

This regular meeting of the Jerome City Council was called to order by Mayor Davis at 5:30 p.m. Due to Governor Little's Stay-at-Home order, the meeting was held by teleconference. Council Chambers were closed to the public; the video conference was conducted via Zoom and was made available to all members of the public in a format that allowed all participants to hear the meeting, including all deliberations by members of the Council and other speakers addressing the council, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda, email, and notices at council chambers and on the city's website.

Present: Mayor David M. Davis, Councilman Robert Culver, Councilman Chris Barber, Councilman Brent "Oop" Johnson and Councilman Jason Peterson.

Also present were staff members: City Clerk Bernadette Coderniz, City Administrator Mike Williams, City Attorney Ted Larsen, Public Works Director Brian Ahrens, City Engineer Tyson Carpenter, Building Official Dave Richey, Wastewater Superintendent Gilbert Sanchez, Information Services Director Carlos Hernandez, Information Services Technician Andy Newbry, Finance Director Ross Hyatt, Accounting and Budget Manager Lori McCrae, Library Director Linda Mecham, Planning and Zoning Manager Ida Clark, Human Resources Manager Esmeralda Chavez, Fire Chief Mike Harrison and Police Chief Dan Hall.

Mayor Davis announced who was in attendance for the meeting both at council chambers and through video or phone call. He also announced that a full quorum was present and asked that if a staff member wishes to speak Mr. Hernandez will enable them to do so throughout the video conference.

PLEDGE OF ALLEGIANCE:

Mayor Davis led the audience in recitation of the pledge of allegiance.

INVOCATION:

An invocation was given by Pastor Jason Gullidge of St. Paul's Lutheran Church.

PUBLIC HEARING – STANDLEY REZONE, NORTH PARCEL:

This being the time and place published for the consideration of 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, the Chair called the public hearing open at 5:40 p.m. and briefly reviewed the procedures that will be followed.

Staff Presentation:

Ms. Clark spoke of the parcel in question that was annexed into the city in 2017 and zoned as Light Industrial. She stated that the parcel to the east is zoned Mixed Use, and the applicant is proposing lot line adjustment which would create a northern and southern parcel. To approve the lot line adjustment one zone must be designated for new parcel, and the applicant has requested a zone of Light Industrial. Ms. Clark stated there is bare land to the north and south, county farmland to the east and farmland and business to the west. The current use of farm implementation and sales is a permitted use in the Light Industrial zone. She stated that the

Planning and Zoning Commission (P&Z) recommended approval of the rezone and that there was no testimony in favor, neutral nor in opposition to the request at the P&Z public hearing.

Mr. Bert Nowak was in attendance via phone call to represent Mr. Standley and had no additional comments at this time.

There was no testimony in favor, neutral nor in opposition to the consideration. There being no further testimony to be heard, the Chair declared the public hearing closed at 5:44 p.m.

PUBLIC HEARING – STANDLEY REZONE, SOUTH PARCEL:

This being the time and place published for the consideration of 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 as 415 Farmore Road, containing approximately 14.08 acres, more or less, the Chair called the public hearing open at 5:44 p.m. and briefly reviewed the procedures that will be followed.

Staff Presentation:

Ms. Clark spoke of the southern parcel in question which would be created with the lot line adjustment. The original parcel is approximately fourteen acres and zoned High Density Business and Mixed Use. The current parcel is bare land and one zone must be designated with the new parcel for the lot line adjustment to be approved. Ms. Clark stated that property to the north is Light Industrial, to the south and east are county farmland, and to the west of the property is commercial. There will be no non-conforming uses created as the land is bare at this time, and P&Z recommended approval of the rezone after much discussion regarding uses. There was no testimony in favor, neutral nor in opposition to the request at the P&Z hearing.

Ms. Clark provided one letter in support of the application submitted by Con Paulos, 251 E. Frontage Road S., Jerome, and read it aloud; the letter was submitted as part of the record.

There was no testimony neutral nor in opposition to the consideration. There being no further testimony to be heard, the Chair declared the public hearing closed at 5:44 p.m.

ORDINANCE NO. 1189, BILL NO. 674 - INTRODUCTION:

Councilman Johnson sponsored the bill.

Councilman Culver made the motion to suspend the rules pertaining to the reading of an ordinance on three separate occasions and direct the clerk to read Bill No. 674 twice by title and once in full to constitute three readings. Second to the motion was made by Councilman Barber. After consideration the motion unanimously passed by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Culver and Councilman Johnson. **NAYS:** None

The clerk read the bill two times by title only and once in full as follows:

**ORDINANCE NO. 1189
BILL NO. 674**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, IDAHO AMENDING THE CITY OF JEROME ZONING ORDINANCE AND ZONING MAP BY ZONING THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY IN THE CITY OF JEROME, IDAHO FROM LIGHT INDUSTRIAL (M-1) AND MIXED USE (MU) TO LIGHT INDUSTRIAL (M-1); AND PROVIDING FOR AN EFFECTIVE

DATE:

The property to be rezoned is more particularly described as:

A parcel of land located in part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 8 South, Range 17 East, Boise Meridian, County of Jerome, State of Idaho and more particularly described as follows:

Commencing at the Northeast corner of said Section 31 from which the East Quarter corner of Section 31 bears South 00°13'10" West 2640.20 feet;

THENCE South 00°13'10" West along the easterly boundary of the NE ¼ of Section 31 for a distance of 1320.10 feet to the northeast corner of the SE ¼ NE ¼ of Section 31.

THENCE North 89°30'29" West for a distance of 1595.65 feet to a found ½ inch rebar with plastic cap in the center of the Northside Canal Company abandoned irrigation lateral 11-15 and being the POINT OF BEGINNING;

THENCE along the center of the Northside Canal Company abandoned irrigation lateral 11-15 the following (5) five courses and distances:

South 40°42'41" West for a distance of 28.60 feet;

South 39°08'19" East for a distance of 42.69 feet;

South 07°11'58" East for a distance of 63.80 feet;

South 39°20'51" East for a distance of 24.55 feet;

South 66°19'01" East for a distance of 267.53 feet to a point on the easterly boundary of the SW ¼ NE ¼;

THENCE South 00°09'12" West along the easterly boundary of the SW ¼ NE ¼ for a distance of 79.35 feet to the centerline of abandoned community ditch 11-15;

THENCE along the center of the Northside Canal Company abandoned irrigation lateral 11-15 the following (11) eleven courses and distances:

South 16°22'36" West for a distance of 53.39 feet;

South 34°23'49" West for a distance of 57.39 feet;

South 55°29'07" West for a distance of 48.15 feet;

South 73°37'49" West for a distance of 45.16 feet;

South 33°34'33" West for a distance of 77.83 feet;

South 26°01'29" East for a distance of 71.43 feet;

South 10°54'26" East for a distance of 65.58 feet;

South 24°46'12" East for a distance of 65.45 feet;

South 05°10'21" West for a distance of 76.41 feet;

South 38°10'13" West for a distance of 103.47 feet;

South 22°30'27" East for a distance of 89.68 feet;

South 18°28'32" East for a distance of 9.91 feet;

THENCE departing the center of said irrigation lateral on a bearing of North 85°51'05" West for a distance 1005.06 feet to the Southwest corner of vacated Brockman Industrial Subdivision;

THENCE North 01°33'24" East along the East boundary of Brockman Industrial Subdivision for a distance 72.83 feet;

THENCE North 50°42'27" East along the East boundary of Brockman Industrial Subdivision for a distance of 104.34 feet;

THENCE North 00°40'59" East along the East boundary of Brockman Industrial Subdivision for a distance of 760.08 feet to a point on the northerly boundary of the Southwest

Quarter of the Northeast Quarter of Section 31;

THENCE South 89°30'29" East along said northerly boundary of SW ¼ NE ¼ of Section 31 for a distance of 769.75 feet to the POINT OF BEGINNING.

More commonly known 642 Farmore Road, containing approximately 20.00 acres, more or less.

WHEREAS, a public hearing was held before the Planning and Zoning Commission pursuant to notice on the 10th day of March, 2020; and

WHEREAS, a public hearing before the Jerome City Council was held on the ordinance, pursuant to notice, on the 7th day of April, 2020; and

IT IS THEREFORE ORDAINED by the Mayor and the City Council of Jerome, Idaho, as follows:

Section 1. The following parcels in the City of Jerome, County of Jerome, State of Idaho are hereby rezoned from Light Industrial (M-1) and Mixed Use (MU) to Light Industrial (M-1):

A parcel of land located in part of the Southwest Quarter of the Northeast Quarter of Section 31, Township 8 South, Range 17 East, Boise Meridian, County of Jerome, State of Idaho and more particularly described as follows:

Commencing at the Northeast corner of said Section 31 from which the East Quarter corner of Section 31 bears South 00°13'10" West 2640.20 feet;

THENCE South 00°13'10" West along the easterly boundary of the NE ¼ of Section 31 for a distance of 1320.10 feet to the northeast corner of the SE ¼ NE ¼ of Section 31.

THENCE North 89°30'29" West for a distance of 1595.65 feet to a found ½ inch rebar with plastic cap in the center of the Northside Canal Company abandoned irrigation lateral 11-15 and being the POINT OF BEGINNING;

THENCE along the center of the Northside Canal Company abandoned irrigation lateral 11-15 the following (5) five courses and distances:

South 40°42'41" West for a distance of 28.60 feet;

South 39°08'19" East for a distance of 42.69 feet;

South 07°11'58" East for a distance of 63.80 feet;

South 39°20'51" East for a distance of 24.55 feet;

South 66°19'01" East for a distance of 267.53 feet to a point on the easterly boundary of the SW ¼ NE ¼;

THENCE South 00°09'12" West along the easterly boundary of the SW ¼ NE ¼ for a distance of 79.35 feet to the centerline of abandoned community ditch 11-15;

THENCE along the center of the Northside Canal Company abandoned irrigation lateral 11-15 the following (11) eleven courses and distances:

South 16°22'36" West for a distance of 53.39 feet;

South 34°23'49" West for a distance of 57.39 feet;

South 55°29'07" West for a distance of 48.15 feet;

South 73°37'49" West for a distance of 45.16 feet;

South 33°34'33" West for a distance of 77.83 feet;

South 26°01'29" East for a distance of 71.43 feet;

South 10°54'26" East for a distance of 65.58 feet;

South 24°46'12" East for a distance of 65.45 feet;

South 05°10'21" West for a distance of 76.41 feet;

South 38°10'13" West for a distance of 103.47 feet;

South 22°30'27" East for a distance of 89.68 feet;

South 18°28'32" East for a distance of 9.91 feet;

THENCE departing the center of said irrigation lateral on a bearing of North 85°51'05" West for a distance 1005.06 feet to the Southwest corner of vacated Brockman Industrial Subdivision;

THENCE North 01°33'24" East along the East boundary of Brockman Industrial Subdivision for a distance 72.83 feet;

THENCE North 50°42'27" East along the East boundary of Brockman Industrial Subdivision for a distance of 104.34 feet;

THENCE North 00°40'59" East along the East boundary of Brockman Industrial Subdivision for a distance of 760.08 feet to a point on the northerly boundary of the Southwest Quarter of the Northeast Quarter of Section 31;

THENCE South 89°30'29" East along said northerly boundary of SW ¼ NE ¼ of Section 31 for a distance of 769.75 feet to the POINT OF BEGINNING.

More commonly known 642 Farmore Road, containing approximately 20.00 acres, more or less.

Section 2. The official zoning map of the City of Jerome is hereby amended to comply with Section 1 of this Ordinance.

Section 3. This ordinance shall become effective upon its passage and publication as required by law.

PASSED BY THE COUNCIL this 7th day of April, 2020.

SIGNED BY THE MAYOR this 8th day of April, 2020.

CITY OF JEROME, IDAHO

By:

/s/ David M. Davis

David M. Davis, Mayor

ATTEST:

/s/ Bernadette Coderniz

Bernadette Coderniz, City Clerk

Councilman Culver made the motion to adopt Bill No. 674 as Ordinance No. 1189 rezoning the parcel as described from Light Industrial (M-1) and Mixed Use (MU) to Light Industrial (M-1). Second to the motion was made by Councilman Johnson. After consideration the motion unanimously passed by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Culver and Councilman Johnson. **NAYS:** None

ORDINANCE NO. 1190, BILL NO. 675 – INTRODUCTION

Councilman Culver sponsored Bill No. 675.

Councilman Culver made the motion to suspend the rules pertaining to the reading of an ordinance on three separate occasions and direct the clerk to read Bill No. 675 twice by title and once in full to constitute three readings. Second to the motion was made by Councilman Johnson. After consideration the motion unanimously passed by the following vote: **AYES:**

Councilman Barber, Councilman Peterson, Councilman Culver and Councilman Johnson.
NAYS: None.

The clerk read the bill two times by title only and once in full as follows:

ORDINANCE NO. 1190
BILL NO. 675

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, IDAHO AMENDING THE CITY OF JEROME ZONING ORDINANCE AND ZONING MAP BY ZONING THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY IN THE CITY OF JEROME, IDAHO FROM HIGH DENSITY BUSINESS (C-3) AND MIXED USE (MU) TO HIGH DENSITY BUSINESS (C-3); AND PROVIDING FOR AN EFFECTIVE DATE:

The property to be rezoned is more particularly described as:

A parcel of land located in part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 31, Township 8 South, Range 17 East, Boise Meridian, County of Jerome, State of Idaho and more particularly described as follows:

Commencing at the East Quarter corner of said Section 31 from which the Northeast corner of Section 31 bears North 00°13'10" East 2640.20 feet;

THENCE North 89°30'36" West along the southerly boundary of the NE¼ of said Section 31 for a distance of 1332.13 feet to a found ½ inch rebar with plastic cap in the center of the Northside Canal Company abandoned irrigation lateral 11-15 and being the POINT OF BEGINNING;

THENCE North 89°30'36" West along the southerly boundary of the NE¼ for a distance of 1,301.11 feet to the southwest corner of the SW¼ NE¼ and being a found 5/8 inch rebar;

THENCE North 89°30'30" West along the southerly boundary of the SE¼ NW¼ for a distance of 180.66 feet;

THENCE North 08°21'29" West for a distance of 584.57 feet to a point on the southerly Right-of-Way of Farmore Road and being 32.00 feet perpendicular from the centerline of Farmore Road per Brockman Industrial Subdivision, Instrument # 993057;

THENCE the following (3) three courses and distances along said southerly Right-of-Way:

Easterly for a distance of 208.55 feet along a non-tangent curve to the right having a radius of 568.00 feet and a central angle of 21°02'12", and a long chord bearing South 73°49'17" East for a distance of 207.38 feet;

South 63°18'11" East for a distance of 66.08 feet;

Easterly for a distance of 197.18 feet along a curve to the left having a radius of 482.00 feet and a central angle of 23°26'19", and a long chord bearing South 75°01'20" East for a distance of 195.81 feet;

THENCE South 01°33'24" West along the easterly boundary of vacated Lot 1, Block 3 of Brockman Industrial Subdivision for a distance of 22.89 feet to a found ½ inch rebar with plastic cap;

Thence South 85°51'05" East for a distance 1005.06 feet to a point in the center of the Northside Canal Company abandoned irrigation lateral 11-15;

THENCE the following courses and distances along the centerline of abandoned

community ditch 11-15:

South 18°28'32" East for a distance of 128.01 feet;

South 17°16'04" East for a distance of 58.31 feet;

South 18°18'45" East for a distance of 189.91 feet to the POINT OF BEGINNING.

More commonly known 415 Farmore Road, containing approximately 14.08 acres, more or less.

WHEREAS, a public hearing was held before the Planning and Zoning Commission pursuant to notice on the 10th day of March, 2020; and

WHEREAS, a public hearing before the Jerome City Council was held on the ordinance, pursuant to notice, on the 7th day of April, 2020; and

IT IS THEREFORE ORDAINED by the Mayor and the City Council of Jerome, Idaho, as follows:

Section 1. The following parcel in the City of Jerome, County of Jerome, State of Idaho are hereby rezoned from High Density Business (C-3) and Mixed Use (MU) to High Density Business (C-3):

A parcel of land located in part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 31, Township 8 South, Range 17 East, Boise Meridian, County of Jerome, State of Idaho and more particularly described as follows:

Commencing at the East Quarter corner of said Section 31 from which the Northeast corner of Section 31 bears North 00°13'10" East 2640.20 feet;

THENCE North 89°30'36" West along the southerly boundary of the NE¹/₄ of said Section 31 for a distance of 1332.13 feet to a found ½ inch rebar with plastic cap in the center of the Northside Canal Company abandoned irrigation lateral 11-15 and being the POINT OF BEGINNING;

THENCE North 89°30'36" West along the southerly boundary of the NE¹/₄ for a distance of 1,301.11 feet to the southwest corner of the SW¹/₄ NE¹/₄ and being a found 5/8 inch rebar;

THENCE North 89°30'30" West along the southerly boundary of the SE¹/₄ NW¹/₄ for a distance of 180.66 feet;

THENCE North 08°21'29" West for a distance of 584.57 feet to a point on the southerly Right-of-Way of Farmore Road and being 32.00 feet perpendicular from the centerline of Farmore Road per Brockman Industrial Subdivision, Instrument # 993057;

THENCE the following (3) three courses and distances along said southerly Right-of-Way:

Easterly for a distance of 208.55 feet along a non-tangent curve to the right having a radius of 568.00 feet and a central angle of 21°02'12", and a long chord bearing South 73°49'17" East for a distance of 207.38 feet;

South 63°18'11" East for a distance of 66.08 feet;

Easterly for a distance of 197.18 feet along a curve to the left having a radius of 482.00 feet and a central angle of 23°26'19", and a long chord bearing South 75°01'20" East for a distance of 195.81 feet;

THENCE South 01°33'24" West along the easterly boundary of vacated Lot 1, Block 3 of Brockman Industrial Subdivision for a distance of 22.89 feet to a found ½ inch rebar with plastic cap;

Thence South 85°51'05" East for a distance 1005.06 feet to a point in the center of the

Northside Canal Company abandoned irrigation lateral 11-15;

THENCE the following courses and distances along the centerline of abandoned community ditch 11-15:

South 18°28'32" East for a distance of 128.01 feet;

South 17°16'04" East for a distance of 58.31 feet;

South 18°18'45" East for a distance of 189.91 feet to the POINT OF BEGINNING.

More commonly known 415 Farmore Road, containing approximately 14.08 acres, more or less.

Section 2. The official zoning map of the City of Jerome is hereby amended to comply with Section 1 of this Ordinance.

Section 3. This ordinance shall become effective upon its passage and publication as required by law.

PASSED BY THE COUNCIL this 7th day of April, 2020.

SIGNED BY THE MAYOR this 8th day of April, 2020.

CITY OF JEROME, IDAHO

By:

/s/ David M. Davis

David M. Davis, Mayor

ATTEST:

/s/ Bernadette Coderniz

Bernadette Coderniz, City Clerk

Councilman Culver made the motion to adopt Bill No. 675 as Ordinance No. 1190 rezoning the parcel as described from High Density Business (C-3) and Mixed Use (MU) to High Density Business (C-3). Second to the motion was made by Councilman Johnson. After consideration the motion unanimously passed by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Culver and Councilman Johnson. **NAYS:** None

ORDINANCE NO. 1188, BILL NO. 673 – SECOND READING

Councilman Culver made the motion to suspend the rules pertaining to the reading of an ordinance on three separate occasions and direct the clerk to read Bill No. 673 once by title and once in full to constitute three separate readings. Second to the motion was made by Councilman Barber. After consideration the motion unanimously passed by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Culver and Councilman Johnson. **NAYS:** None.

The clerk read the bill once by title and once in full as follows:

ORDINANCE NO. 1188

BILL NO. 673

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, IDAHO AMENDING THE CITY OF JEROME ZONING ORDINANCE AND ZONING MAP BY ZONING THE FOLLOWING DESCRIBED PARCELS OF REAL PROPERTY

IN THE CITY OF JEROME, IDAHO FROM GENERAL BUSINESS (C-2) TO CENTRAL BUSINESS DISTRICT (CBD); AND PROVIDING FOR AN EFFECTIVE DATE:

The property to be rezoned is more particularly described as:

Tax 4&5, the South 62.5 feet of Lots 7&8 and a parcel of land located in a portion of Lots 7&8 in Block 24, Jerome Townsite SW 18-8-17

WHEREAS, a public hearing was held before the Planning and Zoning Commission pursuant to notice on the 16th day of March, 2020; and

WHEREAS, a public hearing before the Jerome City Council was held on the ordinance, pursuant to notice, on the 17th day of March, 2020; and

IT IS THEREFORE ORDAINED by the Mayor and the City Council of Jerome, Idaho, as follows:

Section 1. The following parcels in the City of Jerome, County of Jerome, State of Idaho are hereby rezoned from General Business (C-2) to Central Business District (CBD):

Tax 4&5, the South 62.5 feet of Lots 7&8 and a parcel of land located in a portion of Lots 7&8 in Block 24, Jerome Townsite SW 18-8-17

Section 2. The official zoning map of the City of Jerome is hereby amended to comply with Section 1 of this Ordinance.

Section 3. This ordinance shall become effective upon its passage and publication as required by law.

PASSED BY THE COUNCIL this ____ day of _____, 2020.

SIGNED BY THE MAYOR this ____ day of _____, 2020.

CITY OF JEROME, IDAHO

By: _____
David M. Davis, Mayor

ATTEST:

Bernadette Coderniz, City Clerk

Ms. Clark stated this ordinance pertains to an application to rezone a specific property to Central Business District (CBD) to allow for a Special Use Permit that would not otherwise be approved in the existing General Business zone. The property in question is directly across from St. Luke's Hospital (zoned in CBD) on N. Lincoln. Upon inquiry by Councilman Johnson regarding concerns with the rezone and the zero lot line setbacks and spot zoning, Ms. Clark defined spot zoning as "a change of zoning of a specific parcel or parcels which is out of character with the surrounding area and the comp plan, and is done for the benefit of a particular land owner instead of the benefit of the community as a whole." Mayor Davis asked for comments or concerns from the council members. Councilman Barber stated he would like to hear staff comments; Councilman Johnson stated he is not in favor of the rezone; and

Councilman Peterson questioned an alternative discussed at the last meeting. Ms. Clark stated that council had discussed making changes to the P&Z code in terms of what uses could be allowed and that this is a possible avenue to consider. Councilman Barber stated he appreciates the spirit of the applicant but that spot zoning this property would open up opportunity for others to request the same; furthermore, he does not agree with other potential uses in this part of town. Mr. Larsen stated the same in terms of modifying the city code to add to the use table in the C-3 zone the specific use in which the applicant is requesting. This would prevent the zero lot line setback allowance; a rezone could open opportunity for additions to the property line which would not fit aesthetically to the characteristics of the neighborhood on N. Lincoln. He further stated that adding the use to the C-3 use table would permit the applicant to use the property for their intended purpose with a Special Use Permit while keeping the setbacks at 25 feet.

Mayor Davis stated that he agrees with the counsel to amend the existing use table for the C-3 zone to allow the intended use without having to rezone the property and face lot line setback issues. Mayor Davis also commented that the intended use (a halfway house) is not the concern with this application, and Councilman Barber agreed.

Councilman Culver made the motion to adopt Bill No. 673 as Ordinance No. 1188 rezoning the property as described from General Business (C-2) to Central Business District (CBD). Second to the motion was made by Councilman Peterson. After consideration the following vote was taken: **AYES:** None. **NAYS:** Councilman Barber, Councilman Peterson, Councilman Culver and Councilman Johnson. The motion failed.

Upon inquiry by Councilman Johnson, Mr. Larsen stated that he will draft an ordinance to the amend the use table allowing halfway houses with a Special Use Permit and will begin the public hearing process. Ms. Clark also stated she will follow up with counsel for the use table amendment.

CONSENT CALENDAR:

Those items contained in the consent calendar are as follows:

1. Approve the minutes of the March 17, 2020 regular meeting
2. Approve purchase of Chip Seal materials (oil/chip rock) at a cost of \$111,509.58

Councilman Culver made the motion to approve the consent calendar as presented. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Culver and Councilman Johnson. **NAYS:** None.

COMPUTER PURCHASES:

Mr. Hernandez appeared before council to request approval to purchase fourteen laptops with docking stations to replace existing equipment. He stated the laptops are budgeted, will replace dated equipment, and listed each department receiving a new laptop.

Councilman Culver made the motion to approve the purchase of fourteen (14) HP Probook 640 G5 computers with docking Station for a total cost of \$20,129.20. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Culver and Councilman Johnson. **NAYS:** None.

SANITATION SERVICES BID:

Mayor Davis recused himself from the discussion due to personal and business relationships with one of the bidders.

Mr. Williams gave a brief presentation regarding the bids received for sanitation services. Two bids were received, one from PSI Environmental Services (PSI) and one from Western Waste Services. He stated the existing contract will expire in October 2020 and staff issued a Request for Proposals (RFP) in February. The current contract base amount for each residential customer is \$5.54 per month; Western Waste submitted a base bid for \$5.00 along with \$2.00 for additional receptacles, and PSI submitted a base bid for \$4.97 along with \$1.97 for each additional receptacle. He stated that over the course of five years the difference between the two bids will be approximately \$11,300. In terms of savings for the residents, the base rate could be reduced by approximately \$.57 per month per customer with a substantial savings of over \$137,000 in a five year period. Mr. Williams stated that staff followed Idaho Code 67-2806 Section 2 which provides for the procurement of goods and services in excess of \$100,000. Both bidders met the minimum qualifications, and under Idaho Code, the lowest bid shall be accepted from the qualified bidders unless there is a legally acceptable reason to disqualify the lowest bidder. He stated questions were presented to him regarding the rejection of the lowest bid and acceptance of the higher bid due to its location as Western Waste has a facility in Jerome County. Mr. Williams spoke with counsel regarding this matter and while Idaho Code is somewhat vague it does not appear that this would be a legally defensible reason to reject the lowest bid. Staff also reached out to ICRMP who also advised that if this rare decision is made, it should be based on a legally defensible reason.

Mr. Williams stated an alternative bid was also submitted for recycling services and spoke of the different programs proposed by each bidder. He stated it is at the council's discretion to pursue a recycling program. Councilman Johnson does not agree with the added expense of a recycling program to the residents at this time. Councilman Peterson commented on the concern of recyclable items being thrown away because of the customer's failure to separate items. Councilman Barber stated that sorting recyclables is paramount to recycling (clean cardboard versus greasy cardboard, for example) and is not in favor of it. Councilman Culver confirmed that council does not wish to pursue a recycling program at this time. Mr. Williams stated he will look into alternatives for a centralized location for recycling bins, similar to those previously located at the Senior Center, for those who wish to recycle responsibly. Councilman Peterson stated that those bins were an example of the problem with responsible recycling, and Councilman Barber commented that trash in the centralized bins was a problem which ultimately resulted in their removal.

Regarding the sanitation services bids, Councilman Johnson stated he feels the lowest bid should be accepted.

Councilman Peterson made the motion to accept the residential garbage collection bid from PSI Environmental Systems. Second to the motion was made by Councilman Johnson. After consideration, the motion passed unanimously by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Culver and Councilman Johnson. **NAYS:** None.

Mr. Williams stated that the winning bidder will have ten business days to sign a contract, and said contract will be presented at the next council meeting.

ORDINANCE NO. 1186, BILL NO 671 DISCUSSION AND POSSIBLE READING:

Councilman Culver made the motion to suspend the rules pertaining to the reading of the ordinance once by title and once in full with two readings by title only to constitute three separate readings. Second to the motion was made by Councilman Barber. After consideration the motion unanimously passed by the following vote: **AYES:** Councilman Barber, Councilman Peterson, Councilman Culver and Councilman Johnson. **NAYS:** None

The clerk read the bill two times by title only as follows:

**ORDINANCE NO. 1186
BILL NO. 671**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, CREATING TITLE 17 CHAPTER 18.070 LANDSCAPING REQUIREMENTS AND AMENDING TITLE 17 CHAPTER 26.080 SCREENING AND/OR LANDSCAPING, OF THE JEROME MUNICIPAL CODE PROVIDING FOR MINIMAL LANDSCAPING REQUIREMENTS FOR NEW DEVELOPMENT IN VARIOUS ZONES THROUGHOUT THE CITY OF JEROME AND FOR THE LANDSCAPING OF PARKING LOTS WITH MORE THAN 20 PARKING SPACES; FOR A PENALTY FOR VIOLATION OF THIS CHAPTER; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, promoting, regulating and requiring landscaping that enhances the appearance and attractiveness of commercial, industrial, and business areas promotes the public welfare, provides a more pleasing and uniform aesthetic while minimizing potential for blight, and is conducive to residential and economic development; and

WHEREAS, large commercial parking lots contribute to the ‘heat island effect’ and present an unpleasant aesthetic, which can be mitigated by promoting, regulating and requiring a landscaping ordinance; and

WHEREAS, the City desires to promote best practices in landscape design and maintenance that ensure the long term viability of landscaped areas.

IT IS THEREFORE DEEMED by the Mayor and the City Council of Jerome, Idaho, as follows:

Section 1. That section 070 is added to Title 17, Chapter 18 of the Jerome Municipal Code on file and is hereby enacted and the same is hereby declared to read as follows:

17.18.070: LANDSCAPING REQUIREMENTS

A. APPLICABILITY

1. This article shall apply to all new development and to any change of use of an existing building, structure or parcel of land in the following zoning districts within the City of Jerome:

- a. C-1 Neighborhood Business District;
- b. C-2 General Business District;
- c. C-3 High Density Business District;
- d. CBD Central Business District;
- e. M-1 Light Industrial District;
- f. M-2 Heavy Industrial District;

- g. Any commercial, industrial, or multi-family residential use within the Design Overlay District;
- 2. New commercial parking lots with twenty (20) spaces or more shall comply with sections 17.18.070.B.8 of this section.
- 3. Additions to commercial development greater than fifty percent (50%) of the existing structure or developed area shall comply with this section.
- 4. Commercial or industrial parking lot replacement with twenty (20) spaces or more, not including sealing, striping or repaving, that is greater than fifty percent (50%) of the parking area shall comply with this section.

B. LANDSCAPE REQUIREMENTS FOR SITE DESIGN

1. General Requirements

- a. All landscape plans shall be prepared by a landscape designer or landscape architect.
- b. The landscape plan shall be submitted as part of an application for Design Review, Special Use Permit, Variance, Occupancy or Building Permit.

2. Uses / Buildings.

- a. All new developments shall provide landscaping in accordance with the requirements of this section.
- b. Expansions and Alterations to Existing Buildings: The requirements of this section shall apply to the expansion and alteration of existing buildings when the project increases 50 percent (50%) or more in gross square footage.
- c. Change of Use: The requirements of this section shall not be imposed upon a change of use unless the property in question never complied (or no longer complies) with the ordinance requirements in existence at the time of approval or conditions of approval at the time of construction.
- d. Existing Parking Lots:

1. Twenty-six percent (26%) to fifty percent (50%) expansion or replacement of the parking lot shall be required to replace and repair the existing landscaping to previous approval standards and provide perimeter landscaping.

2. Fifty-one percent (51%) to one hundred percent (100%) expansion or replacement of the parking lot shall comply with all requirements of this section.

3. Waivers:

- a. If the location of existing buildings or other structures prevents conformance with the requirements of Section 17.18.070.B, or its implementation would create non-conformity of parking standards or other special circumstances, the Planning and Zoning Administrator may grant a waiver based on the following findings:
 - i. That the requirements of Section 17.18.070.B are not feasible due to existing development or circumstances regarding the property;
 - ii. That granting a waiver will not have a detrimental effect on adjacent properties; and

iii. Granting a waiver will not be in conflict with past approvals that required landscape improvements.

b. A letter requesting a waiver and reasons therefore, shall be submitted at the time of application. Decisions of the Planning and Zoning Administrator may be appealed to the Planning and Zoning Commission within sixty (60) calendar days from the date of the Administrator's written decision.

4. Alternative Compliance:

a. Purpose: To provide for alternative means to meet the intended purposes of the landscape requirements when explicit compliance is not feasible or the alternative means are superior to what is required.

b. Process:

1. A request for alternative compliance shall be submitted as part of the building permit or zoning application process. The request will be considered by the same approval body as the base application. The request shall specify:

- i. The specific requirements that are proposed to be modified;
- ii. The reasons for the modification; and
- iii. A demonstration of how the alternative means for compliance meets the requirements' intended purpose.

2. Stormwater Swales: Stormwater swales within front setbacks can be approved as staff level provided that the landscape plans approved by the applicable approval body are not changed substantially and comply with Section 17.18.070.B. A landscape plan with swale construction details which incorporate the landscape design shall be submitted for staff level review.

c. Standards: the proposed alternative means for compliance with specific requirements shall demonstrate the alternative compliance provides an equal or superior means of meeting the intent and purpose of this section.

d. Required Findings: In order to grant approval for an application for alternative compliance, the approving department shall determine the following:

1. Strict adherence or application of the requirements is not feasible because one of the following exist:

- i. Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical;
- ii. The site involves space limitations or an unusually shaped lot;
- iii. Safety consideration;
- iv. Other regulatory agencies or departments having jurisdiction are requiring design standards that conflict with the requirements of this section;
- v. The proposed design includes innovative design features or other site designs that promote walkability or mixed-use neighborhoods; or
- vi. Environmental quality benefits.

2. Alternative compliance provides an equal or superior means for meeting the requirements; and

3. Alternative compliance will not be detrimental to the public welfare or adversely affect the uses and character of surrounding properties.

5. Minimum Design Standards and Requirements

a. Xeriscaping is encouraged.

b. Approved Plant Material: plans should use plants that will thrive in this environment. Guidance regarding certain species that are routinely approved may be obtained from the Planning and Zoning Administrator and/or the City Arborist.

c. Prohibited Material: no landscaping areas shall include artificial trees, plants, or any carpeting designed as a vegetative substitute.

d. Minimum Plant Sizes:

Evergreen trees Four foot (4') height minimum

Shade /Ornamental trees One and half inch (1.5") caliper minimum

Perennials One (1) gallon pot minimum

Woody shrubs One (1) gallon pot minimum

e. Trees:

1. Spacing: For design flexibility, trees may be grouped together or spaced evenly as desired. The Landscape plan shall show trees at mature size on the drawings and spacing shall be no closer than 80 percent (80%) of the average mature width of the trees.

2. When five (5) or more trees are to be planted to meet the requirements of any portion of this section, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted according to the chart below:

<u>No. of Trees</u>	<u>Minimum Number of Species</u>
<u>5-10</u>	<u>2</u>
<u>11-30</u>	<u>3</u>
<u>31-50</u>	<u>4</u>
<u>50+</u>	<u>5</u>

f. Mulch: Mulch shall be used in all required planting areas. Approved mulches may be organic, such as bark or they may include rock products, such as "permabark" or similar products. Use of mulch, organic or rock, as the only ground cover in required planting areas is prohibited. Pea gravel drain rock under one and a half inches, road base gravel, and similar products shall not be used as mulch. All mulch shall be contained by a curb or other edging material to contain the mulch and prevent it from moving to bordering surfaces. Impermeable plastic weed barriers under the mulch is prohibited. Within stormwater facilities, mulch may not float.

g. Curbing: All planting areas that border driveways, parking lots and other vehicle use areas shall be protected by curbing, wheel stops or other protective devices. Such devices shall be a minimum of thirty inches (30") from tree trunks to prevent cars from damaging tree trunks.

h. Utilities: The following standards apply to the planting of trees near existing utilities and to trenching for new utilities near existing trees:

1. Overhead Utilities: For trees planted under or within ten (10) lateral feet of any overhead utility wires, the landscape plan designer must certify that the type of tree selected for that location will not grow to a height so as to interfere with the overhead utility wires.

2. Underground Utilities: All trees shall be planted outside of any utility easement, unless written approval is obtained from the applicable agency. All trees shall be planted outside of any easement that contains a City sewer main, unless written approval is obtained from the City Engineer. If any utility easement precludes trees required by this section, the width of the required buffer shall be increased to accommodate the required trees.

3. Trenching: New underground utilities shall be located outside of the dripline of existing trees if trenched, or be tunneled a minimum of three feet below existing grade within the tree's dripline. Trenching within the dripline of existing trees shall be done by hand, with care not to cut or damage roots larger than two inches (2"). The guiding principle is that no root two inches or larger shall be cut. Note: This requirement is for placement of new utilities and does not affect the City's or the Utility's ability to access existing utilities for repair, replacement and maintenance.

i. Berms: Berm slopes shall not exceed 3:1 (horizontal: vertical). Slopes shall not exceed 4:1 on areas which require mowing.

j. Water Efficiency: The landscape plan shall provide for water efficient landscaping as follows:

1. Lawn Areas: Where appropriate and on sites where other landscape options can be incorporated, large expanses of mown lawn are discouraged due to its high water consumption. Lawn should not be treated as a fill-in material, but rather as a functional or aesthetic element of the landscape. Mown lawn should not be used in median strips, parking strips, or other difficult areas to irrigate less than six feet (6') in width

2. Plant Selection and Location: Plants should be placed based on adaptability to regional and micro climatic conditions. The use of native and other low-water-use plants is encouraged. Plants having similar water needs should be grouped together in distinct hydrazones, and spaced to minimize watering needs while maximizing growth and spread of plants.

6. Irrigation

a. Required: All landscape areas requiring irrigation shall be served with an automatic underground irrigation system. Areas of landscaping which will not require supplemental watering after initial establishment are not required to have permanent irrigation.

b. Irrigation Water: Use of non-potable irrigation water is required when determined to be available and adequate.

7. Perimeter Buffers

a. Street Buffers:

1. Applicability: Landscape street buffers shall be required in all multi-family residential, commercial and industrial zones. Street buffers shall not be required in the Central Business District Zone in circumstances where a landscape buffer would prevent the placement of a proposed building at the allowed zero foot (0') front or street side setbacks.
2. Size and Location: Landscape buffer widths along streets shall be based on the required setbacks of the underlying zone. All required buffers shall be maintained by the property owner.
3. Street Trees: All required landscape street buffers shall be planted with trees and shrubs, lawn or other vegetative groundcover, with a minimum density of one tree per forty lineal feet (40'). If this calculation results in a fraction of one-half (.5) or greater, round up to an additional tree. Clustering is allowed, however, trees shall be spaced no closer than eighty percent (80%) of the average mature width of the trees.
4. Conifers Along Streets: Coniferous trees are allowed along streets only within planting areas 20 feet (20') or greater in width.
5. Tree Wells: Tree wells shall be a minimum of nine (9) square feet in size in the sidewalk area. Root barriers are encouraged.

b. Side and Rear Perimeter Buffers:

1. Applicability: Side and rear landscape buffers shall be required for all multi-family residential, commercial and industrial developments.
2. Size and Location: Landscape buffer widths shall be based on the required setbacks of the underlying zone. All required side and rear buffers shall be located within the property and shall be maintained by the property owner.
3. Parking Lot/Vehicular Use Area Buffers: If an interior side or rear lot line is adjacent to a parking lot or other vehicular use area, such as, but not limited to, vehicle sales areas, truck and bus parking areas and driveways, the following standards shall apply:
 - i. Landscaping
The perimeter landscape strip shall be planted with one (1) tree per 40 lineal feet (40'). If this calculation results in a fraction of one-half (.5) or greater, round up to an additional tree. Clustering is allowed, however, trees shall be spaced no closer than 80 percent (80%) of the average mature width of the trees.
 - ii. Exceptions:
Where two properties have a shared access and parking agreement that has been approved by the city, the above requirements may be waived.

c. Buffers Between Different Land Uses:

1. Applicability: Land use buffers shall be required along contiguous property lines between residential uses and dissimilar uses such as industrial and commercial. The buffers are required along the entire

contiguous property line. This section shall not apply to mixed use projects on contiguous properties.

2. Size: The minimum buffer width between land uses is based on the required setbacks of the underlying zone.

3. Buffer Materials: The materials within the required buffer between incompatible land uses are regulated as follows:

- i. Mix of Materials: All buffer areas shall be comprised of, but not limited to, a mix of evergreen and deciduous trees, shrubs, lawn, or other vegetative groundcover. A minimum of six foot (6') fences, walls and berms may also be incorporated into the buffer area.
- ii. Buffer Walls: Where existing or proposed adjacent land uses cannot be adequately buffered with plant materials, the City may require inclusion of a wall, fence, or other type of screen that mitigates noise and/or unsightly uses. If a wall or fence six feet (6') tall is provided, the planting requirement may be reduced to at least one (1) tree per forty lineal feet (40'), plus shrubs, lawn, or other vegetative groundcover, in lieu of the requirements of this section. Clustering is allowed, however, trees shall be spaced no closer than 80 percent (80%) of the average mature width of the trees.
- iii. Chain-link Fencing: Chain-link fencing does not qualify as a screening material; therefore the buffer must still be landscaped, even if a chain link fence is provided.
- iv. Pedestrian Access: Landscaping and screens shall not eliminate pedestrian access between commercial and residential districts.

8. Interior Parking Lot:

a. Applicability: Interior parking lot landscaping shall be required in any parking lot with twenty (20) spaces or more, including vehicle sales lots.

b. Planter Size: Landscape planters shall be a minimum of eight feet (8') in width for trees. Required parking lot planters shall be the length of the adjacent parking space. Dimensions are measured inside curbs.

c. Parking Lot Layout: No linear grouping of parking spaces shall exceed twenty (20) in a row, without an internal planter island. Interior landscaping shall be used to delineate and guide major traffic movement within the parking area. Terminal planters shall be provided at the ends of rows of parking to protect parked vehicles and confine moving traffic to aisles and driveways. Interior landscape planters shall be spaced as evenly as feasible to reduce the visual impact of long rows of parked cars.

d. Trees Required: Each interior planter that serves a single row of parking spaces shall be landscaped with at least one (1) tree and shall be covered with low shrubs or other vegetative groundcover. Each interior planter that serves a double row of parking spaces shall have at least two (2) trees and shall be covered with low shrubs or other vegetative groundcover. Deciduous shade trees must be pruned to a minimum height of eight feet (8') above the adjacent parking areas. Evergreen trees are prohibited in interior planters.

e. Industrial Exclusion Industrial parking, storage, and loading areas are specifically excluded from the interior landscape requirements, but shall meet all perimeter and right of way landscape and screening requirements.

f. Snow removal and storage shall be accommodated when developing a landscape plan to minimize damage to plants and to compliment the stormwater management design.

C. LANDSCAPE APPROVAL

Before Issuance of the final certificate of occupancy, the Building Official along with the Administrator or their respective designees, shall certify the landscape is what was approved.

D. EXTENSION OF TIME FOR INSTALLATION:

1. Upon recommendation of the administrator, a temporary certificate of occupancy may be issued for a specified time period, not to exceed one hundred eighty (180) days when:

a. Due to weather or other circumstances, the landscaping or other required site amenities cannot be completed; and

b. The applicant has provided a surety to the City for the required improvements.

E. LANDSCAPE MAINTENANCE

1. Applicability: The requirement for landscape maintenance applies in all zones where landscaping has been required.

2. Standards:

a. The property owner, occupant, user or person in charge or control of any property shall be responsible for the maintenance of all landscaping and screening devices required by this section.

b. Topping any street tree required by this section is prohibited. For trees not within street right-of-way, alternative pruning techniques to achieve specific horticultural or aesthetic effects may be used if approved by the City Arborist. Examples include pleached allee, pleached bosque, espalier, and pollarded canopy.

c. Tree grates shall be widened to accommodate the growing tree trunk and prevent girdling of any tree planted in tree wells within sidewalks or other public right of way.

d. Plant materials that exhibit evidence of insect pests, disease, and/or damage shall be appropriately treated to correct the problem. Dead plant materials shall be replaced within thirty (30) calendar days of notification from the City.

e. All landscaping required by this subsection may be subject to periodic inspections by City officials to determine compliance or to investigate.

f. Violations of this section shall be subject to Chapter 8.08 Nuisance of the City of Jerome Municipal Code.

Section 2. That section 17.26.080 be amended to include a new subsection B:

A. Whenever a parking area is located in or adjacent to a residential district, it shall be effectively screened on all sides which adjoin or face any property used for residential purposes by an acceptably designed wall, fence, or planting screen. Such wall, fence, or planting screen shall not be less than or more than six feet (6') in height and shall be maintained in good condition. The space between such fence, wall or planting screen and the lot line of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs or evergreen ground cover, and maintained in good condition. In the even that terrain or other natural features are such that the erection of such wall, fence, or planting screen will not serve the intended purpose, then no such wall, fence or planting screen and landscaping shall be required.

B. The landscaping of parking lots is required pursuant to section 17.18.070.

Section 3. This ordinance shall become effective upon its passage and publication as required by law.

PASSED BY THE COUNCIL THIS ____ day of _____, 2020.

SIGNED BY THE MAYOR THIS ____ day of _____, 2020.

CITY OF JEROME, IDAHO

By: _____

David M. Davis, Mayor

ATTEST:

Bernadette Coderniz, City Clerk

Councilman Barber stated that the committee worked hard on the ordinance and he is ready to see it passed and utilized. He believes that the city will learn what works once the ordinance is applied. Councilman Culver stated that the committee reviewed many facets of the landscape ordinance and feels it is a good starting point and can be amended as needed. Councilman Johnson questioned the “no artificial turf” portion of the ordinance; he feels this items should be removed considering the location of the city (high desert area) and that artificial turf can look nice if properly maintained. Councilman Barber agreed with this statement. Ms. Clark stated that the committee reviewed the language of the ordinance at great length regarding the term “no artificial turf” and ultimately agreed to leave it in the ordinance and to pursue other avenues in the language to cut back on water usage. Councilman Barber also questioned whether or not P&Z should be making decisions regarding quality when some businesses have no access to water and must resort to utilizing artificial greenery to enhance their property. Upon inquiry by Mayor Davis regarding the requirement of some type of live vegetation versus hardscaping, Ms. Clark stated that it will depend on the lot size; larger lots will be required to plant some type of tree or shrub. She also spoke of the waiver portion of the ordinance whereby exceptions may be considered. She further stated that hard restrictions were not the intent of the ordinance. Mayor Davis stated he does not care for artificial plants/trees. Councilman Peterson stated he does not favor an ordinance of this nature and gave specific examples including the requirement of a landscape architect to prepare landscape designs. He commented on the artificial turf in

town that looks nice. He also stated he does not understand the issue with trees or shrubs in a large parking lot. Mayor Davis spoke of the use of drain rock for landscaping with a minimum size requirement to which he agreed. He also spoke of the landscape architect portion of the original ordinance that was changed to include a designer with no specific requirements so at this time he is comfortable with the ordinance and feels the main corridor of the city needs improvements. Additionally, he noted that businesses that come to Jerome have asked about landscaping requirements.

Councilman Culver made the motion to adopt Bill No. 671 as Ordinance No. 1186 creating Title 17 Chapter Landscaping Requirements and Amending Title 17 Chapter 26.080 Screening and/or Landscaping of the Jerome Municipal Code. Second to the motion was made by Councilman Barber. After consideration the following vote was taken: **AYES:** Councilman Culver. **NAYS:** Councilman Barber, Councilman Peterson and Councilman Johnson. The motion failed.

Mayor Davis asked the council if they agreed to have the content of the ordinance revisited. Discussion ensued regarding a potential revision to the ordinance; the desire for beautification of the city without so many restrictions placed upon business owners; more clarification for what is desired; less-than desirable plants around the community; the enforcement of the ordinance should the requirements not be followed; requiring businesses to plant trees/shrubs/grass when properties can look presentable without requiring water usage; and, adding language to the ordinance including xeriscaping and tasteful shrubbery whether live or artificial. Mr. Williams inquired what would be the next step for council pertaining to an amended version of this ordinance. Mr. Larsen stated the changes would apply to Chapters 16 and 17 of the Jerome Municipal Code and changes would go back to the P&Z for revisions and recommendations. Mayor Davis confirmed the following: artificial trees/plants are an item of concern; the allowance of xeriscaping should be considered; some council members oppose specific landscaping restrictions on business owners but would consider guidelines versus requirements. Ms. Clark noted the concerns of the council and will relay the information to the P&Z for consideration as they would like to have some type of landscaping ordinance adopted.

COUNCIL REPORTS:

Councilman Johnson thanked the staff for dealing with the current situation and expressed his appreciation for the work.

DEPARTMENT REPORTS:

Mr. Williams thanked everyone for their patience with the format in which the meeting is being conducted and expects that meetings will continue in this manner for the foreseeable future. He requested that he be notified of any issues or concerns and noted that staff has been working well in a variety of situations (some from home, some in shifts, etc.) to ensure safety and protection while continuing to provide services to the public. He also noted some departments are operating with minimal staff to protect the department as a whole.

Mr. Williams reported on the 10th Avenue E sidewalk project and stated that the staff portion of the project is nearly completed; Idaho Materials & Construction will begin with their portion soon. He stated that the Main Street grant has been approved for the path/curb/gutter project. Funds will not be received until Fall 2021 or Spring 2022. He reported that ninety-five

applications were submitted to the Idaho Transportation Department and the City of Jerome was one of sixteen entities chosen for a grant.

Mr. Williams spoke of the budget and the Coronavirus pandemic resulting in expenses beyond the normal operations of the city including software licensing, Personal Protective Equipment and supplies and other items which are eligible for reimbursement through federal funding. He stated all expenses are being tracked for this purpose.

Mayor Davis called upon each department head for any reports or concerns to address. Mr. Richey stated that business is as usual in the building department with inspections. Chief Hall stated that the department is working to protect staff as much as possible while responding to calls, and Chief Harrison stated that crews have been split to limit exposure. Mr. Sanchez stated crews are also split up to limit exposure and ensure staff safety. Mayor Davis concluded by requesting that everyone continue to honor the governor's shelter-in-place order along with social distancing and to be safe and stay healthy.

ADJOURNMENT:

There being nothing further to discuss, Mayor Davis adjourned this April 7, 2020 regular meeting of the Jerome City Council at 7:04 p.m.

By:

Mayor David M. Davis

Attest:

Bernadette Coderniz, City Clerk