

Planning & Zoning Meeting  
May 8<sup>th</sup>, 2018

This regular meeting of the City of Jerome Planning & Zoning Commission was called to order at 7:00 p.m. Present were Chairman Rod Mink, Commissioner Sheryl Gibbons, Commissioner Dave Holley, Commissioner Carl McEntarffer, and Commissioner Bill Allred. Commissioner Randy King and Commissioner Janey Miller were excused. Also present were City Planner Esmeralda Chavez, Legal Counsel Ted Larsen, and Secretary Katie Elliott.

**PUBLIC HEARING** to consider a request from J Carlyne Woolf for a renewal of her Special Use Permit allowing six (6) chickens on that parcel described as Lot 8 Block A-193 Mann Sub #1 NE 19-8-17, more commonly known as 604 East Avenue A, Jerome, Idaho.

Staff Report: Ms. Chavez stated Ms. Woolf received a special use permit for six hens in April 2016. The application materials noted the hens would be kept in an enclosed coop in the backyard. Furthermore, it was noted there would not be any exterior modifications to the front of the residence. Ms. Woolf would like to request a renewal on her special use permit.

Ms. Chavez stated the property in question, 604 East Ave A in Jerome, is currently zoned Residential 1 (R-1). The proposed use, the possession of chicken or poultry, requires a Special Use Permit from the Planning and Zoning Commission.

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

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

As pertains to Title 8 of the JMC, the ordinance addressing nuisances, Ms. Chavez reminded the committee that chicken manure is considered a public nuisance. Ms. Chavez stated she had not received any written, or verbal concerns for this Special Use permit.

If approved, Ms. Chavez recommended the following conditions: Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare; Any chicken coop or accessory structure associated with the chickens shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; and Special use permit shall be allowed for up to three years, renewable upon expiration.

Applicant Testimony: J. Carlyne Woolf, 604 East Avenue A, testified she has four chickens and her neighbors like the chickens. Upon inquiry from Chairman Mink, she stated there has not been any complaints or problems. Upon inquiry from Mr. Holley, Ms. Woolf stated she did not have any roosters.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the public hearing at 7:04 p.m.

**CONSIDER** a request from J Carlyne Woolf for a renewal of her Special Use Permit allowing six (6) chickens on that parcel described as Lot 8 Block A-193 Mann Sub #1 NE 19-8-17, more commonly known as 604 East Avenue A, Jerome, Idaho.

Commissioners McEntraffer, Holley and Gibbons all stated they had no concerns.

Commissioner McEntarffer made a motion to approve a request from J Carlyne Woolf for a renewal of her Special Use Permit allowing six (6) chickens on that parcel described as Lot 8 Block A-193 Mann Sub #1 NE 19-8-17, more commonly known as 604 East Avenue A, Jerome, Idaho with the following conditions: Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare; Any chicken coop or accessory structure associated with the chickens shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; and Special use permit shall be allowed for up to three (3) years, renewable upon expiration.

Second to the motion by Commissioner Allred and carried.

Unanimous “ayes”

**PUBLIC HEARING** to consider a request from Guadalupe Mejia Gonzales for a Special Use Permit allowing six (6) chickens on that parcel described as Lot 6, Block 54, JT SE 13-8-16, more commonly known as 321 3rd Avenue W, Jerome, Idaho.

Staff Report: Ms. Chavez stated the property in question, 321 3rd Avenue West in Jerome, is currently zoned Residential 3 (R-3). The proposed use, the possession of chicken or poultry, requires a Special Use Permit from the Planning and Zoning Commission.

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

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

Ms. Chavez reminded the commission that chicken manure is considered a public nuisance according the 8.08.010 of the JMC.

Regarding the General Standards for Special Uses, Ms. Chavez stated the application notes the six chickens will be kept in an enclosed coop in the backyard. There will not be any modifications to the front of the residence, ensuring that the use will not change the essential character of the area. The application notes the food and water will be changed every day to ensure the chickens are not disturbing to neighboring uses. Additionally, it is noted the coop will be cleaned and properly maintained. There is no indication that additional services will be needed to serve this use, therefore, it appears that the site will continue to be served adequately by essential public facilities and services. The chickens will not be detrimental to persons, property or the general welfare by creating excessive traffic, smoke, fumes or glare. The application materials note that there will not be significant noise or odors. There are no changes proposed to the vehicular approaches to the property. It does not appear that the chickens will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

If approved, Ms. Chavez recommended the following conditions: Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare; Any chicken coop or accessory structure associated with the chickens shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; and Special use permit shall be allowed for up to two years, renewable upon expiration.

Applicant Testimony: Mitzi Nashely Tolentino-Mejia, 321 3<sup>rd</sup> Avenue West, testified they wanted to get some chickens and want to be more organic. She stated they were not aware of the permit when they got the chickens but have tried to do everything right. She testified the chickens give her little sister responsibility on taking care of the them by watering and feeding the chickens as well as watching them when they are out of the coop. Chairman Mink inquired if they have a fence. Ms. Tolentino-Mejia stated there is a small fence and a place for them to be out as her mom does not want them in a coop all the time. She also stated they do have a raised coop and they have met all setback requirements. She stated they currently have four chickens with no roosters but they would like to have six.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the public hearing at 7:10 p.m.

**CONSIDER** a request from Guadalupe Mejia Gonzales for a Special Use Permit allowing six (6) chickens on that parcel described as Lot 6, Block 54, JT SE 13-8-16, more commonly known as 321 3rd Avenue W, Jerome, Idaho.

Commissioner Holley and Gibbons both stated they did not have any issues with the application.

Commissioner Holley made a motion to approve a request from Guadalupe Mejia Gonzales for a Special Use Permit allowing six (6) chickens on that parcel described as Lot 6, Block 54, JT SE 13-8-16, more commonly known as 321 3rd Avenue W, Jerome, Idaho with the following conditions: Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare; Any chicken coop or accessory structure associated with the chickens shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; and Special use permit shall be allowed for up to two (2) years, renewable upon expiration.

Second to the motion by Commissioner Gibbons and carried.

Unanimous "ayes"

**PUBLIC HEARING** to consider a request from Jerome Cemetery Maintenance District, for a Special Use permit allowing six (6) cows on the following property, approximately 5.028 acre pasture, described as the following: TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 24; A parcel of land located in Block A-285, Jerome Townsite and more particularly described as follows:

Commencing at the centerline Intersection of West Avenue "H" and West Boulevard, thence North 90°00'00" West for a distance of 569.08 feet; Thence South 00°03'31" West for a distance of 30 feet to the Northeast west boundary corner of Block A-285; Thence South 00°03'31" West along the West boundary of Block A-285 for a distance of 241.33 feet, said point being THE TRUE POINT OF BEGINNING, set ½ inch rebar; Thence continuing South 00°03'31" West along the West boundary of Block A-285 for a distance of 359.14 feet, set ½ inch rebar; Thence South 33°59'45" East for a distance of 78.04 feet, to the South boundary of Block A-285, set ½ inch rebar; Thence North 90°00'00" East along the South boundary of Block A-285 for a distance of 491.09 feet, set ½ inch rebar; Thence North 00°00'00" East along the East boundary of Block A-285 for a distance of 388.31 feet, set ½ inch rebar; Thence North 90°00'00" West parallel with the North boundary of Block A-285 for a distance of 173.09 feet, set ½ inch rebar; Thence North 00°00'00" East parallel with the East boundary of Block A-285 for a distance of 35.53 feet, set ½ inch rebar; Thence North 90°00'00" West parallel with the North boundary of Block A-285 for a distance of 361.27 feet to the TRUE POINT OF BEGINNING.

Staff Report: Ms. Chavez stated the property in question, approximately 5.028 acres of pasture as described on the P&Z public notice and agenda, in Jerome, is currently zoned Residential 3

(R-3). The proposed use, the possession and grazing of livestock, requires a Special Use Permit from the Planning and Zoning Commission.

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

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

As pertains to Title 8 of the JMC, the ordinance addressing nuisances, Ms. Chavez reminded the commission that manure is considered a public nuisance.

Regarding the General Standards for Special Uses, Ms. Chavez stated the application indicates the property is fully fenced and has an updated irrigation system. Additionally, it is noted the property was purchased for future expansion of the cemetery. It is currently vacant land. The application notes the property will not have any signage, refuse service or landscaping nor be detrimental to neighboring uses. There is no indication that additional services will be needed to serve this use. Therefore, it appears that the site will continue to be served adequately by essential public facilities and services. The application notes the property has access to irrigation water. It does not appear that the cows will create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

It appears that the cows will not be detrimental to persons, property or the general welfare by creating excessive traffic, smoke, fumes or glare. The application notes the property has access through a gate on the south fence line, through the Jerome Cemetery. The vehicular approaches will not be impacted by the proposed use. It does not appear that the cows will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

If approved, Ms. Chavez recommended the following conditions: Cows shall not create odors, excessive noise, nor be detrimental to persons, property or the general welfare; Special use permit shall be allowed for up to two (2) years, renewable upon expiration; and Comply with all City, State and Federal requirements.

Applicant Testimony: Walt Appell, 606 North Davis, testified he is the existing Chairman for the Cemetery District. He stated the land has had cattle on the property prior to them buying the land. He stated they have updated the fencing and they are wanting to have the cattle help keep the weeds and grass down. Upon inquiry of Chairman Mink, Mr. Appell showed the commission where the cattle would be located. Upon inquiry from Chairman Mink, Mr. Appell stated they are currently watering the property. Commissioner Holley inquired how long the cows would be on the property. Mr. Appell stated they would be used as needed and it would be up to the owners of the cows how long they would be on the property. He stated the owners

would be the ones that would be checking on them. Upon inquiry of Chairman Mink, Mr. Appell stated they just installed new fences.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the public hearing at 7:19 p.m.

**CONSIDER** a request from Jerome Cemetery Maintenance District, for a Special Use permit allowing six (6) cows on the following property, approximately 5.028 acre pasture, described as the following: TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 24; A parcel of land located in Block A-285, Jerome Townsite and more particularly described as follows:

Commencing at the centerline Intersection of West Avenue "H" and West Boulevard, thence North 90°00'00" West for a distance of 569.08 feet; Thence South 00°03'31" West for a distance of 30 feet to the Northeast west boundary corner of Block A-285; Thence South 00°03'31" West along the West boundary of Block A-285 for a distance of 241.33 feet, said point being THE TRUE POINT OF BEGINNING, set ½ inch rebar; Thence continuing South 00°03'31" West along the West boundary of Block A-285 for a distance of 359.14 feet, set ½ inch rebar; Thence South 33°59'45" East for a distance of 78.04 feet, to the South boundary of Block A-285, set ½ inch rebar; Thence North 90°00'00" East along the South boundary of Block A-285 for a distance of 491.09 feet, set ½ inch rebar; Thence North 00°00'00" East along the East boundary of Block A-285 for a distance of 388.31 feet, set ½ inch rebar; Thence North 90°00'00" West parallel with the North boundary of Block A-285 for a distance of 173.09 feet, set ½ inch rebar; Thence North 00°00'00" East parallel with the East boundary of Block A-285 for a distance of 35.53 feet, set ½ inch rebar; Thence North 90°00'00" West parallel with the North boundary of Block A-285 for a distance of 361.27 feet to the TRUE POINT OF BEGINNING.

Commissioner McEntarffer stated he does not have any issues. Commissioner Holley stated it was cut and dry. Chairman Mink suggested adding a condition to make sure the cows are maintained as they may be contracted out.

Commissioner Holley made a motion to approve a request from Jerome Cemetery Maintenance District, for a Special Use permit allowing six (6) cows on the following property, approximately 5.028 acre pasture, described as the following: TOWNSHIP 8 SOUTH, RANGE 16, EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 24; A parcel of land located in Block A-285, Jerome Townsite and more particularly described as follows:

Commencing at the centerline Intersection of West Avenue "H" and West Boulevard, thence North 90°00'00" West for a distance of 569.08 feet; Thence South 00°03'31" West for a distance of 30 feet to the Northeast west boundary corner of Block A-285; Thence South 00°03'31" West along the West boundary of Block A-285 for a distance of 241.33 feet, said point being THE TRUE POINT OF BEGINNING, set ½ inch rebar; Thence continuing South 00°03'31" West along the West boundary of Block A-285 for a distance of 359.14 feet, set ½ inch rebar; Thence South 33°59'45" East for a distance of 78.04 feet, to the South boundary of Block A-285, set ½ inch rebar; Thence North 90°00'00" East along the South boundary of Block A-285 for a distance of 491.09 feet, set ½ inch rebar; Thence North 00°00'00" East along the East boundary of Block A-285 for a distance of 388.31 feet, set ½ inch rebar; Thence North 90°00'00" West parallel with the North boundary of Block A-285 for a distance of 173.09 feet, set ½ inch rebar; Thence North 00°00'00" East parallel with the East boundary of Block A-285 for a distance of 35.53 feet, set ½ inch rebar; Thence North 90°00'00" West parallel with the North boundary of Block A-285 for a distance of 361.27 feet to the TRUE POINT OF BEGINNING. With the following conditions: Cows are maintained; and they follow all City, State and Federal requirements.

Second to the motion by Commissioner McEntarffer and carried.

Unanimous "ayes"

**PUBLIC HEARING** to consider a request from Lytle Signs, representing Golden Cone, Inc, for a Special Use Permit allowing an electronic message sign display to be installed on that parcel described as Lots 7-9, Tax 1 Block 125 JT NE 24-8-16, more commonly known as 505 South Lincoln, Jerome, Idaho.

Staff Report: Ms. Chavez stated Dairy Queen is located at 505 South Lincoln and is an existing building. The application proposes to replace an existing reader board with a new electronic message display sign. The property is located in the Central Business District zone (CBD). Section 17.32.040.Q of the Jerome Municipal Code allows electronic message displays in all zoning districts by special use permit only. Per section 17.14.010 of the Jerome Municipal Code, signs in the Central Business District (CBD) are allowed as follows:

“Each property may have one freestanding sign facing each adjacent road of not over one hundred (100) square feet and not over twenty five feet (25') in height. Freestanding signs must be at least ten feet (10') from any adjacent property...”

The application proposes to replace the existing reader board with an electronic message display. The materials note the structure of the sign will not be modified. The proposed electronic display will be similar in size to the existing reader board. The proposed cabinet will measure approximately 6'3" X 3' 5". The electronic message display sign area has an approximate area of 21.35 square feet. As proposed, the sign meets the size requirement as outlined in the Jerome Municipal Code.

Regarding Section 17.32.040, Ms. Chavez stated the applicant acknowledges the guidelines and intends to comply.

Regarding the General Standards for Special Uses, Ms. Chavez stated the application notes the design of the sign will be constructed to fit into an existing sign cabinet, there will not be any structural changes to the existing sign. The applicant is required to meet the electronic display criteria, which will keep the sign from creating a disturbance to current and future neighbors. The application notes the sign not require any public facilities or services. As proposed, the electronic message display sign will not create additional requirements at public cost for public facilities. The electronic message sign display will not create excessive production of traffic, noise, smoke, fumes, glare or odors. Vehicular approaches will not be impacted by this special use request. It does not appear that the destruction, loss or damage of a natural, scenic or historic feature of major importance will be impacted by the proposed electronic display sign.

Regarding the Sign Design Review Guidelines, Ms. Chavez stated the electronic message display sign will replace an existing manual reader board. The materials note the existing sign structure will remain the same. The application indicates the sign will enhance the area and be professionally manufactured and installed. The application indicates the sign will be manufactured using aluminum and polycarbonate for durability. Additionally, it will have LED illumination. The proposed sign display will be in English.

Ms. Chavez stated she sent the application to staff for review and received the following comments:

Building, Fire, Public Works, Wastewater, and Engineering all had no concerns.

If approved, Ms. Chavez recommended the following conditions: Obtain the necessary building permit prior to replacing the sign cabinet; and Comply with all City, State and Federal requirements.

Applicant Testimony: Jack Yasaitis, 615 Leona Cir, Idaho Falls, representing Lytle Signs, testified, they are wanting to convert the message board to electronic sign. He stated they will be going down in size of the sign. Upon inquiry from Chairman Mink, Mr. Yasaitis stated they will be

using the same pole. He continued to state the new sign will draw less power and they will also have the time and temp on the sign. Upon inquiry from Commissioner McEntarffer, Mr. Yasaitis stated National Corporation will be sending the pictures which will be of great quality. He stated there will be no animation and they will control the sign at the local store. He continued they will be changing the scenes no faster than every six (6) seconds.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the public hearing at 7:28 p.m.

**CONSIDER** a request from Lytle Signs, representing Golden Cone, Inc, for a Special Use Permit allowing an electronic message sign display to be installed on that parcel described as Lots 7-9, Tax 1 Block 125 JT NE 24-8-16, more commonly known as 505 South Lincoln, Jerome, Idaho.

Commissioner McEntarffer stated he did not see any issues. Ms. Chavez went over the guidelines for an Electronic Message Display sign. She stated they shall contain static messages only, and shall not have movement, or the appearance of optical illusion of movement of any part of the sign structure, design, or pictorial segment of the sign, including the movement or appearance of movement of any illumination or the flashing/varying of light intensity. Each message or frame must be displayed for a minimum of three (3) seconds. Area shall not occupy more than seventy five percent (75%) of the sign. Shall emit a light of constant intensity, and shall be constructed of hardware capable of programming that will limit the nits output to five thousand (5,000) on clear days and five hundred (500) nits from dawn to dusk. In no event shall such an illuminated sign or device be placed or directed to permit the beams and illumination therefrom to be directed or beamed upon a public thoroughfare, highway, sidewalk or adjacent premises to cause glare or reflection that may constitute a traffic hazard or nuisance. Text only single color message displays with letters no higher than twelve inches (12") may scroll or travel without the static message limitation. Maximum area for such displays is sixty (60) square feet. Each parcel of real property may have one electronic message display. Such signs, displays, or device may not be installed on a nonconforming sign. Animated signs and EMD are allowed by special use permit only and in accordance with chapter 17.60 of this title. Ms. Chavez stated the applicant is aware of the guidelines.

Commissioner Holley inquired how long they can allow the special use permit. Ms. Chavez stated in the past they have allowed them indefinitely but is up to the discretion of the Commission.

Commissioner McEntarffer made a motion to approve a request from Lytle Signs, representing Golden Cone, Inc, for a Special Use Permit allowing an electronic message sign display to be installed on that parcel described as Lots 7-9, Tax 1 Block 125 JT NE 24-8-16, more commonly

known as 505 South Lincoln, Jerome, Idaho with the following conditions: allow indefinitely; and follow all City, State and Federal laws.

Second to the motion by Commissioner Holley and carried.

Unanimous “ayes”.

**CONSIDER** a Design Review from Lytle Signs, representing Golden Cone, Inc. located at 505 South Lincoln, Jerome, Idaho.

Commissioner McEntarffer made a motion to approve a Design Review from Lytle Signs, representing Golden Cone, Inc. located at 505 South Lincoln, Jerome, Idaho as presented.

Second to the motion by Commissioner Holley and carried.

Unanimous “ayes”

**CONSIDER** a Design Review from Jason Smith, representing Carl’s Jr. Restaurant located at 2700 South Lincoln, Jerome, Idaho.

Staff Report: Ms. Chavez stated the proposed Carl’s Jr. building will be located at 2700 South Lincoln Avenue in Jerome. The property is zoned High Density Business (C3). The design review proposal is for a new Carl’s Jr. restaurant with a drive-thru. The application notes the building will have approximately 2,430 square feet. It will be a single story structure. The exterior design will incorporate a uniform material design, storefront windows, awnings, modulation, and horizontal and vertical material changes to create a cohesive design. Additionally, it is noted the architectural character of the building is consistent with Carl’s Jr. brand. The exterior materials consist of fiber cement panels, stone veneer and a limited amount of stucco around the entries. The building will have a flat roof with parapet walls that screen all mechanical equipment from view. The building will be placed on the north end of the property and be oriented with main entries on the west side facing South Lincoln and on the north side facing a private drive. The materials note the drive-thru is internal to the site promoting safe vehicular and pedestrian circulation.

Regarding the Design Review Guidelines, Ms. Chavez stated the application notes the building will be compatible with adjacent buildings and uses, which are a mix of commercial uses. The application notes the site is relatively flat. Every effort will be made to use swales or retention basins for surface drainage. The materials note the building and associated parking have been placed to take advantage of the existing site access easements from the north, east and south. The parking is clustered on the north and east sides of the building. The application notes the site incorporates now storage areas in the landscape buffers to the north and west.

Additionally, it is noted additional parking is provided, which could be used for snow storage if needed. The building will have a flat roof with parapet walls that will hold the snow. Building

entries will be covered by canopies. The trash area will be placed in the northeast corner of the site and will be screened by a stucco enclosure, steel gates and landscaping. The utility meters will not be visible on the primary facades of the building. Parking stalls will be placed on the north and east sides of the property, minimizing the visual impact from South Lincoln.

Additionally, the materials note landscaping will provide partial screening of the parking and drive-thru lane. On-site parking will be self-contained and utilize the existing site access from the adjacent shopping center to promote safe vehicular and pedestrian circulation. A portion of the parking is located directly adjacent to the building with a continuous sidewalk wrapping three sides of the building connecting all building entrances. Additionally, there will be a pedestrian connection from the building east to the existing walkway along South Lincoln. The materials note the service/delivery entrance is on the east side of the building, therefore minimizing any potential conflicts with patrons accessing the main entries on the north and west sides of the building. The building facades are broken up with changes in material, roof height, wall modulation and exterior canopies.

Regarding the Architecture, Ms. Chavez stated the building is a single story structure with awnings placed over all exterior doors and windows contributing to the human scale of the building. The design features two main entry doors, which will be placed on the north and west elevations facing the street. Both doors will have awnings. The application notes the materials consist of fiber cement panels, stone and a limited amount of stucco around the entries. Stone will be used as a wainscot around the building, at the entry tower elements and the drive-thru tower. The exterior color palette includes earth tone colors and accent colors that provide interest and are consistent with the Carl's Jr. brand, while also being harmonious with the surrounding buildings.

Regarding Landscaping and Site Design, Ms. Chavez stated the landscape plan provides the desired year-round aesthetic interest in a variety of ways. It includes evergreen, trees, flowering ornamental trees, large shade trees, flowering shrubs, warm and cool season grasses, flowering perennials, and an evergreen groundcover. Additionally, the materials note the plants are patterned carefully according to height, texture, and color to ensure a harmonious, eye-pleasing scene. The materials note an irrigation system will be provided for all landscaped areas. The application notes site conditions were considered in the selection of plant species. The material is proven to be hardy in the area, with the majority of plants requiring low water use once established.

Ms. Chavez stated she sent the application to staff for review and received the following comments: Engineering – No issues regarding the landscape and architectural site plan. Engineering will provide an in-depth review when the civil engineering grading plan is submitted; Fire, Building, Streets, Wastewater, and Water all had no concerns.

Clayton Jones, 14071 West Rochester Drive, Boise, representing Carl's Jr stated they are wanting to put a restaurant where the current Sonic Building is. He stated he is hoping to make the intersection better. Upon inquiry from Chairman Mink, Mr. Jones stated it is based on a

national prototype but was made their own and the colors represent the Carl's Jr. brand. He stated they are now leaning towards a cool color spectrum. Upon inquiry from Chairman Mink, Ms. Chavez stated the signs will be coming before staff at a later date and would be approved administratively. Commissioner McEntarffer inquired if they were in the interstate district. Ms. Chavez stated they were. Chairman inquired if they were going to have the whole lot landscaped. Mr. Jones stated they own the whole parcel and may consider dividing it into two to allow another business to come in at a later date. He further noted they do not want a pile of weeds in front. Upon inquiry of Commissioner Holley, Mr. Jones stated the landscape design went through for approval but it was not required by the chain.

Commissioner McEntarffer made a motion to approve a Design Review from Jason Smith, representing Carl's Jr. Restaurant located at 2700 South Lincoln, Jerome, Idaho as presented.

Second to the motion by Commissioner Gibbons and carried.

Unanimous "ayes"

#### **APPROVAL OF MINUTES**

Upon inquiry from Chairman Mink, the Commission unanimously approved the regular meeting minutes for the April 24<sup>th</sup>, 2018 meeting.

#### **CITIZEN CORRESPONDENCE**

None

#### **DISCUSSION PERIOD & STAFF REPORTS**

Ms. Chavez stated the next meeting will be June 12<sup>th</sup>, 2018. Chairman Mink asked for clarification on the Electronic Message Display (EMD) signs regarding movement. The Commission discussed the EMD criteria pertaining to movement. Commissioner Gibbons inquired what the difference between the interstate sign overlay and design review overlay was. The Commission discussed the height differences.

There being no further discussion, Chairman Mink closed this regular meeting at 7:50 p.m.

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Rod Mink, Chairman

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Katie Elliott, Secretary