

Planning & Zoning Meeting
July 14th, 2020

This regular meeting of the City of Jerome Planning & Zoning Commission was called to order at 7:00 p.m. The meeting was held by teleconference along with the Council Chambers being open 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 Planning and Zoning board and other speakers addressing the board, 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 were Chairman Rod Mink, Commissioner Bill Allred, Commissioner Jeff Schroeder, Commissioner Dave Holley, Commissioner Carl McEntarffer, Commissioner Randy King, and Commissioner Paul Johnson. Also present were City Planner Ida Clark, Legal Counsel Ted Larsen, and Secretary Katie Elliott.

Chairman Mink called the Public Hearing to order at 7:00 p.m.

PUBLIC HEARING to hear a request from EHM Engineers, Inc., representing BBL Property Investments, LLC for a zoning map amendment, changing the zone from General Business (C-2) to Residential 2 (R-2) on the property described as follows: Being a portion of the NE ¼ NE ¼ Section 30, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows: Commencing at the Northeast corner of said Section 30; Thence, along the North Boundary of said NE ¼ NE ¼ of Section 30, North 89°52'00" West 525.00 feet and being the REAL POINT OF BEGINNING; Thence, leaving said North Boundary, South 00°03'58" East 820.00 feet; Thence, South 89°56'16" West 794.50 feet to a point on the West Boundary of said NE ¼ NE ¼ of Section 30; Thence, along said West Boundary, North 00°03'44" West 822.71 feet to the Northwest corner thereof; Thence, along said North Boundary, South 89°52'00" East 794.44 feet to said REAL POINT OF BEGINNING; Containing approximately 14.98 acres; and more commonly known as Lots 3-10 and a portion of Lot 2, Block 1, and Lots 4-11 and a portion of Lot 3, Block 2 of Jerome Professional Park, Jerome, ID.

Staff Report: Ms. Clark stated the property in question, known as the Bird Farm, was annexed into the City of Jerome in May of 2007 and zoned Area Business. In May of 2008 Lot 1, Block 1, was rezoned to Light Industrial. The property was also subdivided with final approval in May of 2008. The subdivision is known as the Jerome Professional Business Park and has remained undeveloped. The entire subdivision was rezoned to General Business (C-2) in April of 2010 with the Title 17 code rewrite. The current use of the property is agriculture. The request is to rezone 14.98 acres to Residential 2 (R-2). The southern 15.12 acres will remain C-2.

Ms. Clark went over the surrounding zoning and uses; to the North, the uses are Single-Family Homes, and Non-Profits, with the zoning being Residential 2 and General Business; to the South, the use is Agriculture, with the zoning being General Business; to the East, the use is

Single-Family Homes, with the zoning being Area of City Impact Residential; and to the West, the use is Agriculture, with the zoning being Area of City Impact Industrial.

Ms. Clark stated the Comprehensive Plan Land Use Map designates this area as Commercial surrounded by Area of City Impact Residential. The existing land use is agriculture surrounded by single-family homes and agriculture.

Ms. Clark stated the parcels involved, as described above, are currently zoned General Business (C-2). The proposed zone, Residential 2 (R-2), is a more restrictive zone allowing the permitted uses; single and two-family dwellings as detailed in 17.14.010 of the JMC. All land use regulations as detailed in Title 17 of the JMC will apply to the property, including but not limited to setbacks, building height restrictions, sign restrictions, and use restrictions.

As required by 17.80.040, GENERAL PROCEDURES FOR AMENDMENTS, Ms. Clark stated the application for a rezone shall be reviewed by the Commission to determine if the request: Is in accordance with the Comprehensive Plan; Will create a demand for public infrastructure that is not currently available; including municipal sewer and water services; Is compatible with the zoning uses in the surrounding areas; No non-conforming uses will be created.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in accordance with the following chapters: Chapter 1, Property Rights, and Chapter 3, Land Use. The Commission must consider that if the proposed rezone is approved, it must comply with Chapter 3, Objectives 5 and 6. These objectives state that any land use decision must consider "Protecting the character of single-family neighborhoods" while at the same time, "Developing a variety of densities that support a mixed land use." Ms. Clark stated that the request is also in accordance with Chapter 13, "Housing.

As pertains to the demand for public infrastructure that is not currently available, including municipal sewer and water services, Ms. Clark stated the property can be served by municipal water and sewer located in East Nez Perce.

As pertains to the compatibility with the zoning uses in the surrounding areas, Ms. Clark stated as mentioned, the property in question has a single-family residential subdivision located north with several residential properties to the east in the Area of City Impact. While the property to the west is zoned Area of City Impact Industrial, the property to the northwest is zoned Area of City Impact Residential and is currently used as agriculture. The property south, zoned General Business, provides a buffer between the proposed Residential and the current Light Industrial zone. It appears that the proposed zone change to Residential 2 would be compatible with the surrounding area.

As pertains to the creation of non-conforming uses, Ms. Clark continued, the property is currently used as agriculture which is an allowed use in the Residential 2 zone. No non-conforming uses would be created by this rezone.

As pertains to Title 16 of the JMC, the Subdivision Ordinance, the property is currently subdivided as the Jerome Professional Business Park. An amended plat will need to be submitted to City staff for review before a development can begin.

Ms. Clark stated she sent the application out to city staff, and she received the following comment: Engineering: 1- The current C-2 zoning serves as a buffer between existing residences and the IMP-Industrial zoned properties to the west and south. 2- The current plat has only one access from Nez Perce Ave and one from Tiger Dr. which is appropriate as both roadways are classified as Minor Arterial roadways. Re-zoning the northern portion to R-2 would allow the smallest residential lot sizes and two family dwellings, both of which provide potential for a greater number of lots and homes. Roadways would need to be provided to connect the two accesses and zones to accommodate.

If approved, Ms. Clark recommend a conditional approval to the City Council of the rezone to Residential 2 based on submittal and approval of an amended plat.

Applicant Testimony: David Thibault, representing BBL Property Investments LLC, 621 N College Rd, Ste 100, Twin Falls, testified, we are here to consider a rezone for property that has already been annexed into the City limits. He stated the property has sat undeveloped for a while and they now have an opportunity to develop the property with a zone change. Mr. Thibault went over the map with the Commissioners. He stated they are looking to develop a residential subdivision on the northern part of the property. Mr. Thibault continued that his office has been involved with a number of projects in the city with one of the most recent being the Lutheran Heights Subdivision to the northeast of the property. Mr. Thibault went over the neighboring uses and the compatibility of those uses with the proposed rezone. He stated that he agrees with the staff report and has no objections to the recommendations that were provided. He stated that they are currently going through the rezone phase of the project so then they can submit an amended plat. He stated he was aware of the neighbors getting the letter regarding the rezone and wanted to address the concerns of the neighbors. Regarding noise, Mr. Thibault stated there are several other residential properties established along with a school and daycare establishment, and does not think an enforced curfew or noise ordinance is appropriate and is not aware of any HOA or City Ordinance that currently has these restriction. Regarding lighting, Mr. Thibault stated once the property is developed they will follow the City of Jerome standards and specifications in accordance to the Idaho Power street light and lumen standards for lighting intersections of roadways and where appropriate to increase visibility. Regarding water runoff, Mr. Thibault stated the natural drainage of the property is from the northeast to the southwest. Once they develop the property, they will be required to have a storm water retention facility onsite. Regarding fencing, Mr. Thibault stated they have not gone that far into design of the development but he believes that homeowners will want to have some form of designating their property or keeping in their pets so they may want to have a fence but as previously stated, they have yet to go that far into the design of development. In regards to perimeter fencing, Mr. Thibault stated some areas have perimeter fencing and some areas do not but that usually has been left up to the developer and would like to have that allowance as well. Regarding city streets, Mr. Thibault stated, as of right now, they

plan to construct the streets to the city standards and would then turn over and dedicate all of the streets back to the city once they have been completed. Regarding the annexation, Mr. Thibault stated the property is already annexed into the City. Regarding the type of housing, Mr. Thibault stated the housing will be in compliance for the R-2 zone which is single family and duplex type structures.

Regarding the restriction to one builder, Mr. Thibault stated he did not intend to only have one builder as it would be the property owner's discretion and it also may be market driven. Regarding the lot sizes, Mr. Thibault stated they have not completely decided but stated the lot sizes may be about 80 to 85 feet wide and 100 to 200 feet deep. Which would be bigger than the Lutheran Heights subdivision. Regarding the traffic plans, Mr. Thibault stated they would like to have two accesses for the property off of Nez Perce. He stated once they amend the plat, it will go before the Planning and Zoning Commission and everyone will have a chance to look at the design. He stated tonight's action is for a rezone of the property and they will come back before the commission with a preliminary plat. He stated the request is harmonious with the surrounding area and with the Comprehensive Plan.

Testimony in Favor: Chris Barber, 868 East Main, testified the Leslie's approached him to find some investment properties in the area. Mr. Barber disclosed that he is currently a City Councilman. He stated once they settled on this property, he went and spoke with the City staff regarding a rezone of the property. He stated they would like to see this property as residential and believes that this proposed zoning is more harmonious in regards of current zoning. Mr. Barber went over the different uses that would be permitted with the current zoning. Those uses included, automotive body shop and repairs, convenient stores, car wash, banks, clinics, hospitals, hotels, professional services, restaurants, storage units, veterinary services, c-store-gas stations, etc. He stated the Leslie's live and work in this community that they love. He stated the best thing would be to rezone the property. He stated he believes EHM will do a great job engineering the property. Upon inquiry from Commissioner Schroeder, Mr. Barber stated he is the broker for the property.

Testimony in Neutral: Ms. Clark read the following letter for the commission:

To: City of Jerome Planning and Zoning Commission

July 4, 2020

RE: BBL Property Investments LLC proposed zoning amendment

The following are our concerns and requests:

1. Noise. We would like a curfew via an HOA or city ordinance for noise and timeframes.
2. Lighting. We would like the Lighting be down and low output.
3. Water runoff. Will there be a slope and drainage for the water runoff? Where is the watershed going to be directed to, city sewer something else?
4. Boundary Fence. We would like there to be a minimum 6' privacy fence suitable for livestock around the perimeter for the existing home/landowners.
5. City Streets. Will an HOA or city services maintain the streets?

6. Will this property be annexed into the city limits and what effects will that have on our property and surrounding property owners?? Property owners affected are Allen, Dunn, Pooley, Falconburg, Stock, Burgess and Thompson. All of whom do not want to be annexed into the city.
7. Type of housing. Will the housing be single family, multifamily etc?
8. Restricted to one builder. Will the subdivision be restricted to one builder?
9. What are the proposed lot sizes?
10. What are the traffic plans, where will the entrances and exits be?

Many of us have lived here for 20 years or longer and we do not want our properties to be devalued in price or the appeal of county living. Many of us raise livestock and would like to have fences that would be suitable to protect the livestock and the home owners.

Thank you,

Stanley M Allen, Barbra J Allen, Susan F Thompson, Arthur J Thompson, Randy Stock, Kristi Dunn, Matthew Dunn, Brent Pooley, Dave Burgess, Kathy Burgess

Testimony in Opposition: Barbra Allen, 115 S 100 E, testified, her concern is the lighting being towards the ground and not being bright. She stated they are not in opposition and would rather have residential than commercial. She stated the fencing is important because they raise cattle. Upon inquiry from Chairman Mink, Ms. Allen stated they currently have fencing but would like more privacy. She stated she wants to maintain the country living that they currently have and she realizes that city property surrounds their property. Upon inquiry from Chairman Mink, Ms. Allen stated the curfew and noise concern was because they did not want large parties at all hours of the night. She stated she wants to be good neighbors but would like to maintain what they currently have.

Rebuttal testimony: David Thibault, testified the luminaire are typically mounted on a wood post, approximately 20 feet high, that face downward facing but they do not have a shield. Regarding the noise, Mr. Thibault stated that the property owners will want to have the same freedoms as all of the other residents in the City of Jerome. Regarding the fencing, Mr. Thibault stated he does not believe it is appropriate during a rezone but will address it when they do the plat. He stated he does not see a change to the current fencing. He stated this area looks like an amazing neighborhood. He understands there will be some covenants and conditions but they have not reached that part in the development as of yet.

There being no further testimony, Chairman Mink closed the public hearing at 7:26 p.m.

CONSIDER a request from EHM Engineers, Inc., representing BBL Property Investments, LLC for a zoning map amendment, changing the zone from General Business (C-2) to Residential 2 (R-2) on the property described as follows: Being a portion of the NE ¼ NE ¼ Section 30, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows: Commencing at the Northeast corner of said Section 30; Thence, along the North

Boundary of said NE ¼ NE ¼ of Section 30, North 89°52'00" West 525.00 feet and being the REAL POINT OF BEGINNING; Thence, leaving said North Boundary, South 00°03'58" East 820.00 feet; Thence, South 89°56'16" West 794.50 feet to a point on the West Boundary of said NE ¼ NE ¼ of Section 30; Thence, along said West Boundary, North 00°03'44" West 822.71 feet to the Northwest corner thereof; Thence, along said North Boundary, South 89°52'00" East 794.44 feet to said REAL POINT OF BEGINNING; Containing approximately 14.98 acres; and more commonly known as Lots 3-10 and a portion of Lot 2, Block 1, and Lots 4-11 and a portion of Lot 3, Block 2 of Jerome Professional Park, Jerome, ID. – action item

Ms. Clark reminded the commission of the criteria for the request: Is in accordance with the Comprehensive Plan; Will create a demand for public infrastructure that is not currently available; including municipal sewer and water services; Is compatible with the zoning uses in the surrounding areas; No non-conforming uses will be created. Commissioner Holley stated it was presented nice and he does not have issues or concerns. Chairman Mink went over the rezone requirements with the commission. Discussion was held on those requirements. Commissioner Schroeder stated the applicant addressed the concerns fairly adequately and appreciates the concerns of the citizens. Commissioner McEntarffer stated the lighting would only be at the intersections or 450 feet apart with the new lighting ordinance. He also stated that the City does have a noise ordinance.

Commissioner Johnson made a motion to recommend the rezone request from EHM Engineers, Inc., representing BBL Property Investments, LLC for a zoning map amendment, changing the zone from General Business (C-2) to Residential 2 (R-2) on the property described on the agenda, be approved finding that the rezone: Is in accordance with the comp plan and goals of the future land use map; Adequate public facilities exist; The proposed zone is compatible with the zoning and uses of the surrounding area; and Non nonconforming uses will not be created.

Second to the motion by Commissioner McEntarffer and carried.

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

Discussion- Stop Lights

Ms. Clark stated she invited the City Engineer, Tyson Carpenter, to address how they determine a stop light in a certain area. She stated there was discussion at the previous meeting in respect to having a stop light. She stated she also had some questions and asked Mr. Carpenter to explain a little more on how they determine where to have stop lights. Mr. Carpenter stated the last traffic study was done in 2014 for the intersection at South Lincoln and I Street. He stated the standard for intersections analysis for stop lights have eight different warrants. He stated that three of those warrants do not apply for this specific intersection as they refer to areas that have school crossings, coordinating with other signals, and roadway networks. He stated with the study, they did not meet the criteria to warrant a signal in 2014. Extensive

discussion was held on various topics regarding signals. Mr. Carpenter discussed problems caused by premature application of a stop light. He further explained they will be updating the Jerome Master Transportation Plan update and the intersection of S Lincoln and I Street may show different traffic counts. Further discussion was held on reducing the speed limit; car passengers using the pedestrian crosswalk to allow traffic to move; stop light at the intersection of 10th and North Lincoln; Jerome Master Plan intersections included for review; speed limit on East Main by the splash park and Stinker Station; and truck traffic impact on counts. Ms. Clark stated this discussion was more informational to help the commission and staff understand.

Consent Agenda

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

- A. Approve the minutes from the June 23rd, 2020 regular meeting
- B. Consider/Approve Finding and Facts for Jerome Senior Center, for a Special Use Permit allowing an Electronic Message Display Sign, on the property known as All of Shepherd Replat #4, JT SW 18-8-17, more commonly known as 520 North Lincoln Avenue, Jerome, Idaho.

**FINDINGS AND CONCLUSIONS ON APPLICATION OF JEROME SENIOR CENTER,
FOR A SPECIAL USE PERMIT ALLOWING AN ELECTRONIC MESSAGE DISPLAY SIGN, ON THE PROPERTY KNOWN AS ALL OF SHEPHERD REPLAT #4, JT SW 18-8-17, MORE COMMONLY KNOWN AS 520 NORTH LINCOLN AVENUE, JEROME, IDAHO**

A public hearing on the application of Jerome Senior Center, concerning the use of real property located at 520 North Lincoln, Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, June 23, 2020, by teleconference at City Council Chambers with all members of the public, in a format allowing participants to hear the meeting, including all deliberations by commissioners and other speakers addressing the commission, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda. The physical meeting was held at 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ida Clark, provided the staff report and brief background on the application. Ms. Clark stated the Jerome Senior Center currently has a freestanding sign facing North Lincoln. It is a letter board that requires manual changes to messages. The property is zoned Public/Semipublic (PS). Section 17.32.040.Q of the Jerome Municipal Code allows electronic message displays in all zoning districts by special use permit only.

She stated the application proposes to replace the existing letter 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 letter board. The proposed cabinet will measure approximately 8' X 5'. The electronic message display sign has an approximate area of 40 square feet. As proposed, the sign meets the size requirement as outlined in the Jerome Municipal Code.

Ms. Clark stated the proposed sign will be subject to Section 17.32.040 Section Q, since it has an electronic display. "Electronic Message Display": A sign or portion thereof capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means."

Ms. Clark stated the applicant is aware of the requirements for the electronic message displays in 17.032.040 Section "Q". She stated the applicant acknowledges the guidelines and intends to comply.

Regarding the General Standards for Special Uses, Ms. Clark stated the Jerome Municipal Code allows an electronic message display sign with an approved special use permit in all zoning districts. The request appears to be harmonious with the objectives of Title 17 of the Jerome Municipal Code as well as the Comprehensive Plan. The application notes the design of the sign will be constructed to fit into the existing freestanding frame, there will not be any structural changes to the existing sign. The new electronic sign will not change the essential character of the area. 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 will not require public facilities or services. As proposed, the electronic message display sign will not create additional requirements at public cost for public facilities nor be detrimental to the economic welfare of the community. This sign request will not be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. There is no change to the vehicular approaches to the property. There is no indication that the sign will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Regarding the Design Review Guidelines, Ms. Clark stated the electronic message display sign will replace an existing manual letter board. The materials note the existing sign structure will remain the same. The application indicates the sign will be professionally manufactured and installed. The application rendering shows the sign will be constructed of aluminum and polycarbonate. Aluminum and polycarbonate are described as a strong, permanent material.

The proposed sign will display in English.

If approved, Ms. Clark recommended the following conditions: Obtain any building permits before installing the sign; and Comply with all City sign requirements.

Applicant Testimony: Chris Barber, 868 East Main, testified, he is a Jerome Council member and sits on the board for the Jerome Senior Center. He stated they are wanting to get a reader board for the Senior Center so no one has to go and manually change the sign. He stated Lytle Signs designed the sign and will also be installing it. He continued that they will be using the existing structure from the previous sign. He stated they reached out to the community for donations and Ridley's came back and was willing to pay for half of the sign. Mr. Barber stated the Senior Center will be able to advertise Bingo night, along with all of the other events they hold. Upon inquiry from Commissioner Holley, Mr. Barber stated the sign will only have one side that will be electronic. He stated the north side will be white with black lettering. He stated he wished they could be afford to have both sides but they cannot at this time. He stated the wording would be stenciled on. Upon inquiry from Commissioner Allred, Mr. Barber stated they received one donation from Ridley's which will have their name on the bottom of the sign. Mr. Barber stated the donators name will be one foot tall and eight feet wide. Chairman Mink went over the layout of the design with the Commission.

Testimony in Favor: Ms. Clark read the following letter:

John and Shaila Lewis, 521 North Lincoln, Ave, Jerome, ID 83338

"My husband, John Lewis, & I, Shalia Lewis, think the Electronic Message Display Sign is a great idea for the Senior Citizen Center! We live across the street from the center & watch them changing the message board letter by letter. We believe it is time the message board is updated to meet the modern times. 😊
Shalia & John Lewis"

Twila Larsen, 118 5th Ave East, Jerome, ID 83338

Marked she approved the application with no other comment.

Testimony in Neutral: None.

Testimony in Opposition: None.

There being no further testimony, Chairman Mink closed the public hearing at 7:14 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented, including the testimony of Mr. Barber on behalf of the Jerome Senior Center, and having reviewed the application, Ms. Clark's report, and the

other documents and material in the file, and having heard the testimony given verbally at the hearing enters its findings and conclusions as follows:

I. Findings

- A. The property described in the heading herein is in the City of Jerome and is currently zoned Public/Semipublic (PS).
- B. The proposed use, electronic message board, requires a special use permit to operate in all zoning districts.
- C. JMC 17.32.040 and JMC 17.14.010 provides the standards for special use permits. Specifically, JMC 17.32.040(Q) allows for electronic message displays in all zoning districts by special use permit only.
- D. The proposed use is harmonious with the general objectives of the comprehensive plan in that a sign such as this promotes economic development and growth by providing a means of distributing information to the public with greater ease.
- E. The proposed use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity in that it is located in an PS area and sign criteria limits the impact on neighboring uses.

II. Conclusions

- A. A special use permit is required for the applicant to install an electronic message board in a PS zone, on the above described property.
- B. The Commission approves the application of Jerome Senior Center allowing an electronic message board located at 520 North Lincoln, Jerome, Idaho, subject to the following condition:
 - 1. Obtain any building permits before installing the sign; and
 - 2. Comply with all City sign requirements.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 23rd day of June, 2020 in support of the decision of the Planning and Zoning Commission on the 14th day of July, 2020 to approve the application as specified herein is hereby made final this 23rd day of June, 2020.

ROD MINK, Chairman of the Board
Jerome City Planning and Zoning

- C. Consider/Approve Finding and Facts for Farmers Bank/JP Property LLC, for a renewal of a Special Use Permit allowing automotive sales, on the property known as Lot 8,

Block 1, South Lincoln Business Park SEC 24-8-16, more commonly known as 1441 South Lincoln Avenue, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF FARMERS BANK/JP PROPERTY, LLC FOR THE RENEWAL OF A SPECIAL USE PERMIT ALLOWING AUTOMOTIVE SALES, ON THAT PARCEL DESCRIBED AS LOT 8, BLOCK 1, SOUTH LINCOLN BUSINESS PARK SEC 24-8-16, MORE COMMONLY KNOWN AS 1441 SOUTH LINCOLN AVENUE, JEROME, IDAHO.

A public hearing on the application of David Davis, representing Farmers Bank/JP Property, LLC concerning the use of real property described herein within the City of Jerome, Idaho, for a renewal of the special use permit was held, pursuant to notice, on Tuesday, June 23, 2020, by teleconference at City Council Chambers with all members of the public, in a format allowing participants to hear the meeting, including all deliberations by commissioners and other speakers addressing the commission, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda. The physical meeting was held at 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ida Clark, provided the staff report and brief background on the application. Ms. Clark stated Farmers Bank received a Special Use Permit for automotive sales in June 2019. The automotive sales are conducted on a bare lot that does not impact the entrance or parking to neighboring businesses. Farmers Bank allows employees, bank customers, and any collateral for bank loans on the lot. They do not allow junked or salvage vehicles. Staff has not received any complaints or concerns during the last year. Farmers Bank is asking for a renewal of the permit with no changes.

As pertains to Title 17 of the JMC, the Land Use Ordinance, Ms. Clark stated the property in question, 1441 South Lincoln Avenue, is currently zoned General Business (C-2). The proposed use, automotive sales, requires a Special Use Permit from the Planning and Zoning Commission.

As pertains to Title 8 of the JMC, the ordinance addressing nuisances, Ms. Clark stated vehicles placed on the property shall not be abandoned, wrecked or junked as defined in 8.16.040 of the JMC.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request IS in accordance with Chapter 7 "Economic Development", page 7-5, which addresses the need and objective for business retention and expansion; and the request IS in accordance with Chapter 7, "Economic Development", Policy 8, which is to "continue to provide an atmosphere for successful business development".

If approved, Ms. Clark recommended the following conditions: Vehicles shall be parked on private property and not on the public right of way; Comply with all city, state and federal requirements; and Special Use permit shall be allowed for up to five (5) years, renewable upon expiration.

Chairman Mink inquired if there was a limit of cars at one time on the previous Permit. Ms. Clark stated there was not a limit on the cars.

Applicant Testimony: David Davis, 1441 South Lincoln, Branch Manager for Farmers Bank, testified on behalf of the applicant. Mr. Davis stated they would like to renew the permit to sell cars on the extra lot. He stated he has a few cars for sale at the present time. Mr. Davis stated they don't normally have cars for sell but stated on occasion they will have a car for sell for an employee, customer or a bank repossession.

Testimony in Favor: None.

Testimony in Neutral: None.

Testimony in Opposition: None.

There being no further testimony, Chairman Mink closed the public hearing at 7:21 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented by Mr. Davis on behalf of Farmers Bank, and having reviewed the application, Ms. Clark's report, and the other documents and material in the file, and having heard the testimony given verbally at the hearing enters its findings and conclusions as follows:

I. Findings

- A. The property described in the heading herein is in the City of Jerome and is currently zoned General Business (C-2).
- B. The proposed continued use, allowing automotive sale on the property, requires a renewal of the existing special use permit to operate in C-2 Zone.
- C. The renewal application is consistent with the City of Jerome's Comprehensive Land Use Plan, is in accordance with Chapter 7 "Economic Development", page 7-5, which addresses the need and objective for business retention and expansion; and also in accordance with Chapter 7 "Economic Development", Policy 8, which is to "continue to provide an atmosphere for successful business development."

II. Conclusions

- A. A renewal of the special use permit is required for the applicant to allow automotive sales on the above described property in the C-2 zone for the City of Jerome.
- B. A special use permit allowing automotive sales is consistent with the City of Jerome Comprehensive Plan.
- C. The Planning and Zoning Commission allows automotive sales in C-2 zones by Special Use Permit.
- D. The Commission approves the renewed application of Farmers Bank/JP Property, LLC allowing automotive sales at the above described real property subject to the following conditions:
 - 1. Vehicles shall be parked on private property and not on the public right of way;
 - 2. Comply with all city, state and federal requirements; and
 - 3. This special use permit shall be allowed for up to five (5) years from the date of this decision, which shall be considered for renewable upon expiration by application to the Commission.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 23rd day of June, 2020, in support of the decision of the Planning and Zoning Commission on the 14th day of July, 2020 to approve the application as specified herein is hereby made final this 23rd day of June, 2020.

ROD MINK, Chairman of the Board
Jerome City Planning and Zoning

- D. Consider/Approve Finding and Facts for Sandra Hernandez and Jose Mejia, for a Special Use Permit allowing automotive sales; on the property known as Tax 13 of NESE Jerome Unplatted SEC 24-8-16, more commonly known as 975 South Lincoln Avenue, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF SANDRA HERNANDEZ AND JOSE MEJIA, FOR A SPECIAL USE PERMIT ALLOWING AUTOMOTIVE SALES ON THE PROPERTY KNOWN AS TAX 13, NESE JEROME UNPLATTED SEC 24-8-16, MORE COMMONLY KNOWN AS 975 SOUTH LINCOLN AVENUE, JEROME, IDAHO

A public hearing on the application of Sandra Hernandez and Jose Mejia, concerning the use of real property located at 975 South Lincoln, Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, June 23, 2020, by teleconference at City Council with all members of the public, in a format allowing

participants to hear the meeting, including all deliberations by commissioners and other speakers addressing the commission, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda. The physical meeting was held at 100 East Avenue A, Jerome, Idaho.

Commissioner King recused himself from this public hearing

Staff Report: City Planner, Ida Clark, provided the staff report and brief background on the application. Ms. Clark stated the property in question, 975 South Lincoln Avenue in Jerome is currently zoned General Business (C-2). The proposed request, automotive sales, requires a Special Use Permit from the Planning and Zoning Commission. Regardless of use, setbacks for this property are as follows: Front- 25'; Rear- 10'; Interior Side- 12'; and Side Street- 25'.

As pertains to Title 8 of the JMC, the ordinance addressing Nuisances, Ms. Clark stated there shall not be any abandoned, wrecked, or junked vehicles on the property. Abandoned, wrecked and Junked are defined as: "With reference to vehicles, an unsightly motor vehicle which meets any one of the following qualifications: It does not carry a current valid state registration and license plate; It cannot be safely operated under its own power. Vehicles placed on the property shall not be wrecked or junked.

As pertains to Title 17 of the JMC, the ordinance addressing Off Street Parking, Ms. Clark stated 17.26.150 Schedule of Parking Requirements: "1 per 400 square feet of gross floor area, plus 1 per 500 square feet of outdoor display and one per employee." Approximately 20 parking spaces will need to be provided to meet code.

As pertains to Title 17 of the JMC, the ordinance addressing Landscape, Ms. Clark stated per section 17.18.070, A. 1, they are required to submit a landscape plan with their building permit demonstrating compliance with the requirements of 17.18.070.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in accordance with Chapter Seven, Economic Development: Objective 2 - Promote the City as an ideal location for new development of residential, commercial and industrial areas, and Policy 8 – Continue to provide an atmosphere for successful business development.

Ms. Clark stated the request is not in accordance with Chapter Three, Land Use: Goal, "To offer a harmonious blend of opportunities for living, working, recreation, education, shopping and cultural activities by protecting natural amenities..." "Harmonious blend" would include a permanent commercial business that expands shopping or cultural opportunities in this area.

The request is not in accordance with Chapter Five, Community Design: Goal: Enhance and improve Jerome's visual identity and community pride while striving to maintain its visual diversity. Objective 1: Strive to create an aesthetically pleasing community that will protect the unique natural beauty and small town character of the City. To protect the "small town character" of Jerome, a different use located along the South Lincoln corridor may be more appropriate.

Regarding the General Standards for Special Uses, Ms. Clark stated the Jerome Municipal Code allows an automotive sales with an approved special use permit in the General Business Zone (C-2). The request appears to be harmonious with the objectives of Title 17 of the Jerome Municipal Code. The use appears to be in accordance with some of the objectives of the Comprehensive Plan. However, there are also objectives and goals of the Comprehensive Plan that this use is not harmonious with. The application shows the front half of the lot being utilized for used automotive sales with a small mobile office located behind the car lot. They are proposing a gravel lot. It is noted surrounding properties do have paved parking lots. It is also noted the application does not show landscaping which will be required per City code and to be harmonious with the general vicinity. The intersection of I and South Lincoln has developed as a shopping and service area with Ridley's Grocery Store, D.L. Evans Bank and the Family Dollar. A used car lot does not appear to be harmonious with the existing character of the area. The use of automotive sales should not be disturbing to existing or future neighboring uses. It is noted that a gravel parking area can become a dust hazard if a form of dust control is not used. The property will need to extend connections to water and sewer. They will be served adequately by public facilities and services. As proposed, the use of automotive sales will not create additional requirements at public cost. Traffic will be increased at the intersection but no more than any other business. Automotive sales, with no car repair proposed, would not create an excessive production of odors, noise, smoke, fumes, or glare. The application is proposing two vehicular access points from West Ave I. As proposed, changes need to be made to the approaches as to not interfere with traffic. There is no indication this will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Ms. Clark stated she sent the application out to City Staff and received the following comments: Streets- No issues with the car lot providing they meet the requirements for curb, gutter and sidewalk along with landscaping; and the gravel parking area should be pavement. Water, Building, and Fire- all had no comments or concerns at this time. Engineering- Provide a permanent means of preventing vehicle sales parking within the sight triangle of the intersection such as a curb and/or landscaping; Access off of W Ave I shall be limited to either a single access serving the parcel for ingress and egress or two accesses where one is limited to ingress and the other is limited to egress, the ingress being no closer than 60 feet

from the curb radius at the intersection, and both are clearly marked; Five foot wide sidewalk the entire length of the parcel is required in addition to curb and gutter; Parking area shall be paved; Provide street lighting in accordance with Section 16.28; and Provide infrastructure improvements as deemed necessary during development review.

If approved, Ms. Clark recommended the following conditions: Parking lot area shall be paved; Will comply with landscape and design review requirements; Comply with all City, State, and Federal requirements; and Special Use Permit shall be revoked immediately if property is not sold to the intended buyers, Sandra Hernandez and/or Jose Mejia.

Upon inquiry from Commissioner Holley, Ms. Clark stated the parking requirements are required for the property, she stated the west portion of the proposed lot could be used as parking for customers and employees. Upon inquiry from Chairman Mink, Ms. Clark stated the side and rear for the property would be determined on how the Building Official addressed the property. She stated it will be determined by where the building is located on the property. Upon inquiry from Commissioner Holley, Ms. Clark stated from the comments she received, they would require for the display area to be paved. Upon inquiry from Commissioner Johnson, Ms. Clark stated she believed the rest of the property could be in gravel

Applicant Testimony: Sandra Hernandez, 1214 W 630 S, Logan, Utah, testified her proposal is to bring her existing car lot from Smithfield, Utah to Jerome. She stated there were a few requirements that she was not aware of before tonight, and they would be willing to conform to the requirements. She stated the proposal shows a lot of cars but they will not be starting out with that many. Ms. Hernandez stated they currently have 19 cars on the property in Utah and if they are approved, they would bring the business to Jerome. Upon inquiry from Chairman Mink, Ms. Hernandez stated they will be planning on having lights. Upon inquiry from Commissioner Holley, Ms. Hernandez stated she would like to get up to the 45 cars on the diagram, but she stated they are hoping to have turn around on the property also. She stated they would not be doing any repairs on the lot. She stated they would only be selling cars. She stated they may get something other than a car on trade but it is not common. Upon inquiry from Chairman Mink, Ms. Hernandez stated they would be doing some detailing with vacuuming and car washing on the lot. She continued they are hoping to put a fence up to have a place to do the small detailing.

Testimony in Favor: None.

Testimony in Neutral: None.

Testimony in Opposition: Randy King, 980 South Lincoln, Bank Manager of D.L. Evans Bank, testified, ~~the bank has been at the property for 6 ½ years~~ he has been the manager of the bank for 6 ½ years. He stated there is a lot of traffic and congestion at the corner. He stated there has been a few accidents that has turned serious. He stated the traffic is an issue as he has customers try to cut through the parking lot to avoid the intersection. Mr. King stated he is not sure auto sales is compatible with the other uses in the area as most of them are retail related. He stated if cars are parked too close to the road, visibility may become an issue, due to the cars going south are coming down a small hill and are not visible until they are at the corner of the intersection. He stated a concern is where will they load and unload cars. He stated he was not sure if they had applied for Idaho automotive dealership license. Upon inquiry from Chairman Mink, Mr. King stated he was not sure what other business would be better. He stated there needs to be a stoplight at the intersection. He stated traffic is hard to see.

Testimony in Rebuttal: Sandra Hernandez, testified, they are currently looking into the licensing and they are taking the classes. Regarding the cars, she stated they will not have too many cars to start with. She stated they will drive them over and they currently have a pickup that carries two to three cars. Ms. Hernandez continued the property is big enough that if needed, they can bring the cars from the back. She stated they would park cars far enough back, along with having landscape, to not create visibility issues. Ms. Hernandez stated they are currently on a main street and they do not have any issues regarding the increase of traffic.

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

I. Findings

- A. 975 South Lincoln Avenue, Jerome, Idaho, and is currently zoned General Business (C2).
- B. The proposed use, car dealership/automotive sales lot, requires a special use permit to operate in C2 zones.
- C. JMC 17.60.060 provides the standards for special use permits.
- D. The proposed use is harmonious with the general objectives of the comprehensive plan in that businesses serve a need of the community and provide convenience in a business zone.
- E. The proposed use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity in that there is no proposal to modify the appearance of the property or any buildings thereon.

- F. The proposed use will not be hazardous or disturbing to existing or future neighboring uses because it will blend well with neighboring uses.
- G. No additional public facilities will be necessary for the proposed use.
- H. The proposed use will not be detrimental to the economic welfare of the community and will not involve activities materials, equipment or conditions that will create excessive traffic, noise, smoke, fumes, glare or odors.
- I. The proposed use will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

II. Conclusions

- A. A special use permit is required for the applicant to be able to put a car lot business in the C2 zone for the City of Jerome.
- B. A special use permit allowing a used car lot in the C2 Zone is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of Sandra Hernandez and Jose Mejia, for a special use permit to conduct automotive sales, on the property commonly known as 975 South Lincoln Avenue, Jerome, Idaho, subject to the following conditions:
 - 1. Parking lot area shall be paved;
 - 2. Applicants will comply with landscape and design review requirements;
 - 3. Applicants will comply with all City, State, and Federal requirements; and
 - 4. Special Use Permit shall be revoked immediately if property is not sold to the intended buyers, Sandra Hernandez and/or Jose Mejia.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 23rd day of June, 2020, in support of the decision of the Planning and Zoning Commission on the 14th day of July, 2020, to approve the application as specified herein is hereby made final this 23rd day of June, 2020.

ROD MINK, Chairman of the Board
Jerome City Planning and Zoning

- E. Consider/Approve Finding and Facts for Michelle Gomez, representing Majestic Meadows, for a Special Use Permit allowing an expansion of a manufactured home

park, on the property known as Tax 13 of NESE Jerome Unplatted SEC 24-8-16, more commonly known as 975 South Lincoln Avenue, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF MICHELLE GOMEZ ON BEHALF OF MAJESTIC MEADOWS, FOR A SPECIAL USE PERMIT ALLOWING AN EXPANSION OF A MANUFACTURED HOME PARK, ON THE PROPERTY KNOWN AS TAX 13 OF NESE JEROME UNPLATTED SEC 24-8-16, MORE COMMONLY KNOWN AS 975 SOUTH LINCOLN AVENUE, JEROME, IDAHO

A public hearing on the application of Michelle Gomez, representing Majestic Meadows, concerning the use of real property located at 975 South Lincoln Avenue, Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, June 23, 2020, by teleconference at City Council Chambers with all members of the public, in a format allowing participants to hear the meeting, including all deliberations by commissioners and other speakers addressing the commission, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda. The physical meeting was held at 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ida Clark, provided the staff report and brief background on the application. Ms. Clark stated the property in question, 975 South Lincoln Avenue in Jerome is currently zoned General Business (C-2). The proposed request, Manufactured Home Park, requires a Special Use Permit from the Planning and Zoning Commission. Regardless of use, setbacks for this property are as follows: Front- 25'; Rear- 10'; Interior Side- 12'; and Side Street- 25'.

As pertains to the definition of a Manufactured Home Park, JMC 17.03.495, Ms. Clark stated Majestic Meadows currently meets the definition. Expansion of the Majestic Meadows would require compliance with Title 15, Chapter 15.24.080 Mobile Home Park Design and Land Use and subsect sections as applicable.

As pertains to Title 17 of the JMC, the ordinance addressing Landscape, Ms. Clark stated per section 17.18.070, A. 1 they are required to submit a landscape plan with their building permit meeting requirements of 17.18.070.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in accordance with Chapter Seven, Economic Development: Objective 2 - Promote the City as an ideal location for new development of residential, commercial and industrial areas. The request is in accordance with Chapter Thirteen, Housing: Objective 2 - Provide for areas of different residential densities and uses; and Objective 5 - Encourage the development of fair and affordable housing.

Ms. Clark stated the request is not in accordance with Chapter Thirteen, Housing: Objective 3 - Encourage residential developments that are well planned and encourage the development of various housing types to meet the needs of the citizens of Jerome. The request may not be in accordance with Chapter Three, Land Use: Goal, "To offer a harmonious blend of opportunities for living, working, recreation, education, shopping and cultural activities by protecting natural amenities....". "Harmonious blend" is South Lincoln frontage with commercial uses followed by residential behind as South Lincoln has been developing. The request also may not be in accordance with Objective 1 - Exploring the growth patterns of the city and plan and prepare for growth opportunities. South Lincoln growth pattern been commercial uses; or with Objective 4 - Maintaining and developing convenient access and opportunities for shopping services and employment. This lot would be best developed with a commercial use such as shopping services with employees.

Ms. Clark continued, the request is not in accordance with Chapter Five, Community Design: Goal: Enhance and improve Jerome's visual identity and community pride while striving to maintain its visual diversity. South Lincoln frontage has been developing as the Comprehensive Plan Map shows with a commercial frontage. Commercial development on Lincoln has improved and enhanced Jerome's visual identity; Objective 1: Strive to create an aesthetically pleasing community that will protect the unique natural beauty and small town character of the City. "Small town character" can continue to be achieved by allowing commercial uses on street frontage followed by residential developments.

Ms. Clark went over the standards for a Manufactured Home Park. Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area- the application shows the entire lot being utilized for approximately eight homes. It is noted the application does not show landscaping which will be required per City code and to be harmonious with the general vicinity. The intersection of West Ave I and South Lincoln has developed as a shopping and service area to include Ridley's Grocery Store, D.L. Evans Bank and Family Dollar. Expanding homes to South Lincoln frontage does not appear to be harmonious with the existing character of the area. This location along South Lincoln has an intended character of business frontage followed by other uses. All manufactured home parks will be required to install curb, gutter and sidewalks on the exterior of the development and the interior lots of the development; streets and walkways designed for the general use of the mobile home park residents shall be lighted during all hours of darkness. Such lighting shall not be under the control of the manufactured home occupant- The applicant is aware of this requirement. The applicant is also aware the curb, gutter, and sidewalk would extend along their entire property on West Ave I. Will not be hazardous or detrimental to existing or future neighboring uses- This lot is surrounded by

commercial uses with Hickory Sheds to the north and commercial businesses to the south and east. This use may be detrimental to the commercial business as residential units are now adjacent. This could be hazardous for the occupants of the homes, as they are now directly next to Jerome's main corridor. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage, refuse disposal and schools; or that the persons or agencies responsible for the establishment of the proposed park shall be able to provide adequately any such service- Water and sewer services will need to be extended, at the applicants cost, to serve this use. This use can be served adequately by essential services. Will be consistent with the intent and purpose of this title-The intent and purpose of this title is to manage growth in the City of Jerome according to the purposes and goals of each zone within the City. The South Lincoln Corridor is intended for commercial development and businesses. Permitting a mobile home park on this property would not be consistent with the intent and purpose of this title. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets or roads- The application is proposing two vehicular access points from West Ave I. As proposed, changes need to be made to the approaches as not to interfere with traffic. Will not result in the destruction, loss or damage of natural, scenic or historic features of major importance- There is no indication that the expansion of the park will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance. Will meet the minimum health standards as set forth by the Idaho state department of health and welfare- The applicant is aware of the requirement in regards to meeting the minimum health standards. Will have a minimum total area for the manufactured home park of five (5) acres. A manufactured home shall not be located closer than fifteen feet (15') from any other manufactured home or permanent building within the manufactured home park. A manufactured home accessory building shall not be closer than five feet (5') from a mobile home or building on an adjacent site-The current park has a minimum of five acres. Each home shall be placed at least 15 feet apart.

Regarding the General Standards of Special Uses, Ms. Clark stated the Jerome Municipal Code allows a manufactured home park with an approved special use permit in the General Business Zone (C-2). The requested use appears to be harmonious with some of the objectives of Title 17 of the Jerome Municipal Code. However, there are also objectives and goals of the Comprehensive Plan that this use is not harmonious with. The application shows the entire lot being utilized for approximately eight homes. It is noted the application does not show landscaping which will be required per City code and to be harmonious with the general vicinity. The intersection of West Ave I and South Lincoln has developed as a shopping and service area to include Ridley's Grocery Store, D.L. Evans Bank and the Family Dollar. Expanding homes to South Lincoln frontage does not appear to be harmonious with the existing character of the area. South Lincoln has an intended character of business frontage followed by other uses. This lot is surrounded by commercial uses

with Hickory Sheds to the north and commercial businesses to the south and east. This use may be detrimental to the commercial business as residential units are now adjacent. This could be hazardous for the occupants of the homes, as they are now directly next to Jerome's main corridor. The application notes they will connect to the water main in West Ave I. Sewer will need to extend from either West Ave I or the intersection of West Ave I and South Lincoln. Storm water will be contained onsite. As noted on the application, all required improvements will be the responsibility of the developer/property owner. As noted on the application, there will not be an excessive production of traffic, noise, smoke, odors, fumes, or glare associated with expanding the park. There will be an increase in traffic associated with a single family residential development. The application is proposing two vehicular access points from West Ave I. As proposed, changes need to be made to the approaches as to not interfere with traffic. There is no indication that the expansion of the park will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Ms. Clark stated she sent the application to City Staff and received the following comments: Streets: Would need to meet curb, gutter and sidewalk requirements. Does not feel the expansion is a good fit for South Lincoln; Water- No concerns with water but does not feel the expansion would be a suitable use of Lincoln frontage; Building, and Fire- No comment at this time; Engineering- Access off of W Ave I shall be limited to either a single access serving the parcel for ingress and egress or two accesses where one is limited to ingress and the other is limited to egress, the ingress being no closer than 60 feet from the curb radius at the intersection, and both are clearly marked. Drainage requirements shall follow the more stringent requirements for commercial developments in Section 16.34. Require a substantial greenbelt or landscape buffer between the residential property and adjacent major arterial street (S Lincoln). Buffers shall not interfere with sight triangles at the intersection and approach(es). Irrigation other than potable water shall be provided. Provide street lighting in accordance with Section 16.28. Provide infrastructure improvements as deemed necessary during development review.

If approved, Ms. Clark recommended the following conditions: (1) Will comply with landscape and design review requirements; (2) Comply with all City, State, and Federal requirements; and (3) Special Use Permit shall be revoked immediately if the property is not sold to the intended buyers representing Majestic Meadows, IDJE Majestic MHP, LLC or Impact MHC Management, LLC.

Commissioner Holley inquired if they could have two applications for the same property. Mr. Larsen stated they could and it will be up to the property owner to decide if both applications are approved. Commissioner Allred inquired what the density of the homes would be and what the parcel size would be. Chairman Mink suggested having the applicant answer those questions. Ms. Clark stated a

Manufactured Home Park must have five acres which they currently have without the addition of this property.

Applicant Testimony: Michelle Gomez, 218 West Avenue I, testified they are proposing eight additional mobile homes. She stated they would add four doublewides and four singlewides. She stated they would have two parking spaces for each home. They will have 25 feet between the homes now. Ms. Gomez went over the sizes of the homes. She stated they will have landscaping, and parking spaces. She stated they would also be utilizing a current lot that has RV storage. Upon inquiry from Commissioner Holley, Ms. Clark stated there will be 25 feet from the sidewalk on South Lincoln. Ms. Gomez stated the fence will be on along South Lincoln also along the north side between them and Hickory Sheds. Ms. Gomez stated they will put greenspace and trees if they are requiring them. She stated they have put in eight new homes in the last couple of months. She stated they only allow two cars per unit and do not allow any broke down cars. She stated she has cleaned up the park in the last three years. Ms. Gomez stated she would be willing to take out a house or two to add greenspace to the property. She stated the homes are more spread out in the park than in others that she manages. She stated the park is full and she wants to provide affordable housing for people in the community. Ms. Gomez went over the rent for the manufactured home park and the requirements for the park.

Testimony in Favor: None.

Testimony in Neutral: None.

Testimony in Opposition: Randy King, 980 South Lincoln, testified, his concerns for this property are with traffic congestion. He stated they just added apartments on West Ave I, and more trailers along West Ave I. He stated visibility is a concern with accidents. He stated another concern he has is butting housing up to South Lincoln. He stated the area is dominantly retail. He stated if they start adding housing in the area, where would it stop. Mr. King stated housing is adequate in the area. He stated there would be no buffer zone. He stated there is a lot of truck traffic in the area and thinks the front house would not be happy. He stated he understands it is close to the grocery store, but the traffic is already congested on the corner.

Arland Miller, 901 South Lincoln, testified, representing Old Hickory Sheds. He stated his concerns would be decreased property value for commercial property. He stated he also has concerns as they are moving buildings around at different hours. He stated they try to work with the local people but the more they bring housing around, it is hard. Upon inquiry from Commissioner Holley, Mr. Larsen stated the members of the community could inquire about new ordinances that

would impact businesses regarding noise. He stated that is the concerns with having residential so close to industrial zones.

Israel Perez, 908 South Lincoln, testified he also agrees with the previous opposition. He stated the fence would cover all of the South Lincoln and if they don't put the fence up, the first trailer will block Lincoln. His concern is that the commercial property value will go down.

Testimony in Rebuttal: Michelle Gomez, understands housing next to retail. She stated if the application is allowed, they will be installing new curb, gutter and sidewalk from South Lincoln to the new houses on the other side of the property which will make the road bigger and the area look nicer. She stated Brent Thompson is adding a subdivision on the other side of the property so there will be more traffic. Ms. Gomez stated the road is not a dead end as there are two ways out of the area. She stated traffic will always be there no matter what is added to the property. She stated she is willing to reduce the number of trailers if needed. She stated she believed that noise would be less than a normal business.

Ms. Gomez stated she had not had any issues with Old Hickory Sheds. She stated they have not had any complaints and does not think it will be a problem. Ms. Gomez stated the first home would be 25 feet from the property and could move the first home to 50 feet with green space. She stated she does not think the homes will drive the property value down more than a used car lot would. She stated the new homes are nice as they are 2020 custom made homes. She stated she does not allow any broke down cars on the property

There being no further testimony, Chairman Mink closed the public hearing at 7:38 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented, including the testimony of Ms. Gomez on behalf of the Majestic Meadows, and having reviewed the application, Ms. Clark's report, and the other documents and material in the file, and having heard the testimony given verbally at the hearing enters its findings and conclusions as follows:

I. Findings

- A. The property described in the heading herein is in the City of Jerome and is currently zoned General Business (C-2).
- B. The proposed use, expansion of a manufactured home park, requires a special use permit to operate in all zoning districts.
- C. The proposed use in not consistent with the City of Jerome Comprehensive Plan as it conflicts with Chapter 13, Housing: Objective 3 – Encourage residential developments that are well planned and encourage the development of various housing types

to meet the needs of the citizens of Jerome. While there may be a need for this type of housing in Jerome, the location is not well planned. The South Lincoln Corridor is designed to be commercial in nature. Mixing in any type of residential housing is inconsistent with the comprehensive plan.

- D. Further, the proposed use is inconsistent with Chapter 3, Land use: Goal: to offer a harmonious blend of opportunities for living, working, recreation, education, shopping and cultural activities by protection natural amenities. . . .” Again, the proposed use lacks harmony with surrounding uses. While one may argue any use is better than vacant property, it is the purpose of this Commission to ensure harmonious development. Allowing a residential use on this property would destroy harmony and continuity along the South Lincoln Corridor.
- E. The proposed use is also inconsistent with Objective 1 of the comprehensive plan in that the growth patterns of the City indicate the higher and greater use and more consistent use of the subject property is a commercial use, not a residential use.
- F. The proposed use is inconsistent with Chapter 5, Community Design in that it conflicts with the goal of improving Jerome’s visual identity and community pride by mixing commercial and residential uses along the South Lincoln Corridor.
- G. In addition to being inconsistent with the Comprehensive Plan, the proposed use does not satisfy the general standards for special uses codified at JMC 17.60.030. Specifically, as already outlined, the proposed use is not harmonious with and in accordance with the general objectives of the comprehensive plan. In addition, for the reasons already stated, the proposed use would not be harmonious and appropriate in appearance with the existing and intended character of the general vicinity in that the proposed use is residential while the general vicinity is commercial.

II. Conclusions

- A. A special use permit is required for the applicant to expand a manufactures home park in a C-2 zone, on the above described property.
- B. The Commission denies the application of Michelle Gomez, representing Majestic Meadows for a special use permit allowing the expansion of a manufactured home park on the property commonly known as 975 South Lincoln Avenue, Jerome, Idaho because the application does not meet the requirements of the general objectives of the Jerome Municipal Code as set forth

above and because it is inconsistent with the City of Jerome Comprehensive Plan.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 23rd day of June, 2020 in support of the decision of the Planning and Zoning Commission on the 14th day of July, 2020 to approve the application as specified herein is hereby made final this 23rd day of June, 2020.

ROD MINK, Chairman of the Board
Jerome City Planning and Zoning

Commissioner King corrected the testimony in the public hearing for Sandra Hernandez, he stated it should say he has been the manager for 6 ½ years but D.L. Evans Bank has been on the property since 1988.

Commissioner King made a motion to approve the consent agenda as amended.

Second to the motion by Commissioner Holley and carried.

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

CITIZEN CORRESPONDENCE

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Clark reported Spears painted the small receiving building a bright color. She stated the code says that any structure must go through the Design Review process. She stated she will follow up with the manager. She stated she also spoke with the manager of the old Towels Motel, he is currently filling out an application and will be at the next meeting. She stated if they are painting the same color, they do not have to come before the committee. Ms. Clark stated the next meeting will be on July 28th and they have another full agenda. She stated there is one project that must be heard due to a grant application deadline. She asked the commission to please let her know if they would not be attending. Commissioner Holley inquired about the painting of the old Napa building on South Lincoln. Ms. Clark stated she has been in contact with the owner who stated she did not know there was a time frame to paint the building and because of Covid-19 she has not been able to complete the painting. Ms. Clark stated she expressed her concern and asked for the project to be completed. She also spoke with All About Autos who said they will also finish their project. Extensive discussion was held on the renaming of Davis Street and what it would entail to have the street renamed or

rededicated. No further action was taken at this time. Commissioner McEntarffer stated the Jerome County fair, parade, and the Joe Mama's car show are still scheduled to be held but may have to cancel the events if the current Covid-19 situation gets worse. Discussion was held on restrictions regarding masks and the Covid-19 situation. Ms. Clark stated they may need to reduce the number of commissioners in the Chambers to help with those restrictions but she will let everyone know. She stated she will send an email out to the commission regarding what the City decides to do with regulations regarding restrictions with Covid-19.

There being no further discussion, Chairman Mink closed this regular meeting at 8:05 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary