

Planning & Zoning Meeting
October 9th, 2018

This regular meeting of the City of Jerome Planning & Zoning Commission was called to order at p.m. Present were Chairman Rod Mink, Commissioner Sheryl Gibbons, Commissioner Randy King, Commissioner Dave Holley, Commissioner Carl McEntarffer, and Commissioner Bill Allred. Commissioner Janey Miller was excused. Also present were Human Resource Manager Ida Clark, Legal Counsel Ted Larsen, and City Clerk Bernadette Gomes. Secretary Katie Elliott was excused.

PUBLIC HEARING from Ryan Glodowski and Howard Crane for a Special Use Permit allowing a two family dwelling, on that parcel described as Lots 18 & 19 Block 97 JT NW 19-8-17, more commonly known as 230 South Lincoln Avenue, Jerome, Idaho.

Staff Report: Ms. Clark stated the property in question, 230 S Lincoln Ave, in Jerome, is currently zoned Central Business District (CBD). The proposed use, residential two family dwelling, requires a Special Use Permit from the Planning and Zoning Commission.

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

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in accordance with: Chapter 13, "Housing", which states that the City of Jerome will develop, "a good mix of housing types" and will "encourage in-fill housing development to reduce urban sprawl."; Chapter 13, Objective 2, which states that the City of Jerome will, "provide for areas of different residential densities and uses."; Chapter 13, Object 6 that states, "Housing policies should be developed to assure the upgrading and rehabilitation of homes is encouraged." ; and Chapter 13, Policy 6 that states the City of Jerome will, "Promote a wide range of housing types and housing diversity to meet the needs of Jerome's diverse population."

Regarding the General Standards for Special Uses, Ms. Clark stated the Planning and Zoning code allows two-family dwellings in the CBD zone with an approved special use permit. The request appears to be harmonious with the objectives of the Comprehensive Plan and Title 17 of the Jerome Municipal Code. The applicant has indicated that there will not be any exterior modifications at this time. This will not have an impact on the character of the general vicinity. It is not anticipated that the proposed residential use will be hazardous or disturbing to existing or future neighboring uses. The applicant did receive signatures from neighboring businesses. The applicant has noted it will be served by existing services. There is no indication that a residential use 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. The applicant states there will be no pets allowed and a maximum of four (4) vehicles, two (2) per unit. The applicant also notes this was previously a day care and a residential use would not cause excessive production of traffic, noise, smoke, fumes, or odors. There are no proposed changes to the vehicular approaches to the site. Currently the location is accessible from the

alley behind South Lincoln. Traffic generated by a residential use will be significantly lower than that of a commercial use. There is no indication that a residential use 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 all of the departments in the city and did not receive any comments back from the staff.

If approved, Ms. Clark recommended the following conditions: receive any and all required building department and/or fire department permits, inspections, and occupancy permits prior to using the space as a residence; any alterations to the structure must receive building permits and meet the building and/or zoning code; and comply with all City, State, and Federal requirements. No comments in favor, neutral, nor in opposition to the request have been received by staff.

Applicant Testimony: Howard Crane, 1305 Holley Dr, Twin Falls, testified, there will be five (5) parking spaces available in the alley so no overcrowding should occur. He stated they spoke with neighbors who say they push for extra parking for their businesses; residential use would alleviate this problem. Upon inquiry by Commissioner Holley, Mr. Crane stated parking spaces are not open spaces but assigned to the building on the same lot. Upon inquiry by Chairman Mink, a firewall and bathrooms will need to be added along with a kitchen to constitute two separate units. He stated they would be approximately 1100 square foot two (2) bedroom units. Chairman Mink inquired about smoke detectors and the comprehensive fire plan. Mr. Crane explained there is an existing fire suppression system and he is not sure how much they will be able to keep but is in contact with the Fire Department. Ms. Clark stated the building was previously a daycare facility. Mr. Crane stated the outside of building will remain the same. There will be no landscaping in the front and there is a little dirt in back for grass. Commissioner Gibbons inquired about 2nd door existing in each unit. Mr. Crane stated there are already two doors, two furnaces, two ac/s, previous businesses housed in buildings. Commissioner McEntarffer inquired about painting outside, design review. Ms. Clark stated if they were to change the color they would need to have a Design Review. Mr. Crane stated he doesn't see changing color.

Testimony in Favor: none

Testimony in Neutral: Josepha Martinez, 35 South Overman Drive, Jerome, testified that it appeared and stated that no businesses nearby received the notice of the public hearing. Chairman Mink stated they had a list that were mailed back. Ms. Clark explained that letters were mailed to property owners in the area. She has a business and is concerned about additional construction. Mr. Crane stated it will all be interior construction, no exterior changes. She asked when construction would start, and she thought it was commercial zone and not residential. Chairman Mink stated residential is allowed in CBD zone. She also questioned parking when construction starts.

Rebuttal Testimony: Mr. Crane stated it will mostly be interior construction although windows will need to be replaced as they are solid pane windows. He stated they are hoping to start in November and be done in December. Considering the parking, there are five (5) assigned parking spaces to that building, he stated there will be two cars per unit will be allowed and guests will need to park out front.

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the public hearing at 7:15 p.m.

CONSIDER a request from Ryan Glodowski and Howard Crane for a Special Use Permit allowing a two family dwelling, on that parcel described as Lots 18 & 19 Block 97 JT NW 19-8-17, more commonly known as 230 South Lincoln Avenue, Jerome, Idaho.

Commissioners had no issues with testimony.

Commissioner King made a motion to approve a request from Ryan Glodowski and Howard Crane for a Special Use Permit allowing a two family dwelling, on that parcel described as Lots 18 & 19 Block 97 JT NW 19-8-17, more commonly known as 230 South Lincoln Avenue, Jerome, Idaho with the following conditions: receive any and all required building department and/or fire department permits, inspections, and occupancy permits prior to using the space as a residence; any alterations to the structure must receive building permits and meet the building and/or zoning code; and comply with all City, State, and Federal requirements.

Second to the motion by Commissioner McEntarffer and carried.

Unanimous "ayes"

CONSIDER a Design Review from Jamie Bergman representing BRR Architecture, 2680 South Lincoln, Jerome, Idaho.

Staff Report: Ms. Clark stated the property is located at 2680 S Lincoln Ave in Jerome; it is an existing building. The applicant is proposing to change the façade and add one new sign. The business is located in the High Density Business zone (C3). The application proposes a façade facelift which will provide a color update. The applicant notes this is consistent with the updated colors scheme for the Walmart brand. The façade will remain the same material, with newly added paint in the colors; Gauntlet Gray, Medium Walmart Blue, Knockout Orange, Repose Gray, Dorian Gray, and Snowbound. The applicant notes this location is adding "pickup" services. The Knockout Orange will only be one corner of the building providing directional reference. This will also be the location of the additional sign.

Regarding guideline #24 from the Design Review Guidelines, Ms. Clark stated the building's façade will remain as is. The paint palette includes earth tone colors and accent colors that are

consistent with the Walmart brand, while also being harmonious with the surrounding buildings. The façade updates will be done in professional manner and workmanship.

Ms. Clark provided designs for the commission to review.

Richard Burrow, 16585 Barronette, Mission Viejo, CA, stated he is the architect who works with Walmart and will be representing Walmart. He stated they will be updating the exterior colors and adding orange to promote the new pick-up program for online pick-up services. He stated it will be the same as in Twin Falls store. He stated it is a program where customers can call and employees can bring items. Upon inquiry from Commissioner King, Mr. Burrow stated that it will just be the building paint right now.

Commissioner Holley made a motion to approve a Design Review from Jamie Bergman representing BRR Architecture, 2680 South Lincoln, Jerome, Idaho as presented.

Second to the motion by Commissioner McEntarffer and carried.

Unanimous “ayes”

Ms. Clark stated she will send correspondence to Mr. Burrow.

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 September 11th, 2018 regular meeting
- B. Consider/Approve Finding and Facts for Larry Laub for a Special Use Permit renewal, allowing six (6) chickens on that parcel described as Lot 6, Block 2 Mountain View Subdivision NE 18-8-17, more commonly known as 1407 Olympia Drive, Jerome, Idaho.
- C. Consider/Approve Findings and Facts for Charles Crabtree for a Special Use Permit renewal, allowing an in-home occupation, a full service motorcycle service and repair shop, on that parcel described as Lot 8, Block 2 Mountain View Subdivision NE 18-8-17, more commonly known as 1433 Olympia Drive, Jerome, Idaho.
- D. Consider/Approve Findings and Facts for Marco Cortez for a Special Use Permit renewal, allowing automotive sales, on that parcel described as Lots14-16, Block 88 Jerome Township NE 24-8-16, more commonly known as the Southeast corner of South Date and West Main Street, Jerome, Idaho

Commissioner Holley stated there is a small typo in minutes regarding Mr. Crabtree permit renewal. He said his name and Carl's name and stated 'no questions' but that it is incorrect. Ms. Clark stated they will find and correct. The minutes should read as follows:

*“**CONSIDER** a request from Charles Crabtree for a Special Use Permit renewal, allowing an in-home occupation, a full service motorcycle service and repair shop, on that parcel described as Lot 8, Block 2 Mountain View Subdivision NE 18-8-17, more commonly known as 1433 Olympia Drive, Jerome, Idaho.*

Commissioner King, Holley, McEntarffer, and Allred all had ~~not~~ no concerns or comments.”

Commissioner McEntarffer motioned to approve consent agenda with typo repaired.

Second to the motion by Commissioner King and carried.

Unanimous “ayes”

CITIZEN CORRESPONDENCE

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Clark stated a business came in regarding off premise signs. She stated they want to put a sign on the corner of West Avenue A and Lincoln. She stated a large sign once existed and is now removed. She continued, per the City code off-premise signs cannot exceed 8'. Discussion was held on off premise signs. Commissioner McEntarffer stated the sign code was to help direct customers to business and not to exceed the signage allowed for the buildings. He stated the size limit allowed multiple signs. Chairman Mink stated samples of off-premise signs attached to a post part of previous discussion. Ms. Clark said she and Katie found several throughout town. She said if it is a certain size, they do not want to take away from an existing business. Mr. Larsen stated prior to the updates the off-premise signs were prohibited and approval came with restrictions. Mr. McEntarffer spoke of directional signs vs advertisements.

Commissioner Holley inquired about banner at Idaho Youth Ranch. Ms. Clark stated it was just brought to her attention by city staff, they are not permitted to place the sign. They will be required to apply for permit, banners allowed for 60 days.

Chairman Mink inquired if they were going to have a hot plant in the old lot South of Dairy Queen. Ms. Clark stated she thinks it is only the equipment placement during construction. Discussion was held on other hot plants in town. Ms. Clark stated she would follow-up, seems materials piled up there. Commissioner McEntarffer stated all the materials are sweepings from the street sweeping prior to asphalt installation. Chairman Mink stated gravel piles are not allowed either. Commissioner McEntarffer stated he thought it was a lot of it is grindings.

Ms. Clark stated there is a Design Review for the October 23rd meeting. She continued there will only have one meeting in November and December due to holidays. She stated she did not see any special use permit renewals due until January.

Commissioner McEntarffer stated the 1st annual Trunk or Treat on Halloween 5-7pm, Main St from Lincoln to Adams. He stated 27 businesses signed up so far. Discussion was held on Holiday fest, Christmas in Jerome. St Luke's crew, Jerome Recreation Department staff and City Public Works crew. He stated they will start decorating on November 8.

There being no further discussion, Chairman Mink closed this regular meeting at 7:37 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary