

Planning & Zoning Meeting
March 9th, 2021

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 Jerome City Council Chamber 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 Carl McEntarffer, Commissioner Jeff Schroeder, Commissioner Paul Johnson, Commissioner Benjamin Reed, and Commissioner Shonna Fraser. Commissioner Dave Holley was excused. Also present were City Planner, Ida Clark, Legal Counsel, Ted Larsen, IT Director, Carlos Hernandez, and Secretary, Katie Elliott.

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

Public Hearing for a request from A&W Properties, LLC c/o Christopher Anderson, for a Lot Split on the property located at all of block A-238 Jerome Townsite NE 13-8-16, more commonly known as 520 8th Avenue West, Jerome, Idaho.

Staff Report: Ms. Clark stated the property in question, a parcel of land more commonly known as 520 8th Ave West containing approximately 2.5 acres, more or less, is currently zoned Residential 3 (R-3). The proposed project, a lot split requires approval from the Planning and Zoning Commission. Regardless of use, setbacks for this property are as follows: Front- 25', Rear- 20', Interior Side- 7', and Side Street- 15', with the minimum lot size of 5,000.

As pertains to Title 16 of the JMC, the Subdivision Ordinance, the lot split is subject to Section 16.16.045.

As pertains to Jerome Comprehensive Plan, the application meets the following objectives within Chapter Three - Land Use: Objective 1 – Exploring the growth patterns of the city and plan and prepare for future growth opportunities; and Objective 6 – Developing a variety of densities that support mixed land use. The Comprehensive Plan Land Use Map designates this area as Residential High.

Regarding the Lot Split Criteria, the applicant submitted a pre-application with a copy of the sketch plan. The applicant has provided proof of ownership. Ms. Clark went over the requirements the application must meet. The five requirements are split one lot into two (a "lot split"); the proposed lot split will not have a substantial impact on present or proposed public utilities, streets and parks; is consistent with the Comprehensive Plan;

both resulting lots will meet minimum size and minimum lot size requirements for the relevant zone; and each lot has a minimum of twenty-five (25) feet of street frontage. No plat shall be required and the lot split may be approved by the commission without submittal to the City Council. If a lot split occurs, any subsequent divisions of the split land require subdivision review and approval. The application is proposing to split one lot into two. Parcel one will contain an existing home on approximately 28,285.77 square feet. Parcel two, approximately 80,462.37 square feet, has an existing mobile home in the southeast corner that will be removed from the parcel. Otherwise, the parcel is bare and can be developed. Both lots meet the required minimum lot size 5,000 sq. ft. The existing home meets the minimum required setbacks. The application states there will not be a substantial impact to public utilities. The property to the south and east is fully developed including curb, gutter, sidewalk, water, and sewer. Water and sewer are accessible in both 8th Ave West and N Date St. Each lot will exceed the minimum 25' street frontage requirement per the Jerome Municipal Code. Parcel one will have access from 8th Ave West. Parcel two will access from both 8th Ave West and N Date Street. The applicant understands all lots must continue to meet setbacks, height, and frontage requirements. Any future divisions of land will require subdivision review and approval.

Ms. Clark stated there are no additional comments, from the City Staff, at this time.

If approved, Ms. Clark recommended the following conditions: The lot split shall meet all City of Jerome Department requirements pertaining to construction and any other needed improvements; and Comply with all city, state and federal requirements.

Ms. Clark showed the site plan and went over the surrounding area with the commissioners.

Applicant Testimony: Scott Allen, JUB Engineering, 2114 Village Park, Twin Falls, testified, this is a lot split application and they have met with City staff several times.. He stated multi-family housing is needed in the area. He stated the younger generation is wanting to own a home but most do not have the available funds so they are renting until they can get those funds. Mr. Allen stated this multi-family housing will be held locally under one ownership. They will put in landscaping with asphalt driveways. He continued they want to get the construction plans going as soon as they can. He stated he has met with various City departments and utility companies and they are ready to go. Mr. Allen asked the Commission for approval of the lot split.

Testimony in Favor: none

Testimony in Neutral: Ms. Clark read the following for the record:

*Donald DePew
705 8th Ave West*

Depends on what it is split for. Single wides- double wides low rent housing no. Nice stick built housing okay.

Testimony in Opposition: none

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

Consider a request from A&W Properties, LLC c/o Christopher Anderson, for a Lot Split on the property located at all of block A-238 Jerome Townsite NE 13-8-16, more commonly known as 520 8th Avenue West, Jerome, Idaho - action item

Upon inquiry from Chairman Mink, Ms. Clark stated the applicants will not need a preliminary plat as it is not a subdivision. Ms. Clark stated the applicant is asking to split the lot into two lots. Upon inquiry from Commissioner Schroeder, Ms. Clark went over the requirements for the lot split. Ms. Clark went over the layout of the neighboring properties with the Commission. Commissioner McEntarffer stated he had no concerns with the lot split.

Commissioner Johnson made a motion to approve the request from A&W Properties, LLC c/o Christopher Anderson, for a Lot Split on the property located at all of block A-238 Jerome Townsite NE 13-8-16, more commonly known as 520 8th Avenue West, Jerome, Idaho with the following conditions: The lot split shall meet all City of Jerome Department requirements pertaining to construction and any other needed improvements; and Comply with all city, state and federal requirements.

Second to the motion by Commissioner McEntarffer and carried.

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

Chairman Mink called the Public Hearing to order at 7:15 p.m.

Public Hearing for a request from Troy Rose for a renewal Special Use Permit, allowing a car dealership on that parcel described as Tax 1 Block 125 JT NE 24-8-16, more commonly known as 124 West Avenue E, Jerome, Idaho.

Staff Report: Ms. Clark gave a brief background on the applicant. Troy Rose received a special use permit for automotive sales at 124 West Avenue E on April 12, 2016 with a renewal in April of 2018. The proposal was to have 10-12 vehicles displayed in the fenced area. The materials indicated there would not be any mechanic work done on site. Additionally, it was noted someone would be on site approximately 20 hours per week to oversee the auto sales. The special use request was approved for a maximum

of 12 vehicles for sale at any given time and issued for a period of two years. They are requesting to renew the SUP and allow up to 20 vehicles.

The property in question, 124 West Ave E, is currently zoned Central Business District (CBD). The proposed use, automotive sales, requires a Special Use Permit from the Planning and Zoning Commission.

Ms. Clark reminded the commission regarding Title 8 of the Jerome Municipal Code (JMC), the ordinance addressing nuisances. 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, the request IS in accordance with Chapter 7 "Economic Development", page 7-5, which addresses the need and objective for business retention and expansion. The request is in accordance with Chapter 7, "Economic Development", Policy 8, which is to "continue to provide an atmosphere for successful business development".

Ms. Clark stated she received the following comments back from City Staff: Code Enforcement- cars need to be parked at 124 West Ave E only; Fire- did not have any issues as long as they have access to the storage units. They must maintain fire department access at all times. Ms. Clark stated she is not aware if the storage units are rented out at this time.

If approved, Ms. Clark recommended the following conditions: Vehicles shall be parked on private property and not in the public right of way; Vehicles shall be parked at 124 West Ave E only; Maximum of 20 vehicles for sale at any given time; 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, who needed access to the storage units. Ms. Clark stated the Fire Department will need access to the units and if there are cars parked in front, they do not want to damage the cars in the event of a fire. She had previously asked if the units were rented and has not received any comment back so she would ask for Mr. Rose to address. Upon inquiry from Commissioner Johnson, Ms. Clark stated the Fire Department was aware of the fence and they did not have any concerns.

Applicant Testimony: Justin Rose, 517 East Avenue D, testified they would like to increase the number of cars to 20. They currently have 19 cars and believes they will be able to have 20. He stated the first five storage units are currently not rented out. They have one storage unit and the other four units are the property owners. Upon inquiry from Mr. Larsen, Mr. Rose stated they have their customer's park within the fenced area, just outside the gate, or along the road. Upon inquiry from Commissioner Johnson, Mr. Rose stated they are not aware of the owners renting out the rest of the storage units. They do not park in front of the units if they are rented out. Upon inquiry from

Commissioner Johnson, Mr. Rose stated they have three to four customers a day max. Upon inquiry from Mr. Larsen, Mr. Rose stated they have two employees who drive cars that are for sale. Mr. Larsen went over the parking requirement code with Mr. Rose and the Commissioners. They are required to have one parking space for every 500 square foot of outside display area. He stated the lack of parking may have been a reason why they recommended the then to twelve cars previously. Commissioner McEntarffer inquired if parking outside of the fence could be used if they had an agreement with the property owner. Mr. Larsen stated they generally do not allow them to count on street parking. If the owner of the property allows them to use outside of the fence, it could be allowed. Commissioner Reed stated there would need to be an agreement between the property owner and the applicant for this to pass. Commissioner Fraser inquired if there was a max number of vehicles the commission would allow. Chairman Mink stated they would address the number of vehicles in the discussion portion of the agenda. Mr. Rose stated if they were not granted 20 vehicles, they would like to have at least 15.

Testimony in Favor: Ms. Clark read the following for the record:

*Ruby Reed
200 West Ave G, Jerome, ID 83338*

Support the application

Why not? There are other Businesses up and down South Lincoln.

Testimony in Neutral: Ms. Clark read the following for the record:

*G. Diane Adams
2373 Twin Oaks Park Drive
Twin Falls, Idaho 83301*

Checked Neutral to the application and no other comment was provided.

Testimony in Opposition: None

There being no further testimony, Chairman Mink closed the Public Hearing at 7:31 p.m.

Consider a request from Troy Rose for a renewal Special Use Permit, allowing a car dealership on that parcel described as Tax 1 Block 125 JT NE 24-8-16, more commonly known as 124 West Avenue E, Jerome, Idaho - action item

Commissioner Reed suggested tabling the request until they get further information and an agreement with the owner for parking outside of the fence. Extensive discussion was held on blocking rented storage units, number of vehicles allowed, square footage of

the office, expansion outside of the fence, designated parking, and consistency with other car lot special use permits. Commissioner McEntarffer inquired if they could add the concerns into the conditions. More discussion was held on the number of parking spaces required.

Commissioner McEntarffer made a motion to approve the request from Troy Rose for a renewal Special Use Permit, allowing a car dealership on that parcel described as Tax 1 Block 125 JT NE 24-8-16, more commonly known as 124 West Avenue E, Jerome, Idaho with the following conditions: Vehicles shall be parked on private property and not in the public right of way; Vehicles shall be parked at 124 West Ave E only; Maximum of 20 vehicles for sale at any given time providing the layout meets the requirement for parking; Comply with all city, state and federal requirements; and Special Use permit shall be allowed for up to five (5) years, renewable upon expiration. Any storage unit that is rented, must remain unblocked for fire access, written permission from the owners for of the property regarding the rental of the storage units and parking outside of the fence and be returned to Ms. Clark within 14 days.

Second to the motion by Commissioner Johnson and carried.

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

Upon inquiry from Chairman Mink, Ms. Clark stated she would accept an email from the property owner regarding the conditions as long as they have identifying information.

Consider a Design Review for 888 East Main Street, Jerome, Idaho - action item

Ms. Clark stated the property is located at 888 East Main Street with NeuScapes Property Maintenance located here. It is an existing building. The parcel is located in the Design Review Overlay District, falling within the 150 feet of the rights-of-way of East Main Street as defined in Jerome Municipal Code. The façade remains the same material with newly added paint in the colors of white and gray with purple trim.

Mr. Clark went over the additional guidelines on paint colors in the Design Review area with the commission.

The applicant stated they would like to update the building with colors that match their business brand. The business colors are white with green and purple accents. Instead of accenting with the bright green, the applicant shows purple as an accent around the windows and doors. They are proposing to paint the existing brick on the lower half of the building gray and the upper half that is stucco, white. Ms. Clark reminded the Commission that a unanimous vote is required or they will need to return for a Public Hearing.

Currently there is a small middle stripe and around the top of the door that is already painted purple. They are requesting to continue the purple around to frame the windows as an accent color.

Ms. Clark stated they don't normally allow bright colors unless they are used as an accent color. She gave the example of Wal-Mart regarding the orange color in their branding. Ms. Clark went over the proposed colors with the commission. Upon inquiry from Commissioner Schroeder, Ms. Clark stated the colors shown can be a little deceiving as they do not come across correctly in the projected pictures.

Jon Bryant Henry, 900 East Main Apt A, owner and operator of NeuScapes LLC, stated they are eventually wanting to replace the door with a solid door with a glass accent, if that does not work, they will replace the door with a full glass business door. Upon inquiry from Commissioner Schroeder, Mr. Henry stated the door would be the only place the French Roast color would be. Upon inquiry from Commissioner Fraser, Mr. Henry stated the true color is called Mate Electric purple. Ms. Clark stated the purple is brighter which is why they want to use the color as an accent. Discussion was held on where the purple would be located. Mr. Henry stated they may not add more of the purple around the windows as requested, they may leave it as it currently sits, but believes they would like to have the purple extended around the door and follow the flatwork along the building. Upon inquiry from Commissioner Johnson, Mr. Henry stated they would like to have a solid wood door with a glass accent. Mr. Henry stated he understands purple is a hard color for branding but they wanted to be a little different so they went with the deep purple. Commissioner McEntarffer stated he is okay with the colors as long as the purple is an accent color and not a main color.

Commissioner McEntarffer made a motion to approve the Design Review for 888 East Main Street, Jerome, Idaho as presented.

Second to the motion by Commissioner Fraser and carried.

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

Discussion of Zoning Definitions and Use Regulation Chart

Ms. Clark stated she would like to finish the definitions and use regulation chart. She is still reviewing the recreational vehicle definition and will bring it back to the commission. Topics that were discussed were the following:

- Recycling- suggested adding a definition

- Rendering Facility- suggested adding Plant instead of Facility, updated definition, and allow by SUP in Heavy Industrial zone only
- Research and Development- suggested to combine the two categories and update the definition
- Restaurant was suggested to move to eating establishment
- Restaurant with a drive through- suggested to move to drive-through establishment
- Retail sales suggested to Retail Stores with an updated definition
- Riding Academies and Stables- suggested to update the definition
- Roadside stand- suggested to be moved to temporary uses
- Schools, public or private- suggested to move to under education
- Shopping center- suggested updating the definition
- Shopping mall- suggested updating the definition
- Slaughter house- suggested updating the definition
- Stockyard- suggested updating the definition
- Public Street- was moved alphabetically in the code
- Street fair- was moved to temporary use category
- Supply yard- addressed in another area
- Tattoo and Body Piercing- suggested to remove parlor and updated the definition
- Temporary- suggested to leave with the 30 calendar days
- Temporary Use- suggested to add the other uses into this main category, also added an updated definition
- Terminal Yard trucking- suggested new category and a definition
- Tire shop- suggested a definition
- Tower- suggested a new definition
- Trade fairs- suggested to be moved to temporary use
- Truck and heavy equipment repair and sales- suggested a new definition
- Travel Services- suggested merging into the Personal and Professional Service category
- Truck stop- suggested a new definition
- Turf and tree farm- suggested a new category with a definition
- Vet animal hospital- suggested to move to Animal Care category
- Vehicle body shop- suggested to have the category separated and added definition
- Vehicle and equipment sales- suggested to have the category separated and added definition
- Vehicle repair- suggested to have the category separated and added definition
- Vehicle storage- suggested to have the category separated and added definition
- Vehicle washing facility- suggested to add definition
- Vehicle wrecking yard or salvage – suggested to add definition

- Warehouse and storage, wholesale- suggested to take out limited and ministorage definition and add a new definition
- Wreaking yard –suggested moving to Vehicle Wrecking Yard category
- Wholesaling distribution- suggested moving to Warehouse, Wholesale category

Ms. Clark stated she will bring back the RV and tiny home category and definitions. Upon inquiry from Commissioner Johnson, Ms. Clark stated tiny homes have their own code under the Building Code and are considered RV's. She has been researching other city code regarding the tiny homes and they are under the building code. She states she would like to speak with the Building Official. Once they get all of the definitions cleared, she will bring the zoning table back. Once they have both been approved, they will bring the updated code back to the commission for a public hearing.

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 February 9th, 2021 regular meeting;
- B. Consider/Approve Findings of Facts for Dareck & Brittany Williams, allowing a Special Use Permit for six (6) hen chickens and ducks, on the property located at Lot 14, W ½ Lot 15, Block 147 Jerome Townsite (NE 24-8-16), more commonly known as 310 West Avenue G, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF DARECK AND BRITTANY WILLIAMS FOR A SPECIAL USE PERMIT ALLOWING SIX (6) CHICKENS AND DUCKS, ON THE PROPERTY LOCATED AT LOT 14, W ½ LOT 15, BLOCK 147 JEROME TOWNSITE (NE 24-8-16), MORE COMMONLY KNOWN AS 310 WEST AVENUE G, JEROME, IDAHO

A public hearing on the application of Dareck and Brittany Williams concerning that parcel located at Lot 14, W ½ Lot 15, Block 147 Jerome Townsite (NE 24-8-16), more commonly known as 310 West Avenue G, Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, February 9, 2021, by teleconference at Jerome County Courthouse, Conference Room 306 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 300 North Lincoln, Jerome, Idaho.

Staff Report: City Planner, Ida Clark, provided the staff report on the application of Dareck and Brittany Williams. Ms. Clark stated the property in

question, Ms. Clark stated the property in question, 310 West Avenue G, in Jerome, is currently zoned Residential 3 (R-3). The proposed use, the possession of chicken or poultry, requires a Special Use Permit. Regardless of use, setbacks for detached accessory structures on the property will not be less than three (3) feet from the rear or side property lines.

As pertains to Chapter 17.18.050: Unique Land Uses, Ms. Clark stated this allows six (6) chickens, poultry or fowl and roosters are prohibited.

As pertains to the City of Jerome's Comprehensive Land Use Plan, the request follows the Comprehensive Plan as relates to Rural Residential Land Uses requiring Special Use Permits in Section 3.1.1

Ms. Clark reminded the Commission of the nuisance ordinance that defines stable matter as a nuisance. Manure must be properly disposed of to not create a nuisance.

Regarding the General Standards for Special Uses, Ms. Clark stated the Planning and Zoning Code allows up to six (6) chickens or poultry in the R-3 zone with an approved special use permit. The request appears to be harmonious with the objectives of the Comprehensive Plan and Title 17. The application states, yes, it will be harmonious with the intended character. The application states the chickens and ducks will be kept in a fully enclosed coop and run in the backyard. The backyard is also fenced. The application states they would like the chickens and ducks for fresh eggs, bug control and meat. The applicant currently has chickens and was made aware they needed a permit. Staff has not received any complaints. If properly cared for, the chickens should not be hazardous or disturbing. There is no indication that additional services will be needed to serve this use. It does not appear the chickens and ducks will create excessive additional requirements at public cost. Chickens can cause odors and noise. The applicant will need to keep the coop and run properly cleaned. There are no changes proposed to the vehicular approaches to the property. It does not appear that the chickens or ducks will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

If approved, Ms. Clark recommended the following conditions: (a) Any coop shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; (b) Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare; and (c) Special Use Permit shall be allowed for up to two (2) years, renewable upon expiration.

Ms. Clark showed the site plan to the commissioners

Applicant Testimony: Dareck Williams, 310 West Avenue G, testified, they are wanting to raise chickens and ducks. They are wanting them for food and pest control. Last year they had earwigs and is hoping to cut them down with the chickens. He also would like to provide his children with some responsibility. Upon inquiry from Chairman Mink, Mr. Williams stated the chicken run is 7 ½ feet wide and 29 feet long with mesh netting around the edge. Upon inquiry from Commissioner McEntarffer, Mr. Williams stated they have four (4) chickens and two (2) ducks.

Testimony in Favor: None.

Testimony in Neutral: Ms. Clark read the following comment for the record:

*Arthur Roy Brown, 323 West Ave G, Jerome, Idaho
Neutral to the application. As long as the chickens and ducks are kept in cages I do not have any opposition or further comment.*

Testimony in Opposition: None.

There being no further testimony, Chairman Mink closed the public hearing at 7:07 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the application, 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. 310 West Avenue G, Jerome, Idaho is zoned Residential 3 (R-3), which requires a special use permit for the proposed use, allowing six (6) laying chickens and ducks on the property.
- B. Title 16 of the JMC has no bearing on this application.
- C. The application for a special use permit complies with the City of Jerome Comprehensive Plan, Section 3.1.1., and inasmuch as it is compatible with the existing and potential land uses in the surrounding area.
- D. The Commission finds the General Standards for Special Uses as outlined in JMC 17.60.030, are satisfied as follows:
 1. As mentioned, the proposed use does constitute a special use as defined in JMC;
 2. The use is harmonious with and in compliance with the general objectives of the Comprehensive Plan relating to the objectives of Rural Residential Land Uses;
 3. The proposed use will be designed, constructed and maintained in harmony and appearance with the existing and intended

character of the general vicinity by maintaining proper enclosures for the chickens and ducks, avoiding roosters, and keeping their enclosures clean.

4. While there is potential that the use could be disturbing to existing and future neighboring uses, this threat is mitigated by the condition that the enclosures be well maintained and that this permit is good for a limited time. If the use proves disturbing to neighboring uses, the permit will be revoked;
 5. Pursuant to comment from City staff it is evident adequate infrastructure and services are available to accommodate the proposed use;
 6. There was no evidence that the proposed use would create any additional requirements or public facilities or services, nor that it would be detrimental to any persons, property or the general welfare. There will likely be the production of some dust, noise and/or odors but the permit is conditioned to mitigate those harms;
- E. The vehicular approaches are not an issue and there is no indication the proposed use will impact any natural, scenic or historic feature of major importance.

II. Conclusions

- A. A special use permit is required for the applicant to be able to allow six (6) laying chickens and ducks on the herein described property.
- B. A special use permit promoting this use is consistent with the City of Jerome Comprehensive Plan, Section 3.1.1. and with JMC 17.60.030.
- C. The Commission approves the application of Dareck and Brittany Williams a special use permit allowing no more than six (6) laying chickens and ducks, on that property located at Lot 14, W ½ Lot 15, Block 147 Jerome Townsite (NE 24-8-16), more commonly known as 310 West Avenue G, Jerome, Idaho, subject to the following restrictions and conditions:
 1. Chickens and ducks will not create odors, noise, nor be detrimental to persons, property or the general welfare;
 2. Any coop or accessory structure associated with the use shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; and
 3. Special use permit shall be allowed for up to two (2) years, renewable upon expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 9th day of March, 2021, in support of the decision of the Planning and Zoning Commission on the 9th day of February, 2021 to approve the application as specified herein is hereby made final this 9th day of March, 2021.

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

- C. Consider/Approve Findings of Facts for Idaho Milk Transport; c/o Robert Brice, allowing a truck washing facility, on the property located at Jerome Unplatted Tax 41C of S1/2NW (31-8-17) AC Annexed into Jerome City 2008, more commonly known as 325 Farmore Road, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF Idaho Milk Transport, c/o Robert Brice, allowing a truck washing facility, on the property located at Jerome Unplatted Tax 41C of S1/2NW (31-8-17) AC, Annexed into Jerome City 2008, more commonly known as 325 Farmore Road, Jerome, Idaho.

A public hearing on the application of Idaho Milk Transport, c/o Robert Brice, and represented by Jennifer Thornton, concerning a parcel commonly known as 325 Farmore Road, Jerome, for a special use permit was held, pursuant to notice, on Tuesday, February 9, 2021, by teleconference at Jerome County Courthouse, Conference Room 306 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 300 North Lincoln, Jerome, Idaho.

Staff Report: Planner, Ida Clark, provided the staff report on the application. Ms. Clark stated Idaho Milk Transport is a carrier of food grade liquid products throughout the United States, Canada and Mexico and was established in 1986. Corporate headquarters are located in Burley with two other terminals located in Washington and another in California. The applicant was granted a Special Use Permit (SUP) in December of 2019 for a truck terminal yard. There have been no concerns or complaints. The applicant is now requesting a SUP to build a permanent facility allowing truck washing. They currently have two tank wash locations in Burley and Yakima, WA.

The property in question, is currently zoned High-Density Business (C-3). The proposed use, truck washing facility, is not listed in JMC code. As detailed in 17.41.010, "Provided, however, that if a proposed use of property is not specifically listed in the official schedule of district regulations, the use shall be prohibited, unless the Administrator determines that the proposed use is equivalent to a permitted or special use. In making said determination, the Administrator shall consider the following:" (i) The impacts on public services, and activities associated with the proposed use, are substantially similar to any of the permitted or special uses listed for the application district; (ii) The proposed use shall not involve a higher level of activity or density than any of the permitted or special uses listed for the applicable district; (iii) The proposed

use is consistent with the purpose of the district in which the use is proposed to be located; and (iv) The proposed use is in substantial conformance with goals and objectives of the Comprehensive Plan. Should the use be determined to be equivalent to a use that requires a special use permit, the application shall be required to follow the procedures set forth for special use permits. Staff has determined the intensity of the use would be to that of a Truck and Equipment Repair and Sales, which is allowed with a special use permit in the C-3 zone. The use is consistent with the purpose of the district and conforms with the goals and objectives of the Comp Plan.

Regardless of use, setbacks for this property are as follows: Front- 25'; Rear- 10'; Interior Side- 12'; and Street Side- 25'.

Title 16 has no bearing on this Special Use Permit request.

As pertains to the City of Jerome's Comprehensive Land Use Plan, 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; Objective 3 – Maintain and expand public/private partnerships to demonstrate the community's commitment to and support for economic expansion; and Policy 8 – Continue to provide an atmosphere for successful business development.

Regarding the General Standards for Special Uses, Ms. Clark stated the Planning and Zoning code allows truck washing facility as determined by the Planning & Zoning Administrator in the C-3 zone with an approved special use permit. The request appears to be harmonious with the objectives of the Comprehensive Plan and Title 17. The applicant is proposing to build a permanent building for truck washing and a small office. The applicant will make infrastructure improvements to the parcel. The land the north and east are bare, there is a proposed hydraulic repair business to the west and Rocky Mountain Pipe is to the south. The use of the property for a truck washing facility appears to be harmonious and appropriate for the area and will not change the essential character. The application states the facility will run 24/7 with most activity between 6:00 a.m. and 10:00 p.m. While this facility will run 24/7, it will not change the intended character of the area. The application states the facility will be designed and operated to not be hazardous or disturbing to existing or neighboring uses. Dust may become an issue and will need to be carefully monitored to not be hazardous to the existing and future neighboring uses. The facility is required and the plans show the appropriate containments for oil, solids, and sludge to protect our wastewater plant. The City's Industrial Pre-Treatment Coordinator has reviewed their application and has given approval to move forward with the application for the SUP. The applicant is aware that water and sewer will need to be extended to provide service to the facility. All services are available and adequate for this development. There is no indication that this 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 notes it will not be, regarding Standard G. Truck traffic will be produced

but it will not be detrimental. Farmore Road is not a through road and only serves as an access road for the existing lots. The trucks carry food grade liquid and will be washed at the facility. The facility is indoors helping to reduce noise and any possible odors. This site is currently accessed by Farmore Rd. There is an existing access point that protects the L-11 canal that will remain. The current access point does not interfere with other traffic. There is no indication this use would result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

The Wastewater Department has received and approved the required industrial pre-treatment application and SDS sheets. They have no further comment. North Side Canal Company commented that NSCC has no issue with the Special Use permit. As stated with the SUP for the truck parking, Idaho Milk Transportation should be made aware that the L-11 canal runs through a pipeline that is adjacent and parallel to Farmore Road on the north side of the property. They will need to continue to be mindful in design to ensure protection of the pipe.

If approved, Ms. Clark recommended the following conditions: (a) Gravel the road and truck parking area or other uses be implemented to reduce dust; (b) Maintain adequate cover and maintenance of the L-11 canal to support truck traffic; (c) Comply with all City of Jerome Department requirements pertaining to needed improvements and construction; (d) Receive all required building and/or fire department permits, inspections, and occupancy permits; (e) Comply with all city, state, and federal requirements; and (f) Special Use Permit shall be permanent.

Ms. Clark showed the commission the site plan for the application and explained where the site plan proposes the building. Chairman Mink inquired if there was an "in" and "out" for the property. Ms. Clark suggested having the applicant answer that question as she is not certain. Upon inquiry from Commissioner Johnson, Ms. Clark stated there is a stormwater retention that is part of the development plan. Ms. Clark showed the commission where the retention pond is on the map. Upon inquiry from Commissioner Schroeder, Ms. Clark stated Farmore Road is a public road which dead ends at Farmore Pipe. Upon inquiry from Commissioner Johnson, Ms. Clark confirmed the applicant has a SUP for truck parking on the property and are now requesting the washing facility to clean out the trucks.

Applicant Testimony: Jennifer Thornton, representing Idaho Milk Transportation, 325 Farmore Rd, Jerome, testified, stating they received a Special Use Permit last year for truck traffic. This Special Use Permit is to wash the trucks that come into the yard. She explained that it is hard to find a facility to wash tankers in Jerome. They have been driving the trucks down to Burley, Idaho, for washing.

Upon inquiry from Chairman Mink, Ms. Thornton stated they do not have plans in the near future to expand the washing services to other businesses or companies but may look into it at a later time if needed.

Upon inquiry from Commissioner Holley, Ms. Thornton stated she is not certain of the amount of water used and would refer that question to Mr. Brice. Ms. Thornton stated they will service around 10 trucks at this facility. Upon further questions from Commissioner Holley, Ms. Thornton stated the used water will be contained to the building in holding tanks where the water will then go into the sewer system. Commissioner Holley stated his concern is where the water will go when the water is not contained or they have a blockage. Ms. Thornton stated they have safeguards for those incidents. The water will be held in storage tanks. They are not reclaiming the water.

Robert Brice, 745 West Bedke Blvd, Burley, Idaho, offered testimony. Mr. Brice stated they recently purchased the Brockman property and house to the east of the current property. They do not have any plans to develop that property at this time. Mr. Brice explained they have had the Burley truck wash since 2000. He does not recall a time where the water backed up and escaped the building, not to say that it won't ever happen. He stated the water goes into the storage tanks where it will then go into the sewer system. The water is a single pass system. They wash around 10 trucks and each truck uses 150 to 200 gallons of water for an internal wash. For an external wash, each truck uses approximately 40 to 50 gallons of water.

Ms. Clark reminded the commission the Industrial Pre-treatment coordinator and the water department have both reviewed the application and they are comfortable with the applicant moving forward. Upon inquiry from Chairman Mink, Ms. Clark stated the North Side Canal Company has had the opportunity to review the application and requested the applicant be mindful in design to ensure the continued protection of the pipe.

Testimony in Favor: None.

Testimony in Neutral: None.

Testimony in Opposition: None.

There being no further testimony, Chairman Mink closed the Public Hearing at 7:27 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the application, the testimony of Ms. Thornton and Mr. Brice, 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. 325 Farmore Road, Jerome, Idaho, and is currently zoned High Density Business (C-3).
- B. The proposed use, a truck washing facility, requires a special use permit to operate in C-3 zone.
- 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.
- E. The proposed use is harmonious with the general objectives of the comprehensive plan to maintain and expand public/private partnerships to demonstrate the community's commitment to and support of economic expansion.
- F. The proposed use is harmonious with the general objectives of the comprehensive plan to continue to provide an atmosphere for successful business development.
- G. The proposed use is harmonious and appropriate for the area and will not change the essential character.
- H. Any additional public facilities necessary for the proposed use have been addressed.
- I. Any additional requirements at public costs have been addressed.
- J. 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 for truck washing facility in the High Density Business (C-3) zone for the City of Jerome.
- B. A special use permit allowing a truck washing facility in the C-3 Zone is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of Idaho Milk Transport, c/o Robert Brice, and represented by Jennifer Thornton, for a special use permit allowing a truck washing facility on the property commonly known as 325 Farmore Road, Jerome, Idaho, subject to the following conditions:
 - 1. Gravel the road and truck parking area or other uses to be implemented to reduce dust;
 - 2. Maintain adequate cover and maintenance of the L-11 canal to support truck traffic;
 - 3. Comply with all City of Jerome Department requirements pertaining to needed improvements and construction;
 - 4. Receive all required building and/or fire department permits, inspections, and occupancy permits;
 - 5. Comply with all city, state, and federal requirements; and
 - 6. Special Use Permit shall be permanent with no expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 9th day of March, 2021, in support of the decision of the Planning and Zoning Commission on the 9th day of February, 2021, to approve the application as specified herein is hereby made final this 9th day of March, 2021.

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

D. Consider/Approve Findings of Facts for Rennison Design represented by Brian Liquin, allowing multifamily housing, on the property described as:

A portion of Block A-170, Jerome Townsite and a portion of the Vacated Miner & Northside Railroad lying between Blocks A-169 and A-170, in said Jerome Townsite, all within Government Lot 3 and the Northeast Quarter of the Southwest Quarter of Section 19, Township 8 South, Range 17 East, Boise Meridian, City of Jerome, Jerome County, Idaho:

Commencing at the centerline intersection of Lincoln Avenue and East Avenue "I", which is monumented with a Brass Cap imprinted "Idaho State Highway Right of Way"; Thence South 89 Degrees 42 Minutes 43 Seconds East, along the centerline of said East Avenue "I" a distance of 40.00 feet, to a point of intersection with the East line of the 40-foot right-of-way called out in Highway Right of Way Deed Instrument Number 107595; Thence North 00 Degrees 18 Minutes 23 Seconds East, along said East line a distance of 35.00 feet, to a point of intersection with the North Right-of-Way of said East Avenue "I", which is monumented with a 5/8-Inch Rebar surmounted with a yellow plastic cap imprinted "LS 884"; Thence South 89 Degrees 42 Minutes 43 Seconds East, along said North Right-of-Way a distance of 191.65 feet to a point, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762" and is the Point of Beginning:

Thence North 00 Degrees 18 Minutes 23 Seconds East, a distance of 190.00 feet, to a point, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence North 43 Degrees 03 Minutes 15 Seconds West, a distance of 54.67 feet, to a point, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence North 00 Degrees 18 Minutes 23 Seconds East, a distance of 70.00 feet, to a point of intersection with the North Line of the Property Described in Warranty Deed Instrument Number 981650 and the South Line of the Land Described in Warranty Deed Instrument Number 981747, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence South 89 Degrees 45 Minutes 25 Seconds East, along said North and South Lines a distance of 164.00 feet, to a point of intersection with the Westerly Line of said Block A-169, Coinciding with the Easterly Right-of-Way Line of said Vacated Miner & Northside Railroad, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence South 19 Degrees 59 Minutes 23 Seconds East, along said Coinciding Lines a distance of 319.70 feet (formerly 319.84), to the Southwest Corner of said Block A-169, lying on said North Right-of-Way of said East Avenue "I", which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence North 89 Degrees 42 Minutes 43 Seconds West along said North Right-of-Way, a distance of 429.01 feet to the Point of Beginning, containing approximately 1.33 acres, and

more commonly known as 122 East Avenue I, Jerome, Idaho.

**FINDINGS AND CONCLUSIONS ON APPLICATION OF RENNISON DESIGN, REPRESENTED BY
BRIAN LIQUIN, FOR A SPECIAL USE PERMIT ALLOWING MULTI-FAMILY HOUSING ON THE
PROPERTY COMMONLY KNOWN
AS 122 EAST AVENUE I, JEROME, IDAHO**

A public hearing on the application of Rennison Design, represented by Brian Linquin, concerning the use of real property located at 122 East Avenue I, in Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, February 9, 2021, by teleconference at Jerome County Courthouse, Conference Room 306 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 300 North Lincoln, Jerome, Idaho.

The property identified in this application is commonly known as 122 East Avenue I, Jerome, and more particularly described as follows:

A portion of Block A-170, Jerome Townsite and a portion of the Vacated Miner & Northside Railroad lying between Blocks A-169 and A-170, in said Jerome Townsite, all within Government Lot 3 and the Northeast Quarter of the Southwest Quarter of Section 19, Township 8 South, Range 17 East, Boise Meridian, City of Jerome, Jerome County, Idaho:

Commencing at the centerline intersection of Lincoln Avenue and East Avenue "I", which is monumented with a Brass Cap imprinted "Idaho State Highway Right of Way";

Thence South 89 Degrees 42 Minutes 43 Seconds East, along the centerline of said East Avenue "I" a distance of 40.00 feet, to a point of intersection with the East line of the 40-foot right-of-way called out in Highway Right of Way Deed Instrument Number 107595;

Thence North 00 Degrees 18 Minutes 23 Seconds East, along said East line a distance of 35.00 feet, to a point of intersection with the North Right-of-Way of said East Avenue "I", which is monumented with a 5/8-Inch Rebar surmounted with a yellow plastic cap imprinted "LS 884";

Thence South 89 Degrees 42 Minutes 43 Seconds East, along said North Right-of-Way a distance of 191.65 feet to a point, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762" and is the Point of Beginning:

Thence North 00 Degrees 18 Minutes 23 Seconds East, a distance of 190.00 feet, to a point, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence North 43 Degrees 03 Minutes 15 Seconds West, a distance of 54.67 feet, to a point, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence North 00 Degrees 18 Minutes 23 Seconds East, a distance of 70.00 feet, to a point of intersection with the North Line of the Property Described in Warranty Deed Instrument Number 981650 and the South Line of the Land Described in Warranty Deed Instrument Number 981747, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence South 89 Degrees 45 Minutes 25 Seconds East, along said North and South Lines a distance of 164.00 feet, to a point of intersection with the Westerly Line of said Block A-169, Coinciding with the Easterly Right-of-Way Line of said Vacated Miner & Northside Railroad, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence South 19 Degrees 59 Minutes 23 Seconds East, along said Coinciding Lines a distance of 319.70 feet (formerly 319.84), to the Southwest Corner of said Block A-169, lying on said North Right-of-Way of said East Avenue "I", which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence North 89 Degrees 42 Minutes 43 Seconds West along said North Right-of-Way, a distance of 429.01 feet to the Point of Beginning, containing approximately 1.33 acres.

Staff Report: Planner, Ida Clark, provided the staff report and brief background on the application. Ms. Clark stated the property in question, 122 East Ave I, in Jerome is currently zoned General Business (C-2). The proposed use, multi-family dwellings, requires a Special Use Permit from the Planning and Zoning Commission as detailed in 17.14.010 of the JMC. Regardless of use, setbacks for this property are as follows: Front- 25'; Rear- 10'; Interior Side- 12'; and Side Street- 25'. There is no minimum lot size; however, all dwellings must meet setbacks. Maximum height is 50'.

Title 16 has no bearing on this Special Use Permit request.

As pertains to the City of Jerome's Comprehensive Land Use Plan, the request is in accordance with: Chapter 13, Objective 2, "Provide for areas of different residential densities and uses"; Chapter 13, 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"; Chapter 13, Objective 5, "Encourage the development of fair and affordable housing"; and Chapter 13, Policy 6, "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 multi-family dwellings in the C-2 zone with an approved special use permit. The request appears to be harmonious with the objectives of Title 17 of the Jerome Municipal Code and the Comprehensive Plan. This parcel is currently bare. The application states this multi-family project will be designed, constructed, and maintained to be harmonious and appropriate for the area. There is housing to the north and east with Ridley's grocery store and retail to the south. The project is 30 units in two, three-story buildings with a community center, tot lot, covered picnic area, dog area, landscaping, and other lot improvements including curb, gutter, sidewalks, and street lighting. The Rennison Group will work with the Jerome Urban Renewal Agency (URA) on an agreement for improvements like streetscape including sidewalk, curb, gutter and landscaping along East Ave I, and improved street lighting and landscape along South Lincoln. It is not anticipated that the proposed residential use will be hazardous or disturbing to existing or future neighboring uses. Sidewalk, curb, gutter and street lighting will be added along the north side of East Ave I, which currently does not exist. The main access point will be from East Ave I, with an emergency vehicle drive-through access to and from South Lincoln. The perimeter of the property will have a six-foot vinyl fence with trees and shrubs. As stated before, the application proposes a paved emergency vehicle access from South Lincoln. The drive isle is 26' with the turning radius of 28' meeting code for fire access. There is a refuse dumpster

in an enclosure that will match the building. The applicant is currently working with staff on gravity irrigation and stormwater to be properly maintained. City water and sewer connections are available in East Ave I. There is no indication that the residential use will create excessive additional requirements at public cost. As the application states, they will be improving the land. Also, the agreement with URA will ensure this project is not detrimental to the welfare of the community. It is not anticipated that the residential use will be detrimental to any persons, property or the general welfare. There will be an increase in traffic that is normal for any multi-family development. East Ave I is a collector street. Collector streets direct traffic from neighborhoods to the arterial systems like South Lincoln and Tiger Drive. There will be an increase in noise; however, the project includes fencing and landscaping to help minimize noise. The application shows one main approach located on East Ave I with an emergency access only from South Lincoln. This is designed to create flow and will not interfere with traffic. There is no indication that the residential use will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Regarding 17.26: Off Street Parking, per the Jerome Municipal Code this project shall comply with section 17.26 as follows: 17.26.150: Schedule of Parking Requirements: Multi-family dwellings with two or more bedrooms shall have 2 parking spaces with .25 for guest parking. "Adjacent on street parking on a local street may be credited towards the guest parking". This project is required to have a total of 68 parking spaces. The application shows 61 spaces onsite with seven on-street parking. The parking area must be paved with drainage provided. The application shows the parking area paved and drainage will be calculated with their stormwater. Compact spaces, "A maximum of thirty percent (30%) of the total spaces provided may be designed, designated, and used for compact size vehicles". Compact spaces shall be located along the perimeter of the parking lot or in those areas most distant from the structure. The application is requesting a 30% use for compact vehicles. The application shows the compact spaces located along the perimeter and are the most distance from the structures. The compact vehicle request does require approval from the Planning & Zoning Commission.

Regarding the landscape requirements, this project is located in C-2 district and in the Design Review Overlay District. A multi-family project within either of these districts is required to comply with the landscape requirements set forth in 17.18.070. The application includes a landscape plan meeting requirement including interior landscape planters for the parking lot.

Ms. Clark sent the application out to the City departments. Fire, Engineering, Building, Wastewater, and Streets Departments have all reviewed and do not have any comments at this time.

If approved, Ms. Clark recommended the following conditions: (a) Comply with all City of Jerome Department requirements pertaining to the construction and needed improvements; (b) Receive any and all required building and/or fire department permits,

inspections, and occupancy permits; (c) Comply with all city, state, and federal requirements; and (d) Special Use Permit shall be permanent.

Ms. Clark pointed out the entrance for the complex and went over the site layout with the Commission. Upon inquiry from Chairman Mink, Ms. Clark stated the main entrance is 26 feet wide. Upon inquiry from Commissioner Holley, Ms. Clark stated once the property is developed, they will provide seven parking stalls along East Ave I. It is considered public parking which they can use in their total.

Applicant Testimony: Brian Liquin, 410 East State Street, Suite 120, Eagle, testified this is an exciting project for the community. Mr. Liquin went over the two companies that are working on this project, Pacific and Rennison Companies, and gave a brief background on each company.

Mr. Liquin stated the Pacific Companies owns and operates their projects long term with a manager who lives onsite. He commented how the City of Jerome has been fantastic to work with. He also stated D.L. Evans has also been great to work with. Mr. Liquin briefly went over the design with the Commission. They have carefully designed this property and have maximized the usable space. There are 11 mature trees that will act as a buffer between the bank and the housing project to the west. Mr. Liquin went over the green space and parking for the project. He stated he understands the compact parking stalls as most people drive pickups but they are trying to work with everyone. Mr. Liquin stated the emergency access will be paved with a gate into the property that will match and blend with the perimeter fence that will run along the perimeter of the property. He stated this project will create lots of visual interest. This project is closely patterned with a project in downtown Eagle. This will be a quality, affordable environment that will create a sense of pride for the community.

Upon inquiry from Commissioner Mink, Mr. Liquin stated he believed the reason why there is not a pedestrian gate by the emergency access was due to wanting to encapsulate the project and not encumbering upon the usable space of the bank unless there is an emergency. They may explore different avenues at a later time if there is a concern. Upon inquiry from Chairman Mink, Mr. Liquin stated he was not sure why the pedestrian walk way was not included and will look into it.

Upon inquiry from Commissioner Johnson, Mr. Liquin stated the topography goes mostly north to south and the stormwater will be on the southern portion of the property under the parking lot.

Upon inquiry from Commissioner Schroeder, Mr. Liquin stated they had a commitment with the bank and with the City to update the landscaping along South Lincoln. Mr. Liquin gave a brief description of the update on South Lincoln that included adding benches, larger cobble stones, and green light poles.

Upon inquiry from Commissioner Schroeder, Mr. Liquin stated he was not aware what the prices for the apartments would be. This is a low- income tax credit project. He stated they were awarded tax credits for this project.

Upon inquiry from Commissioner Johnson, Mr. Liquin stated the property will be fenced all the way around besides the front entrance. There will also be grass, a tot lot, pergola with built in barbeque stations, and a dog park that will be screened along with a chain link fence. Commissioner Holley stated the project looked nice.

Upon inquiry from Commissioner Holley, Mr. Liquin stated he believed one of the stipulations would be that no junked vehicles be allowed. He stated there should be a section in the lease that will not allow the junked vehicles along with RV's and trailers.

Discussion was held on the landscape to the north of the emergency access. Mr. Liquin stated they will speak with the bank about developing that portion of the property. Mr. Liquin handed out a detailed packet for the commission to review. The commission went over the plans with Mr. Liquin regarding the requirements for parking spaces.

Upon inquiry from Commissioner Johnson, Ms. Clark stated the building code regulates ADA requirements for parking and access to the buildings. Ms. Clark reminded the commission this Special Use Permit was for the multi-family housing unit and the Design Review would be heard next. Upon inquiry from Chairman Mink, Mr. Liquin stated parking spaces are always tight for apartment complexes. They have noticed, there is additional parking along the south side of East Avenue I that does not seem to be utilized as often so they may be able to use that for overflow parking.

Testimony in Favor: Randy King, 980 S. Lincoln, testified he was manager of D.L. Evans Bank and has recently relocated to Meridian. He wanted to speak in favor of this project. He has had several conversations with the developers and thinks this project will be a great addition with the other development coming to the area. He stated he was able to look at their other developments in the Treasure Valley and noticed they are well maintained, clean, and quality built. He continued stating, they are nice, fit into the community very well, and there is a pride of ownership on both the owners and the residents. They have had discussion with the bank and believes that if there is not some kind of a barrier along the north side of the emergency access, vehicles and trucks will tear apart whatever is planted in the area. He continued the bank owns that parcel north of the bank and believes it is a buildable lot and will have parking on that lot. He stated he wants to encourage the Commission to look at this project as he believes it will be a great asset to the community.

Testimony in Neutral: None.

Testimony in Opposition: None.

There being no further testimony, Chairman Mink closed the public hearing at 8:19 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented, 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. 122 East Avenue I, is in the City of Jerome and are currently zoned General Business (C-2).
- B. The proposed use, multi-family dwellings, requires a special use permit to operate in C-2 Zone.
- C. JMC 17.14.010 provides the standards for special use permits, which are satisfied as follows:
 - a. The proposed use is harmonious with the general objectives of the comprehensive plan in that there are other area residences;
 - b. The proposed use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity;
 - c. The proposed use will not be hazardous or disturbing to existing or future neighboring uses;
 - d. Any additional public facilities necessary for the proposed use have been addressed;
 - e. 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;
- D. The vehicle approaches to the property have been addressed, including the interference with traffic on surrounding public thoroughfares; and
- E. 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 design, construct and maintain a multi-family project in a C-2 Zone, at 122 East Avenue I, City of Jerome.
- B. A special use permit promoting diverse residential options is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of Rennison Design, as represented by Brian Liquin, for a special use permit allowing the design, construction and maintenance of a multi-family project on the property located at 122 East Avenue I, Jerome, Idaho, subject to the following conditions:
 - 1. Compact parking plan as presented;
 - 2. Comply with all City of Jerome Department requirements pertaining to the construction and needed improvements;

3. Receive any and all required building and/or fire department permits, inspections, and occupancy permits;
4. Comply with all city, state, and federal requirements; and
5. Special Use Permit shall be permanent with no expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 9th day of March, 2021, in support of the decision of the Planning and Zoning Commission on 9th day of February, 2021 to approve the application as specified herein is hereby made final this 9th day of March, 2021.

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 McEntarffer and carried.

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

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Commissioner Johnson inquired about Bennett Truck Repair. Ms. Clark stated they did some research and they are considered a pre-existing use. She and Code Enforcement have been over to the property along with the Fire Department. Commercial Creamery and United Oil have blocked their property restricting access for parking. Ms. Clark stated they are working with the property owner to continue to get the road cleaned and remain open to the public. The State Fire Marshall is also working with them to clean the property up. He has out grown where he currently is, but he is trying to comply with the requirements.

Ms. Clark stated the City Council approved the updated Dwelling Ordinance. There will not be a second meeting this month. The next meeting will be April 13th and there may be a second meeting in April.

Commissioner Johnson inquired who he needs to speak with regarding the debris in the canal. Commissioner Reed stated the canal at Fillmore and 8th has litter and debris in it. Ms. Clark stated she would send code enforcement to look into it.

Commissioner McEntarffer inquired about the lots on North Lincoln by Sandra Capps by Ashley Manor. There were only four (4) lots but now there are five (5) houses going in. Ms. Clark stated she would look into it.

Commissioner Reed inquired about lot split and ownership of those lots. Mr. Larsen stated a lot can be split once without a subdivision application. Once a property is split into three or more lots, a subdivision application is required. Regarding a common ownership, code allows one lot and the lot can have multiple structures for multi-family homes. Commissioner Reed inquired if an owner could sell one structure on the property that has multiple structures to a different owner. Ms. Clark stated it is not allowed unless each structure is on its own lot.

Commissioner Schroeder inquired of a timeline for Tommy's Car Wash. Ms. Clark stated they are working on the irrigation, it may have to be re-routed, she does not have a time line. They will need to come before the commission for a design review on the building.

Commissioner Schroeder stated the old Napa building was now correctly painted. Ms. Clark stated they are still working with the property owner on getting occupancy and would have liked another coat of paint but it is better than it was. Commissioner Johnson stated he has seen people in the building. Ms. Clark stated they know they are in the building doing updates.

There being no further discussion, Chairman Mink closed this regular meeting at 8:42 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary