

Planning & Zoning Meeting
March 8, 2022

This regular meeting of the City of Jerome Planning & Zoning Commission was called to order at 7:00 p.m. Present were Chairman Rod Mink, Commissioner Benjamin Reed, Commissioner Jeff Schroeder, Commissioner Shonna Fraser, Commissioner Carl McEntarffer, and Commissioner Paul Johnson. Commissioner Dave Holley was excused. Also present were Legal Counsel, Ted Larsen, HR Manager, Esmeralda Chavez, City Planner, Ervina Covcic, and Secretary Katie Elliott.

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

Consider a Design Review for The 208 Grill, 220 West Main Street, Jerome, Idaho- action item

Staff Report: Ms. Covcic stated the 208 Grill will be family friendly bar/restaurant located at 220 West Main Street. The property is in a Central Business District (CBD) zone. The design review proposal is for new exterior and signage. The application notes that the front of the building will have a combination of mixed cedar, natural cedar, and rusted metals. Black steel awnings and black window trim will be included on the front of the building. The building sign at a size of 12.57 sq. ft. will be polished metal located above the garage door of the front of the building with three gooseneck lights above to shine onto the sign. The linear foot width of the street side of the building amounts to 75 ft.

Regarding the Design Review guidelines, Section 5.2 Architecture, GUIDELINE #24 Wall Colors, Ms. Covcic stated the application states exterior wall colors and finishes will harmonize with the surrounding site. Colors such as neutral light browns, dark browns and black accents will be used.

Regarding Section 5.4 Sign Guidelines, Ms. Covcic stated the 208 Grill site is located in the Central Business District (CBD) zone and is in the design overlay district. Per section 17.32.050 of the Jerome Municipal Code, signs in the Central Business District are allowed as follows: Under Building Signs, each property may have one single faced building sign facing each adjacent street frontage up to three (3) square feet per linear foot of the side of the building facing the street frontage. The maximum sign area for a building sign shall be one hundred fifty (150) square feet. The application proposes a building sign facing West Main Street. As proposed, the sign is approximately 4' x 4' round with a total sign area of 12.57 square feet. As proposed, the sign meets the size requirements. The application proposes a single faced polished metal sign with The 208 Grill logo carved in. The sign will be illuminated with three gooseneck lights mounted above the sign shining back onto the sign.

Regarding Section 5.4 Sign Guidelines, Ms. Covcic stated signs are the highest profile element that the public is aware of and leaves the public with an impression of the community. Signs must be of high quality and fit the needs of the situation, while blending with the rest of the community's desires. A garish sign may promote additional short-term recognition, but will reduce the community's long-term attractiveness and image. Sign clutter, even of quality signs,

will also reduce the community's attractiveness and image and is more confusing than informative. No matter how much citizens and developers improve their existing and future community's commercial, industrial, and residential area's buildings, parks, roads, landscaping, etc., the image of the community will not improve unless the community's signage is raised to the same level of quality as the rest of the community.

Ms. Covcic stated the following Design Guidelines should be considered in the planning and design of all new and renovation sign projects in the community; see also Jerome Municipal Code for standards.

Promote sign design and placement that reflects the community's desire for human scale regarding height, proportion, site features, shapes and materials. The applicant states that sign is four feet in diameter and made of polished metal.

Signs must be produced using professional workmanship without hand lettering or with a sloppy or garish paint job. The application notes that the sign will be fabricated by a professional metal shop from computer generated design.

The primary sign(s) for a business must be constructed of permanent materials. Unacceptable temporary materials include but are not limited to paper, cardboard, vinyl banner, fabric, poster board, and unfinished wood. The application notes the sign will be constructed polished metal.

English translation of signs must be visible and lettering must be of equal size to other languages displayed on the sign, unless there is no reasonable translation available. Exclusions may include the legal names of the business or the proprietor name. The proposed sign only has English lettering.

If approved, Ms. Covcic recommended the following conditions: comply with all Building and Fire Department requirements and inspections; and comply with all City, State and Federal requirements.

Ryan Glodowski, 256 S 700 E, stated Ms. Covcic covered everything and inquired from the commission if they had any questions. He stated the building may stand out for a while but is hoping other businesses follow suite. Upon inquiry from Commissioner McEntarffer, Mr. Glodowski stated the windows are a garage door that they will be able to open in the front and also in the back. Upon inquiry from Commissioner Johnson, Mr. Glodowski stated they are waiting on engineers for the doors but they are ready to move forward. Upon inquiry from Commissioner McEntarffer, Mr. Glodowski stated they will be using everything to the east of the building. For right now, they will be walling 214 off and may restore it back if they need more room. Upon inquiry from Chairman Mink, Mr. Glodowski stated they will be changing the surface of the building. Commissioner McEntarffer stated the design looks nice. Mr. Glodowski stated they are wanting to do everything right so they attract many customers.

Chairman Mink reminded the commission a Design Review must be unanimous.

Commissioner McEntarffer made a motion to approve the Design Review for the 208 Grill, 220 West Main Street, Jerome, Idaho as presented.

Second to the motion by Commissioner Johnson and carried.

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

Consent Agenda

The consent calendar consists 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 January 11, 2022 regular meetings;
- B. Consider/Approve Findings and Conclusions for Endurance Holdings, LLC c/o Sophia Durham for a Rezone from Neighborhood Business (C-1) to Residential 2 (R-2), on the property located at Tax 2174890 of SESE Jerome Unplatted (SE 12-8-16), more commonly known as northwest corner of North Lincoln and 16th Avenue West, Jerome, Idaho, approximately 38.70 acres.

FINDINGS AND CONCLUSIONS ON APPLICATION OF ENDURANCE HOLDINGS, LLC C/O SOPHIA DURHAM FOR A REZONE FROM NEIGHBORHOOD BUSINESS (C-1) TO RESIDENTIAL 2 (R-2)

A Public Hearing at the request from Endurance Holdings, LLC, for a zoning map amendment, changing the zone from Neighborhood Business (C-1) to Residential 2 (R-2) on the property located at:

Tax 2174890 of SESE Jerome Unplatted (SE 12-8-16), more commonly known as northwest corner of North Lincoln and 16th Avenue West, Jerome, Idaho, approximately 38.70 acres

(hereinafter referred to as the "Property") was held, pursuant to notice, commencing at 7:00 p.m. on Tuesday February 8, 2022, 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: Interim City Planner, Esmeralda Chavez, gave a staff report and brief background on the application. Ms. Chavez stated the parcel was annexed in 2005. At the time of annexation, two (2) zones were assigned to the property. The majority of the land was zoned Residential 2 (R-2) with a small portion zoned Neighborhood Business (C-1). The property has a current special use permit for agricultural use, expiring in December 2025, and has been farmed for the past few years. The applicant is requesting a rezone from C-1 to R-2 to have the entire parcel of land with the same zoning.

Regarding the adjacent land use and zoning of the surrounding property, Ms. Chavez stated to the north is residential/agricultural zoned area of impact zoned Residential; to the south is residential zoned as Residential 2 and Neighboring Business; to the east is residential zoned Residential 1; and to the west, which was recently annexed, is agricultural zoned Residential 2.

The Comprehensive Plan Land Use Map designates the current parcel as Residential Medium and Commercial. The existing land use is agricultural.

Ms. Chavez stated the parcel is currently zoned R-2 and C-1. The R-2 zone is intended to provide for single or two-family dwellings. The minimum lot size for this zone is 5,000 sq. ft. The C-1 zone is intended to allow convenience business uses which tend to meet the daily needs of the immediate neighborhood. There is no minimum lot size for the C-1 zone.

The proposed zone of R-2, is a more restrictive zone and allows for single and two-family dwellings. Depending on the zone, 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, the application for a rezone shall be reviewed by the Commission to determine if the request: (a) Is in accordance with the Comprehensive Plan; (b) Will not create a demand for public infrastructure that is not currently available, including municipal sewer and water services; (c) Is compatible with the zoning uses in the surrounding areas; and (d) No non-conforming uses will be created.

As pertains to the City of Jerome's Comprehensive Land Use Plan, the request is in accordance with the following chapters: Chapter 13, "Neighborhoods", Objective 2, "Provide for areas of different residential densities and uses"; Chapter 13, "Housing," Objective 3, which the encouragement and "the development of various housing types to meet the needs of the citizens of Jerome."; and Comprehensive Plan, Chapter 13, Policy 6 which is to "Promote a wide range of housing types and housing diversity to meet the needs of Jerome's diverse population." The application notes this rezone will allow the property to be developed in a more harmonious nature to the surrounding land holdings of other adjacent properties; be consistent with neighboring uses in regards to noise and pollution generation; and retain families in Jerome where they can live, work and play.

Regarding the demand for public infrastructure that is not currently available, Ms. Chavez stated the parcel has access to city services, including water and sewer. The infrastructure for both water and sewer is located at the intersection of North Lincoln and 16th Avenue. The developer will be responsible for the extension of services to serve the property.

Regarding the compatibility with the zoning uses in the surrounding areas, Ms. Chavez stated this area is bordered by residential uses to the north, south, and east. The parcel to the west was recently annexed and zoned Residential 2. It appears the proposed zone request to Residential 2, would be compatible with the surrounding area.

Regarding the creation of non-conforming uses, Ms. Chavez stated the parcel is currently being used for agricultural land. No non-conforming uses would be created by this rezone.

Title 16 had no bearing on this request.

Ms. Chavez stated she sent the application out to city staff and there were no concerns at this time.

Chairman Mink stated when the property was annexed, the application requested the two zones. Ms. Chavez confirmed it was deliberate but stated current code does not allow two zones on one property.

Applicant Testimony: Tim Vawser, representing EHM Engineering, 711 Birch, Kimberly, representing Endurance Holdings, LLC, appeared and testified before the Commission. Mr. Vawser testified they knew there were two zones on the property. As they looked through Jerome city ordinances and considered all of the uses regarding the zoning, the client's interest is in single-family housing. They knew they could apply for a Special Use Permit (SUP) or rezone, then decided they would have a cleaner project if the entire parcel is zoned R-2. If approved this evening and city council they would return with preliminary plats.

Testimony in Favor: City Clerk, Bernadette Coderniz, read the following for the record:

Rod and Gina Jerke, 105 Mountain View Drive, Jerome, Idaho
"Support the application. No other comment was provided."

Testimony in Neutral: None.

Testimony in Opposition: City Clerk, Bernadette Coderniz, read the following for the record:

Kelly L Wilkins, 326 15th Avenue West, Jerome, Idaho

“Oppose the application. I oppose putting multi-family homes on this property. It will decrease the value of our home. It will also double the amount of traffic compared to single family dwellings.”

Paul Douglas Daniel, 102 Mountain View Drive, Jerome, Idaho

“Oppose the application. I am assuming the property in question is that which was platted when the subdivision was laid out. When the developer began selling, they told buyers they were going to build a park. All these years later and still no park. I oppose this change and feel a park should be built instead, using the property. I think a park would be a draw to future buyers of property.”

Rebuttal Testimony: Mr. Vawser offered rebuttal testimony stating there are no plan for multi-family dwellings, and he said he does not believe it was platted for any other development besides farming. He stated the opposition may be referring to a different parcel. He continued and stated open spaces will be on the property, and the plan is for a single-family development.

Chairman Mink stated duplexes would be allowed in the R-2 zone. Commissioner McEntarffer stated the property was once owned by the same family that started Jerome Estates, and when the market crashed the property was sold.

There being no further testimony in favor, neutral, or opposition, Chairman Mink closed the Public Hearing at 7:13 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the application, Ms. Chavez’s report, and the other documents and material in the file, enters its findings and conclusions as follows:

I. Findings

- A. The Property in question is currently zoned Neighborhood Business (C-1).
- B. The Application seeks to amend the Property to be zoned Residential 2 (R-2).
- C. The Property in question is bordered by residential uses to the north, south and east. The parcel to the west was recently annexed and rezoned R-2.
- D. Rezoning from C-1 to R-2 would be compatible with the surrounding area.
- E. The proposed use of the parcel will not create any non-conforming uses.
- F. The Comprehensive Plan of the City of Jerome promotes providing areas of different residential densities and the development of various types to meet the needs of the citizens of the City of Jerome.

II. Conclusions

- A. Taken as a whole, the application complies with the Comprehensive Plan of the City of Jerome and will not adversely affect the character of area where the property is located.
- B. The Commission recommends to the Jerome City Council that the application of the Endurance Holdings, LLC, for the Property described above, from Neighborhood Business (C-1) to Residential 2 (R-2) be approved.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 8th day of February, 2022, in support of the decision of the Planning and Zoning Commission on the 8th day of March, 2022 to recommend approval of the application to the Jerome City Council, the decision to recommend the approval of the application is hereby made final this 8th day of February, 2022.

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

Commissioner Johnson made a motion to approve the consent agenda as presented.

Second to the motion by Commissioner Reed and carried.

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

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Mr. Larsen reviewed the open meeting laws in depth with the commission. He referenced the Idaho Open Meeting Law manual that is available on-line for the public.

Ms. Covcic stated La Costa Colima had sign face change that was approved. She also stated Honkers had a freestanding sign that was relocated and had a cabinet change on their high rise sign. Ms. Covcic stated the rezone for Endurance Holdings property was approved by City Council. Ms. Chavez stated the City has started the process to update the Comprehensive Plan. Upon inquiry from Commissioner Schroeder, Ms. Chavez stated going into spring and summer, the agenda's may become longer. There are aware of more projects but they are not quite ready to come before the commission.

There being no further discussion, Chairman Mink closed this regular meeting at 7:48 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary