also sustain and provide new jobs to the community. Chapter 11, "School facilities and transportation", The Commission must consider with the proposed rezone, if approved, Chapter 11, Public Safety Issues which states that, "As additional facilities are planned, the following should be considered: Are there adequate city services (streets, sewer, water and others) to accommodate this land use? As stated

below, there appears to be adequate water and sewer to supply the land use. The property can be accessed from Tiger Drive to the east. Are there any special considerations needed for constructing at this site? They will need to take the same precautions as they have with the other school sites being developed near residential areas. Will the future school site be located in an area that is currently developed or in the direction of the city's natural growth? The area is currently developed to the south the west. It appears this is in an area of natural growth for the City and is surrounded by Area of Impact. Will the site of the new school accommodate the most students and what percentage of the students will be bussed? The application states the addition of a new school in the southeast area of Jerome will alleviate some of the congestion which the City and School District now experience north of Main Street. This location will help improve traffic distribution and with the location being surrounded the south and west by homes, less children will need to be bussed.

Ms. Clark stated as pertains to the demand for public infrastructure that is not currently available, including municipal sewer and water services she received the following comment from the Engineering Department: Engineering sees no problems with the reuse of the property as a school site. There appears to be no water or sewer mains within the parcel; however, the site is surrounded by water mains and gravity sewer exists on adjacent streets to the west. JUB Engineers have been contacted to run a water model on this site for a potential school, and it appears that there is sufficient water available. A sewer model has not been run; however, it looks like there should be adequate gravity sewer to the west. A model should be run to determine if any upgrade of the sewer main is required. As pertains to the compatibility with the zoning uses in the surrounding areas: As mentioned, the property in question is adjacent to residential areas to the south and west. Currently, the property is undeveloped. It appears that the proposed zone change to Public/Semipublic (PS) would be compatible with the surrounding areas. As pertains to the creation of non-conforming uses, the property in question is not developed. Therefore, no non-conforming uses would be created with the rezone.

As pertains to the Comprehensive Plan Chapter 3, Section 4, "Land Use Component" a. "Protecting the character of single-family neighborhoods", Ms. Clark stated it should be noted that other school locations like Jefferson and Horizon are surrounded by single-family neighborhoods.

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

Regarding the Department Comments, Ms. Clark stated she received the following comments: Building has no concerns with the rezone but does requests that the Jerome Recreation District is contacted; Public Works has no concerns with the rezone; Wastewater has no concerns with the rezone; and Fire has no concerns at this time with the rezone. The school district will need to work closely with Fire as the project moves forward if approved.

Ms. Elliott read the following letter that was sent to the Planning and Zoning office.

City of Jerome Planning and Zoning

To whom it may concern,

I am concerned about the prospect of an elementary school in my neighborhood.

Glen Eagle subdivision and East Avenue C are of some of the nicest areas of Jerome.

There is land all around Jerome, even across the street from the proposed area, that is better land with room to expand later.

There is a lava rock area in the land that will have to be blasted. I am concerned about the underground movement effecting our foundations. Also there will be so much earth movement

to level this land that the present residents will be miserable with the dust. The expense to prepare this land will be huge.

Please consider leaving the zoning as residential. Please consider how you would think if you owned one of the homes surrounding this area.

*Thank you,
Gloria Carlson
831 East Ave C*

Upon inquiry from Chairman Mink, Ms. Clark stated the sewer model was not relevant but they wanted it noted. She stated there is not a sewer line that runs through the property. Mr. Larsen stated it was premature and reminded the commission that this is a recommendation that will be sent to the City Council.

Applicant Testimony: Tim Vawser, EHM Engineers, 74 Birch St, Kimberly, testified the School District has researched a couple of sites in the city for future growth. He stated part of the due diligence for looking at new sites is to make sure the property is close to utilities and they can be served by those utilities as it can cut down costs. He stated he understands about the need for a sewer model. He stated the site will meet the responsibility of the model. He stated the school district would be acquiring all of the parcels. He stated they would not be using all of the property and may sell the other property to offset cost for the roads. He stated it would be an elementary school and is comparable to the other elementary schools in the district. Mr. Vawser continued to state that the School District has done a great job landscaping their properties and integrating them into the community. He addressed a comment in the letter regarding complying with dust mitigation and storm water pollution prevention and erosion sediment control, he stated the school district will be held at a higher standard than most individual home builders are held to. He stated they will be installing less utility mains than you would with numerous homes so there would be less disturbance of the substructure as they dig specific trenches in the few lots. He stated this project would be an asset to the City of Jerome and asked the commission to approve for the rezone. Upon inquiry from Commissioner Holley, Mr. Vawser stated there are about 12.25 acres for the rezone which is the appropriate size for a school. Upon inquiry from Chairman Mink, Mr. Vawser stated the size will give the school a good play ground and open space for retention areas but if you have larger areas, there is more maintenance and may lose kids easier. Upon inquiry from Chairman Mink, Mr. Vawser stated there are safety measures that are in place when they blast in town and are in neighborhoods. He stated there are good people that can blast and there are some that are not as good. He stated it is more cost effective to rock saw or rock hammer the trenches in this area. He stated the samples that he saw were better than most areas. He stated some of the samples showed rock about seven feet with the shallowest being three feet.

Testimony in Favor: Dale Layne, Jerome School District, testified they have been looking at property on the South side of town to help spread schools out. He stated they look for areas that have utilities close to the properties, and close to residential areas for kids to walk. He stated this property has access to the bike path for kids that walk. He stated there are houses to the north, west and south. Upon inquiry from Commissioner Holley, Mr. Layne stated they do not want to buy property just to sell it. He stated they are in the position to build a new school as all of the new buildings they just built are now full. He stated the next step after acquiring the property, is getting the community input. He stated it is not being used for farming at this time and it is just sitting as a bare lot. Upon inquiry from

Commissioner McEntarffer, Mr. Layne stated the building may be about the size of Summit with about 600 plus students.

Upon inquiry from Commissioner McEntarffer, Mr. Vawser stated an expansion to the school would depend on the footprint of the building. He stated they may be able to add one or two additional class rooms.

Upon referral from the letter by Chairman Mink regarding the property to the east, Mr. Layne stated they tried to inquire about the property and they were told the owner would never be selling the property. Mr. Larsen stated that the other property is in the County and with regard to the City Comprehensive plan, schools need to be within city limits. Mr. Layne stated it would be harder outside city limits because they need to be close to utilities and as you get further south of town, they start to run into industrial areas. Upon inquiry from Chairman Mink, Mr. Layne stated they will be working with the community but there is potential on grade arrangements that would overall help with school traffic. He stated that as of right now the school busses stop at every school but if the grade configuration changes, they may not have to stop at every school. Depending on the community input, Mr. Layne stated the parents may not have to drive to different schools. Mr. Layne gave an example of having a school with grades K thru 5. Upon inquiry from Chairman Mink, Mr. Layne stated there may be an increase on South Tiger but as of now the buses already go through South Tiger.

Testimony in Neutral: Travis Arbaugh, 815 East Main Street, testified he lives at 815 East Main and he sees the traffic caused by the High School on Main and South Tiger. He stated his concern is about harvest time on South Tiger. He stated it is a busy road and there are a lot of crops that come off that road. He stated the ground was unkempt but he knows they run a mower across the property at least once a year to keep fire fuel levels down. He stated he is concerned that it will not be maintained.

Testimony in Opposition: none

Rebuttal Testimony: Dale Layne clarified the property is not watered or farmed but the weeds are kept down. He stated if they owned the property they would keep the weeds down.

Mr. Vawser stated they will be reviewing the plans with the City Engineer but they would have the playground to the east and would have the drop off and uploading area on the sub street into the subdivision. He stated there may be some access from South Tiger but that would only be for emergency vehicles and buses. Upon inquiry from Chairman Mink, Mr. Vawser stated safety is their first thought when planning for a school and traffic concerns.

No further testimony in favor, in neutral to or in opposition of the application was presented. At 8:59 pm, the hearing was closed

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

I. Findings

- A. The Property in question is currently zoned Residential 1 (R1), which prohibits schools, public or private, and other public facilities.
- B. The Public/Semi Public (PS) zone permits construction of schools and other public facilities.
- C. The Property in question is currently vacant/undeveloped land.

- D. The Property in question is adjacent to residential areas to the south and west.
- E. Rezoning to C-2 from R-2 would be harmonious with the surrounding property.
- F. The Comprehensive Plan of the City of Jerome promotes providing areas of different residential densities and the development of various housing types to meet the needs of the citizens of the City of Jerome. The PS designation be compatible with the surrounding areas.
- G. City departments including Building Department, Public Works, Wastewater, and Fire Department have raised no concern regarding the rezone request.

II. Conclusions

- A. Taken as a whole, the application complies with the Comprehensive Plan of the City of Jerome and will not adversely affect the character of area where the property is located.
- B. The Commission recommends to the Jerome City Council that the application of the Jerome School District for the Property described above, from R1 to PS be approved.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 12th day of March, 2019, in support of the decision of the Planning and Zoning Commission on the 12th day of February, 2019 to recommend approval of the application to the Jerome City Council, the decision to recommend the approval of the application is hereby made final this 12th day of March, 2019.

ROD MINK,
Chairman Jerome City P&Z Commission

Commissioner Allred inquired about the Jerome School District rezone. Mr. Larsen stated the School District was asking to rezone a portion of the Subdivision to Public/Semi Public to allow a potential school to be built on the property. He stated there is a lot of moving parts to the action as they will need to vacate the portion of the Subdivision as well as the rezone. He continued that then the school district would have more to do before a school was built but these were the first steps. Upon inquiry from Commissioner Allred, Mr. Larsen stated the school district would not be building a school this summer. He continued to state that there are only a few places in the city limits that are zoned Public/Semi Public and part of the Comprehensive Plan encourages schools to build within the city limits. He stated there are a few barriers that the school has to go through. He stated the commission's part was to recommend to allow the rezone which would go to the City Council for approval of the rezone and the plat vacate. He stated once those hurdles are cleared, the school district would then be able to move forward. Commissioner Allred stated he had concerns as the school district was not sure what they wanted. Mr. Larsen stated most of the time, discussion of the plans can be relevant or irrelevant but the question the commission has to ask is if it makes sense to rezone the property. He stated there was considerable discussion about building a school. Upon inquiry from Commission Allred, Mr. Larsen stated if they wanted to go back, they would have to re-subdivide the property and re-zone it back to residential. He stated it would be up to the property owner and it would need to be consistent with the Comprehensive plan. He continued to state that the commission is recommending to City Council to rezone the property. Chairman Mink stated they added the Public/Semi Public zone because there were no zones for schools

and they wanted to make sure the property would only allow those uses. Discussion was held on other uses or zones that could be used in the area.

Commissioner Holley made a motion to approve the consent agenda.

Second to the motion by Commissioner King and carried.

Unanimous “ayes”

CITIZEN CORRESPONDENCE

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Clark stated the next meeting will be April 9th. She stated there are a number of applications and pending applications and they may need to have a second meeting in April. She stated she is not sure when everything will be coming in. Ms. Clark stated the vacancy is still open and stated if the commission knew of anyone that was interested, to let them know.

Mr. Larsen stated in Mr. Bennett’s testimony, he stated he had been using the property and the use for 15 years and it raised the question of the nonconforming use analysis. He stated they needed to know what the code was when he purchased the property. He stated when the code was passed, Mr. Bennett was already using the property in question as he is currently using it. He stated this makes this subject a nonconforming use. He stated there are some enforcement mechanisms they can use to keep the property clean. He stated those will fall under the nuisance enforcements. He stated when they spoke with Mr. Bennett he chose to pull his application at that time. Commissioner Holley stated that was one of his major question. He stated another question that he had was about the Comprehensive plan where there are two chapters that say they are conforming in one area, but they are not conforming in another area, what can the commission do? Mr. Larsen stated the language says it has to be consistent with any of the general or specific objectives. He stated he interprets this to mean that if the use conflicts with one but meets another, then it would be satisfied. Commissioner Holley stated this was one of his biggest hurdle as the use met with some but not the other.

Commissioner King inquired about signage and with Uhaul being a portable sign. He questioned if the radio station’s car would be considered a sign. Ms. Chavez stated if the vehicle has current registration, and is legally parked, it is not considered a sign. Mr. Larsen stated if the vehicle is registered, they would not be able to do anything but if it is not registered, then they would have someone look into it.

Ms. Chavez reminded the commission to keep the fourth Tuesday in April open for the second meeting.

There being no further discussion, Chairman Mink closed this regular meeting at 7:43 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary