

Planning & Zoning Meeting
February 15, 2023

This special meeting of the City of Jerome Planning & Zoning Commission was called to order at 7:04 p.m. Present were Chairman Rod Mink, Commissioner Benjamin Reed, Commissioner Jeff Schroeder, Commissioner Shonna Fraser, and Commissioner Paul Johnson. Also present were Legal Counsel, BJ Hess, HR & Planning Services Director, Esmeralda Chavez, and Secretary Katie Elliott.

Chairman Mink led the audience in recitation of the pledge of allegiance.

Chairman Mink called the Public Hearing to order at 7:04 p.m.

Public Hearing for a request for AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, CREATING TITLE 17 CHAPTER 14.015, SEPARATE OWNERSHIP OF UNITS IN DUPLEXES OF THE JEROME MUNICIPAL CODE, PROVIDING FOR DUPLEX UNITS TO BE SPLIT AND SOLD TO DIFFERENT OWNERS; FOR A PROCEDURE TO RECEIVE APPROVAL FOR A DUPLEX SPLIT; PROVIDING FOR CONDITIONS TO APPROVE A DUPLEX SPLIT; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Report: Ms. Chavez stated current code does not designate a process of allowing separate ownership of duplex units. Currently, duplex lots are allowed in Residential 2 (R-2), Residential 3 (R-3) and Multifamily Residential (R-M) zones but must share one lot. Developers have inquired about such a process existing in the City of Jerome where units may be sold separately. Staff and legal counsel have conducted research on various communities that have such a process outlined in code.

Ms. Chavez went over the proposed ordinance with the commission in detail. Topics of the discussion were adding the ordinance to Title 16 to be with the Lot Split code; having the process be approved administratively; have all departments review the application; 5000 square foot minimal lot areas for the split; having firewalls between units; separate water and sewer line for each unit; and having two off street parking spaces for each unit. Upon inquiry from Commissioner Schroeder, Ms. Chavez stated the revisions that were made were to add wording regarding the internal review of the application since the application would not be going before the Planning and Zoning Commission. She stated this would have all of the City Departments looking at the application to make sure all of the criteria is met before it is approved. Ms. Chavez stated they did use a template from another community that is currently in use but they revised it to meet the City of Jerome's needs and codes. Mr. Hess stated the other revision was to add the language to comply with all city and state standards. Upon inquiry from Commissioner Johnson, Ms. Chavez stated this would be for duplexes only. Ms. Chavez stated they are looking into adding additional language, at a later date, to other sections of the code that would address this for other multifamily dwellings. Commissioner Reed stated he liked the requirement for the minimum lot size of 5,000 square feet in theory but does not know if it is feasible. He does not think there are many lots that would be able to meet the

square footage requirements. Upon inquiry from Commissioner Fraser, Ms. Chavez stated Harvest Creek had shared they may consider duplex splits in the future along with other developers who have asked about splitting the duplex lots. She stated they would like to have something in place. Upon inquiry from Commissioner Reed, Ms. Chavez stated the ordinance would apply to both future projects and those existing structures. Commissioner Reed stated his issue is with the existing structures. Upon inquiry from Chairman Mink, Ms. Chavez stated the existing minimum lot size to build a duplex in the Residential 2 (R-2) and Residential 3 (R-3) zones, is 5000 square feet. Extensive discussion was held on the lot size; affordable housing; higher density of housing; lowering the square footage requirement to 3100 per lot; having the applicants come before the Planning and Zoning Commission if smaller than the minimum lot size; the other impacts that would come with lowering the minimum square footage; and the costs that would be required to comply with the requirements to split an existing duplex lot. Upon inquiry from Chairman Mink, Mr. Hess stated the commission could send the ordinance back with their recommendations to staff. City Engineer, Tyson Carpenter stated water and sewage usage should be the same but there may be a little more density with lowering the square footage of the lot. He stated he is not sure what the magic number of square footage would be but they need to remember the size of home that could be built in a smaller lot size. It comes down to the affordability and the sale-ability of the duplex. He stated that the most restrictive part would be the setbacks. Discussion was held on the square footage of homes that could be built on the reduced lot size. Commissioner Reed suggested adding a provision for existing duplexes, who may not meet the minimum lot requirement, to go before the Planning and Zoning Commission for review if they are 200 square feet smaller. Commissioner Fraser stated her recommendation would be to send the ordinance back to staff because it needs more work. Commissioner Reed stated the commission needs to give staff suggestions. Chairman Mink also suggested sending the ordinance back to staff with their concerns. Commissioner Schroeder stated the lot size is the main issue of the commission.

Testimony in Favor: None

Testimony in Neutral: None

Testimony in Opposition: None

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:31 p.m.

Consider a request for AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, CREATING TITLE 17 CHAPTER 14.015, SEPARATE OWNERSHIP OF UNITS IN DUPLEXES OF THE JEROME MUNICIPAL CODE, PROVIDING FOR DUPLEX UNITS TO BE SPLIT AND SOLD TO DIFFERENT OWNERS; FOR A PROCEDURE TO RECEIVE APPROVAL FOR A DUPLEX SPLIT; PROVIDING FOR CONDITIONS TO APPROVE A DUPLEX SPLIT; AND PROVIDING FOR AN EFFECTIVE DATE- *action item*

Mr. Hess stated the commission needs to make comments and send their concerns back to staff. He stated they would go back and look at those concerns. Commissioner Reed stated he would like to include the setbacks in the ordinance. Chairman Mink stated it was included with complying with all city and state standards. Commissioner Reed stated he would like it all in one area and not have to look it up. Commissioner Fraser referenced Section 1. A. 1 of the proposed ordinance, to be sent back to staff with the concerns of the lot size.

Commissioner Johnson made a motion to reconsider an ordinance creating Title 17 Chapter 14.015, separate ownership of units in duplexes of the Jerome Municipal Code, providing for duplex units to be split and sold to different owners; for a procedure to receive approval for a duplex split; providing for conditions to approve a duplex split; and providing for an effective date be reviewed with the following condition to adjusting the lot size requirements.

Second to the motion by Commissioner Reed and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Benjamin Reed, Commissioner Shonna Fraser, and Commissioner Paul Johnson. NAYE: None

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Chavez stated the next meeting will be the 28th of February. She stated they have a very light agenda. She continued that they do not have anything scheduled for the first meeting in March but they will have a second meeting. Ms. Chavez went over the new ordinance regarding the terms of the commission. She stated she appreciates the commission who serve on the board.

There being no further discussion, Chairman Mink closed this regular meeting at 7:38 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary