

Planning & Zoning Meeting
June 8th, 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 Jeff Schroeder, Commissioner Shonna Fraser, Commissioner Paul Johnson, and Commissioner Benjamin Reed. Commissioner Carl McEntarffer and Commissioner Dave Holley were excused. Also present were City Planner, Ida Clark, Legal Counsel, Ted Larsen, IT Director, Carlos Hernandez, and Secretary, Katie Elliott.

Consider a Design Review for 200 and 202 East Main Street, Jerome, Idaho- *action item*

Staff Report: Ms. Clark stated the two properties are located at 200 and 202 East Main Street. They are existing buildings. The properties are located in the Design Review Overlay District, falling within the 150 feet of the right-of-way of Main Street as defined in Jerome Municipal Code Chapter 17.10.020, M. The application is proposing an exterior update to the building by repainting in neutral colors of brown and green. This will be part of Operation Facelift.

The main color proposed for 200 East Main St. is a neutral brown tone accented with a darker brown and light green. The main color proposed for 202 East Main St. is a light green accented with darker green and brown. This request is part of an Operation Facelift project. The applicant has provided paint swatches and images of the proposed paint colors on each building.

Ms. Clark went over the design and showed the commission pictures of the building with the proposed design.

Larry Hall, stated he helped create Operation Facelift over 10 years ago. He was not able to complete a project last year and feels like he needs to do something. They have done over 200+ façade updates. They hired Kathryn Leigha to help design the concept on the back of the building and will wrap the colors all the way to the front. He stated he had Starr Corp do a digital outline of the building and they will have 3,700 square feet of painting area. Mr. Hall stated Elaine Dalry is the owner of the property and her family will try to sell the building after it is painted. Upon inquiry from Commissioner Schroeder, Mr. Hall stated they will paint all three sides. Upon inquiry from Chairman Mink, Mr. Hall stated the building does not have any historical features. He believes the building is over 100 years old. Upon inquiry from Commissioner Schroeder, Mr. Hall stated they are trying to get the building painted by the end

of June. He stated they have raised around \$1,700. They are still needing to complete some stucco and woodwork.

Chairman Mink reminded the commission they need to have a unanimous decision or it will then go into a public hearing for appeal. He continued he thinks the colors look good.

Commissioner Schroeder made a motion to approve the request for with the following conditions: Painting of a façade must be done in a professional manner and workmanship, using two coats or more of paint where needed.

Second to the motion by Commissioner Fraser and carried.

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

Consider a Design Review for 156 East Main Street, Jerome, Idaho- action item

Staff Report: Ms. Clark stated this is an existing building on the corner of East Main and North Adams known as Main Street City Market & Grill. The property is located in the Design Review Overlay District, falling within the 150 feet of the right-of-way of Main Street. The application is proposing an exterior update to the building by repainting in grey, accented with black, and applying a brick façade on the upper half of the front of the building. She stated the owners started to paint but once approached by staff, they stopped and brought the application before the commission.

Ms. Clark stated the Design Review Guidelines address using gray or muted colors. The code states, "Mute colors such as beige and gray should only be used if they are paired with at least one, and preferably two, accent colors." Ms. Clark stated the applicants will be accenting with black and brick. Upon inquiry from Commissioner Fraser, Ms. Clark stated the mural will remain on the building. The main color proposed is called Let It Rain, a grey color, accented with black called Tricorn Black. They are proposing to apply a fake brick overlay on the upper half of the building and update the existing projecting sign. The applicant has provided paint swatches and images of the proposed paint colors.

If approved, Ms. Clark recommended the following conditions: Painting of a façade must be done in a professional manner and workmanship, using two coats or more of paint where needed.

Mike Wilkes, 391 S 300 E, apologized for starting the painting without approval. They recently purchased Oop's City Market. They are in the process of rebranding the business. They love the business and would like to honor that business by bringing out the crispness of the building. There were certain things they did not want to change like the mural, as it is iconic for the area. The brick is part of the branding. Upon inquiry from Commissioner Schroeder, Mr. Wilks stated

the brick will be a sign bolted on the front of the building replacing the previous sign. The background will be grey. They will also be changing the projecting sign. The signs will be black background with the logo in white. The black trim will be along the top.

Chairman Mink inquired about the change of the façade to a sign. Ms. Clark stated it will be reviewed by staff. Commissioner Fraser stated she thinks the update looks nice and wants the mural to stay. She inquired if there is a way to seal the mural. She stated she did not want to make a condition on the mural but they might want to consider sealing the mural..

Commissioner Reed made a motion to approve the request for 156 East Main Street with the following conditions: Painting of a façade must be done in a professional manner and workmanship, using two coats or more of paint where needed.

Second to the motion by Commissioner Johnson and carried.

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

Chairman Mink called the Public Hearing to order at 7:18 p.m.

Public Hearing for a request from Believers Church, for a Special Use Permit allowing a preschool, on the property located at Lot 9 & 10 Block 117, Jerome Townsite (NW 19-8-17), more commonly known as 100 East Avenue D, Jerome, Idaho.

Staff Report: Ms. Clark stated the property in question, 100 East Ave D, in Jerome, is currently zoned Central Business District (CBD). The proposed use, preschool, requires a Special Use Permit from the Planning and Zoning Commission. A preschool will need to provide no less than six (6) parking spaces as detailed in section 17.26.150, Schedule of Parking Requirements. There are eight (8) parking spaces specifically designated for this parcel with additional off-street parking available on South Lincoln and East Avenue D.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in accordance with: Chapter 11, Objective 2, "Encourage schools to be sited within city limits in order to be cost-effective for city services."; and Chapter 2, Goal: "Manage population growth, which is consistent with community goals and objectives as expressed in the comprehensive plan and enhance the quality and character of the community while providing and improving amenities and services."

Regarding the General Standards for Special Uses, Ms. Clark stated the Planning and Zoning Code allows education, private or public, in the CBD 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 building is currently Believers Church. The application states the preschool will be harmonious and appropriate for the area. There is an existing play

area with the church and Heritage Academy is directly south. The parcel is also within the existing school zone area for reduced speed. A preschool in the existing building will not change the essential character of the same area. As stated before, Heritage Academy is directly south so there are school children in the area. Heritage also has an outside play area for children attending the school Monday through Thursday. The church has adequate parking and easy drop off and pick-up. To the north and west are commercial businesses with residential to the east. It is not anticipated that the proposed preschool will be hazardous or disturbing to the existing or neighboring uses. This is an existing building with services provided. No additional facilities or services will be required at this time. There is no indication that a preschool will create excessive additional requirements at public cost. The preschool will not involve any activities that are detrimental to person or property by excessive production of smoke, fumes, odor or glare. There will be an increase in traffic Monday-Thursday from 8 am to 12:30 pm. However, there is adequate parking and the traffic is associated with drop-off and pick-up. The parcel is also within a designated school zone. There may be an increase in noise when the children are outside during daytime hours but the noise should not be excessive. The vehicular approaches already exist and there are no proposed changes. There is no indication that the use of a preschool will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Ms. Clark stated she sent the application to city staff and received the following comments: The applicant has been in contact and is working with the Fire Department. The Fire Department did not have any comments regarding the Special Use Permit. Other departments did not have any comments on the request.

If approved, Ms. Clark recommended the following conditions: Receive any and all required building and/or fire department permits, inspections, and occupancy permits; Comply with all city, state, and federal requirements; and Special use permit shall be allowed for up to two (2) years, renewable upon expiration.

Ms. Clark went over the layout of the preschool with the commission. Commissioner Johnson inquired if the two year term was typical, or if the application could be permanent. Ms. Clark stated it could be permanent but there are still requirements that may need to be met. If they come back for renewal, they could address concerns and could make it permanent at that time. Upon inquiry from Commissioner Schroeder, Ms. Clark stated they have parking on both the north and south side of East Avenue D, and along South Lincoln.

Applicant Testimony: Pastor Clay Ramirez, 100 East Ave D, testified the purpose is to help parents and children and help those that want to get their kids prepared for school in a Christian atmosphere. They will only have preschool aged children. They have multiple exits, children sized restroom, and the classrooms have appropriate sized tables and chairs for preschool aged kids. Upon inquiry from Commissioner Reed, Pastor Ramirez stated they do not have anything specific for provisions for kids with disabilities but they will help with whatever they need. Upon inquiry from Commissioner Fraser, Pastor Ramirez stated they have a fenced play area for the kids. He continued to explain the layout of the play area for the commission.

They have eight parking spaces along the front of the facility, staff will park along South Lincoln, and they also have parking on the south side of East Avenue D. Upon inquiry from Chairman Mink, Pastor Ramirez stated the average age of the kids will be four years old. There will be no more than 24 kids in the program, drop off at 8:00 a.m. with school starting at 8:30 a.m. Upon inquiry from Commissioner Reed, Pastor Ramirez stated he does not believe the drop-off will conflict with Heritage School as they start at 8:00 a.m. Upon inquiry from Chairman Mink, Pastor Ramirez stated they are open Monday thru Thursday as they are a preschool and not a daycare. Commissioner Fraser stated there is always a need for preschool and daycare as there are never too many day cares and preschools.

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

*Richard Goetsch
213 E. Ave. D, Jerome*

Support the application

I believe that early education is essential for future learning. Without reading and social skills, our youngsters are at a disadvantage in their later learning abilities. Preschool will assist in filling this gap.

*Donna McMillen
212 East Ave C, Jerome*

Support the application

Anything that will benefit working parents and provide safe learning for the kids.

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the Public Hearing at 7:32 p.m.

Consider a request from Believers Church, for a Special Use Permit allowing a preschool, on the property located at Lot 9 & 10 Block 117, Jerome Townsite (NW 19-8-17), more commonly known as 100 East Avenue D, Jerome, Idaho - action item

Commissioner Johnson stated he would be in favor of the application being permanent instead of two years. Commissioner Fraser stated she likes the two year when something is new because if there are any issues, they can be addressed at the renewal.

Commissioner Johnson made a motion to approve the request from Believers Church, for a Special Use Permit allowing a preschool, on the property located at Lot 9 & 10 Block 117,

Jerome Townsite (NW 19-8-17), more commonly known as 100 East Avenue D, Jerome, Idaho, with the following conditions: Receive any and all required building and/or fire department permits, inspections, and occupancy permits; Comply with all city, state, and federal requirements; and Special use permit shall be allowed for up to two (2) years, renewable upon expiration.

Second to the motion by Commissioner Fraser and carried.

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

Chairman Mink called the Public Hearing to order at 7:35 p.m.

Public Hearing for a request from Image National, Inc, representing Idaho Milk Products, for a Special Use Permit allowing two building signs to exceed the maximum square footage and height requirements, on the property located at Tax 72 of S ½ NESE Jerome Unplatted (SE 30-8-17), more commonly known as 2249 South Tiger Drive, Jerome, Idaho.

Staff Report: Ms. Clark stated applicant is not present in the room or on Zoom. Upon inquiry from Chairman Mink, Mr. Larsen stated the chairman would need to close the hearing and amend the agenda to table the hearing.

Chairman Mink closed the Public Hearing at 7:37 p.m.

Consider a request from Image National, Inc, representing Idaho Milk Products, for a Special Use Permit allowing two building signs to exceed the maximum square footage and height requirements, on the property located at Tax 72 of S ½ NESE Jerome Unplatted (SE 30-8-17), more commonly known as 2249 South Tiger Drive, Jerome, Idaho- action item

Commissioner Johnson made a motion to table the request from Image National, Inc, representing Idaho Milk Products, for a Special Use Permit allowing two building signs to exceed the maximum square footage and height requirements, on the property located at Tax 72 of S ½ NESE Jerome Unplatted (SE 30-8-17), more commonly known as 2249 South Tiger Drive, Jerome, Idaho, to the June 22, 2021 meeting.

Second to the motion by Commissioner Fraser and carried.

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

Discussion of Title 17 Zoning Definitions and Use Regulation Chart

Ms. Clark stated they have almost completed the review of the chart. She added the definition for Repair Services. Ms. Clark continued the discussion with the commission going down the chart starting at Research and Development. Items discussed but not limited to: Food and Beverage sales being included under Retail Store, the deference between Storage Self-Service and Storage; adding towers to the residential zones; and Truck and Heavy Equipment Repair and Sales.

Lisa Baum, representing Image National, Inc. appeared via Zoom at 7:58 p.m.

Commissioner Johnson made a motion to reopen the request from Image National, Inc, representing Idaho Milk Products, for a Special Use Permit allowing two building signs to exceed the maximum square footage and height requirements, on the property located at Tax 72 of S ½ NESE Jerome Unplatted (SE 30-8-17), more commonly known as 2249 South Tiger Drive, Jerome, Idaho.

Second to the motion by Commissioner Fraser and carried.

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

Chairman Mink reopened the Public Hearing and called the hearing to order at 8:00 p.m.

Ms. Clark noted there were not any citizens in the meeting room or on Zoom for the hearing when they tabled the Public Hearing earlier.

Public Hearing for a request from Image National, Inc, representing Idaho Milk Products, for a Special Use Permit allowing two building signs to exceed the maximum square footage and height requirements, on the property located at Tax 72 of S ½ NESE Jerome Unplatted (SE 30-8-17), more commonly known as 2249 South Tiger Drive, Jerome, Idaho.

Staff Report: Ms. Clark stated Idaho Milk Products (IMP) is located in a heavy industrial zone on South Tiger Drive. They currently have rock in their landscaping facing South Tiger with the company name. Currently, there is no signage located on the facility. Idaho Milk Products is requesting to place two, LED illuminated building signs, one facing south and one facing west. The proposed signs have a cabinet area of 36'-6" x 25'-10" and are approximately 900 total square feet. The west facing sign would be placed 97' feet above grade and the south facing sign would be installed 53' above grade. IMP is requesting a special use permit to exceed both the total square footage and the sign height for greater visibility from the interstate.

Per 17.32.050 of the Jerome Municipal Code: Special Restrictions for signs by Zone, Light Industrial (M-1) And Heavy Industrial (M-2) Zones, Building signs facing each adjacent road shall not be more than two hundred (200) square feet in size and mounted no higher than thirty five feet (35') from the ground and no higher than the eave line of the building to which it is

attached or adjacent without a special use permit approved by the commission. 2249 South Tiger Drive is not within the Interstate Sign Overlay District as described in 17.10.020. L. 7. Jerome Municipal Code does not address lighting for building signs.

Regarding the General Standards for Special Uses, Ms. Clark stated the Planning and Zoning Code appears to allow a building sign to exceed the square footage and height with an approved special use permit. The request appears to be harmonious with the objectives of Title 17 of the Jerome Municipal Code as well as the Comprehensive Plan. The application indicates the signs will be constructed of professional, all weather material. The property is not in the Interstate Sign Overlay District. It is noted the Interstate Sign Overlay District allows signage up to 700 square feet if there are two business on a parcel. As proposed, the sign would exceed the allowed square footage for the Interstate Sign Overlay District. While the IMP facility is located in an industrial zone, the proposed total sign square footage does not appear to be harmonious with the essential character of the area. The placing of the signs higher than 35' is appropriate due to the height of the industrial facility. The placement of the signs will not breach the eave line. The application states the sign will not be a disturbance to neighboring uses as the use of the property is not changing. It is noted the illumination from the sign may be disturbing to the existing residential uses located to the south of the parcel. The closest residential parcel is approximately 1700 feet away and is located in the Area of Impact Commercial. The application notes the sign will not require public facilities or services. There is no indication that the signs will create excessive additional requirements at public cost. Public facilities and services are not required; therefore, this sign will not be detrimental to the economic welfare of the community. The sign may be detrimental by reason of excessive production of glare. The renderings show 6000k (kelvins) of white light which provides a bright day time light with a hint of blue. Using over 6000k is common in commercial/industrial areas requiring bright lighting. The application also notes the letters will be approximately 176 watts and the logo would be approximately 540 watts. There is no change to the vehicular approaches to the property. There is no indication that the sign will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Regarding the Design Review Guidelines, Ms. Clark stated the sign appears to promote sign design and placement. There is concern for the total square footage of the sign. The sign exceeds what is allowed in the interstate overlay district for two business. This parcel is not located in the interstate overlay district. The application indicates the sign will be professionally manufactured and installed. The application indicates sign will be constructed of vinyl and aluminum. Vinyl and aluminum with withstand all weather.

Ms. Clark stated City Staff did not have any comments.

If approved, Ms. Clark recommended the following conditions: Reduce total square footage of each sign; and Obtain any building permits before installing the sign.

Ms. Clark explained the square footage of the sign. Including the empty space around the sign, the sign would be over 900 square feet. The square footage of the actual sign is just over 700.

Applicant Testimony: Lisa Baum, 16265 Star Road, Nampa, representing Image National, Inc, stated the owner of the property wants to make sure the sign is seen on the large building. Ms. Clark inquired what the linear footage of the building was. Mr. Larsen went over Jerome Municipal Code 17.32.040 with the commission, specifically sections N & O. Upon inquiry from Chairman Mink, Ms. Baum stated the signs are proportional to the building. Discussion was held on the dimension of the building. Ms. Clark stated the total signage should be appropriate on a building that large. Upon inquiry from Commissioner Fraser, Ms. Clark stated the sign will not breach the eave line. Commissioner Johnson inquired about the lighting and if it was a concern. Ms. Clark stated 6,000 kelvins (K) is typical for commercial use. Ms. Baum stated a typical pylon that is right next to a roadway, is usually 7,000K. The proposed signs will be dimmer. Discussion was held on kelvins, possibility of lowering the kelvins, and effects of having housing next to commercial lighting. Commissioner Schroeder stated if they were willing to reduce the kelvins to 6,000, it shows the commissions concerns for the neighbors and does not affect the integrity of the sign. Commissioner Johnson stated he does not believe reducing the kelvins down will change anything and suggested not lowering the kelvins. Chairman Mink stated the monument sign in front of the building, is great. Ms. Baum appreciated the commission's time and apologized for being late.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the Public Hearing at 8:21 p.m.

Consider a request from Image National, Inc, representing Idaho Milk Products, for a Special Use Permit allowing two building signs to exceed the maximum square footage and height requirements, on the property located at Tax 72 of S ½ NESE Jerome Unplatted (SE 30-8-17), more commonly known as 2249 South Tiger Drive, Jerome, Idaho- action item

Mr. Larsen recommended having the commission address both the size and the height in the motion as the code is conflicting and this would be more specific.

Commissioner Johnson made a motion to approve the request from Image National, Inc, representing Idaho Milk Products, for a Special Use Permit allowing two building signs to exceed the maximum square footage and height requirements, on the property located at Tax 72 of S ½ NESE Jerome Unplatted (SE 30-8-17), more commonly known as 2249 South Tiger Drive, Jerome, Idaho, as presented.

Second to the motion by Commissioner Fraser and carried.

Commissioner Schroeder stated his concern is with the lighting and to protect the integrity of the neighborhood, he would ask to reduce the lumens down to 6,000 kelvins. He does not know if it would help a lot but would show a good effort for the neighbors in the area.

Commissioner Johnson amended the motion to reduce down to 6,000 kelvins.

Second to the motion by Commissioner Fraser and carried.

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

Discussion

Upon inquiry from Chairman Mink, Ms. Clark stated she believed they were close enough to the end of the chart and they would also bring the chart back in ordinance form for the commission to consider. Commissioner Reed inquired about the Rehabilitation Center. Ms. Clark stated she did some research and couldn't find other code with that definition. She suggested removing the definition as they would be listed under retail. Chairman Mink inquired about shelters. Mr. Larsen stated Idaho Code addresses a single-family dwelling. This includes those with disabilities and elderly persons so half-way houses are not included. Ms. Clark reviewed the following definition of a Shelter Home, a building or part of a building used for the temporary housing or relocation of abused, vulnerable, or Shelter home homeless individuals. This excludes group homes. Discussion was held on how many people would be allowed and how to regulate how many people were at a single residence. Ms. Clark stated she would do more research and bring it back to the commission.

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 May 11th, 2021 regular meeting, and May 17th, 2021 special workshop;
- B. Consider/Approve Findings of Facts for The Scoular Company, for a Tower Height Variance, on the property located at Lot 1, Block 2 Northside Subdivision (SE 30-8-17) more commonly known as 2330 South Davis Street, Jerome, Idaho.

**FINDINGS AND CONCLUSIONS ON A REQUEST FROM THE SCOLAR COMPANY,
FOR A TOWER HEIGHT VARIANCE ON THE PROPERTY LOCATED AT LOT 1, BLOCK 2
NORTHWIDE SUBDIVISION (SE 30-8-17), MORE COMMONLY KNOWN AS 2330 SOUTH
DAVIS STREET, JEROME, IDAHO.**

A public hearing at the request of The Scoular Company, by its Manager, J.C. Olson, for a height variance allowing construction of a new bucket elevator that will be approximately 128 feet tall, on the property located at 2330 South Davis, Jerome was held, pursuant to notice, on Tuesday, May 11, 2021, by teleconference at City Council Chambers with all members of the public, in a format allowing participants to hear the meeting, including all deliberations by commissioners and other speakers addressing the commission, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda. The physical meeting was held at 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ida Clark provided a report upon this request. Ms. Clark said the application states The Scoular Company is expanding with a manufacturing facility for producing barley protein concentrate for pet food and aquaculture. The application is requesting a height variance on the construction of a new bucket elevator that will be approximately 128 feet tall. They are not required to file a permit per the FAA guidelines. The property in question, 2330 South Davis, is currently zoned Heavy Industrial (M-2). The proposed request, a height variance from the 85-foot height limitation in the M-2 zone, requires a variance granted by the Planning and Zoning Commission as detailed in 17.14.010 of the Jerome Municipal Code (JMC). Regardless of use, setbacks for this property are as follows: Front- 25', Rear- 25', Interior Side- 20', and Side Street- 25'.

Ms. Clark reminded the commission of the nuisance code regarding hazardous materials in Title 8 of the JMC. It appears that the proposed use will comply with Title 8 of the Jerome Municipal Code.

Regarding the Variance Criteria Staff Analysis, Ms. Clark stated there appears to be special conditions or circumstances pertaining to this project since the proposed tower is specific to this kind of facility. The elevator is needed to feed an 88-foot grain bin to receive and process barley from local farmers. Due to the unique nature of this type of business, a tower exceeding the height limit of 85 feet is needed. Similar businesses in the district, such as Idaho Milk Products, Scott Jackson Trucking, and Spears Manufacturing do not require similar equipment due to their operational needs. As discussed above, the business is located near other industrial users. However, due to the nature of the barley processing, the additional height is needed, which would not be needed by other businesses in this district. Based on the applicant's narrative, it appears that similar equipment would be commonly used at any commercial grain manufacturing facility in the United States. As previously discussed, due to the nature of this business, it requires additional height for the regular operations of the business, which likely would not be necessary for surrounding businesses in the same district.

Ms. Clark stated she did not receive any comments from City Staff regarding the application.

If approved, Ms. Clark recommended the following conditions: (a) Receive all required permits, inspections, and occupancy permits prior to using the tower; and (b) Comply with all City, State, and Federal requirements.

Ms. Clark stated the applicant previously received a height variance. Ms. Clark went over the layout of the property and stated the proposed tower will be a little bit shorter than the tower they already have. Upon inquiry from Commissioner Holley, Ms. Clark stated the applicant will know how tall the previous variance was.

Applicant Testimony: J.C. Olson, 181 W 280 S, Manager for Scoular, appeared before the commission and testified on the application. Mr. Olson apologized for the oversight of the ordinance when they were designing the project. He stated the previous variance was for almost 200 feet and the proposed tower will be around 70 feet shorter. He stated this tower will be separate from the previous tower as they are on different parcels of land.

Chairman Mink stated the concerns with the previous variance was grain dust explosions and inquired if everything had worked out. Mr. Olson stated the grain industry is heavily regulated, especially explosions. He explained since they are considered food grade, they fall within a higher regulation. They have worked with DEQ and several consultants to help with those concerns. They are currently compliant with those regulations.

Testimony in Favor: None.

Testimony in Neutral: None.

Testimony in Opposition: None.

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

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

I. Findings

- A. 2330 South Davis Street, Jerome, Idaho, and is currently zoned Heavy Industrial (M-2).
- B. The M-2 zone pursuant to Title 17 of the City of Jerome Municipal Code, has a height limitation of 85 feet.
- C. The purpose of the variance is to allow a variance of the height limit to allow for the construction of a new bucket elevator with an approximate height of 128 feet.
- D. Granting this variance will not confer any special privileged on the applicant, but rather would allow the necessary equipment for commercial grain manufacturing facility.

II. Conclusions

- A. The application is consistent with development standards and objectives for M-2 Zone.

- B. Not granting the variance as requested in the application would result in an unnecessary hardship—as referenced in Title 17 of the City of Jerome Municipal Code—to the applicant.
- C. This variance is granted and contingent upon the following:
 - a. Applicant shall obtain all building, inspections and occupancy permits prior to using the towers; and
 - b. Applicant shall comply with all City, State and Federal requirements.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 8th day of June, 2021, in support of the decision of the Planning and Zoning Commission on the 11th day of May, 2021, to approve the application for a variance is hereby made final this 8th day of June, 2021, subject to appeal by an interested party within the prescribed period under Idaho law.

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

- C. Consider/Approve Findings of Facts for The Housing Authority of the City of Jerome, for a Sign Variance, on the property located at Tax 1, Block A-197 Jerome Townsite Heritage Homes (SE 18-8-17), more commonly known as 100 North Fillmore Street, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON A REQUEST FROM THE HOUSING AUTHORITY OF THE CITY OF JEROME, FOR A SIGN VARIANCE, ALLOWING A FREESTANDING SIGN ON THE PROPERTY LOCATED AT TAX 1, BLOCK A-197 JEROME TOWNSITE HERITAGE HOMES (SE 18-8-17), MORE COMMONLY KNOWN AS 100 NORTH FILLMORE STREET, JEROME, IDAHO.

A public hearing at the request of The Housing Authority, by its Executive Director, Leanne Trappen, for a variance allowing a freestanding sign on the property located at Tax 1, Block A-197, Jerome Townsite Heritage Homes (SE18-8-17), more commonly known as 100 North Fillmore Street, Jerome was held, pursuant to notice, on Tuesday, May 11, 2021, by teleconference at City Council Chambers with all members of the public, in a format allowing participants to hear the meeting, including all deliberations by commissioners and other speakers addressing the commission, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda. The physical meeting was held at 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ida Clark provided a report upon this request. Ms. Clark stated the application states they would like to place a freestanding sign on the property as they do not have permanent signage for the housing. The Housing Authority of Jerome has been located on the parcel for several years and provides housing to eligible seniors and

disabled individuals with limited income. The main office is located in Twin Falls and there is no staff onsite in Jerome. A permanent sign would allow the name, telephone, and website to be visible. The applicant will work with City staff for placement of the sign to ensure it does not block visibility for traffic turning onto Fillmore.

The property in question, 100 North Fillmore, is currently zoned Residential 2 (R-2). The only signage allowed in the R-2 zone are for sale, lease, or rental signs and those signs cannot exceed a total of nine (9) square feet per 17.32.050. Per JMC, 17.32.045, "All signs shall be set a minimum of ten feet (10') away from public easements and be contained completely within the bounds of the lot or parcel..." The applicant is requesting a variance on the 10-foot setback requirement from the easement. The sign will be completely contained within the property boundaries. Placing the sign on the property line would allow more visibility since the sign cannot exceed nine (9) square feet in the R-2 zone.

Regarding the Variance Criteria Staff Analysis, Ms. Clark stated the application notes the setback requirements for a sign on this property tremendously limits visibility. Additionally, the wide right-of-way on Fillmore, 70-foot, combined with the 10-foot setback for signs create special conditions which are peculiar to the land. This means the nine (9) square foot sign would be setback approximately 22 feet from the street. Other similar housing complexes have existing signage. Most of the signage is pre-existing to the updated sign code in 2016. This property has never had formal signage. This property is also unique in that it is zoned R-2 limiting signage to nine (9) square foot; whereas, similar housing is zoned R-3 allowing up to a 32 square foot sign. The application notes there are no special conditions or circumstances resulting from the actions of the applicant. The application notes granting the variance will not confer any special privilege on the applicant as the sign will comply with code at nine (9) square foot, be completely contained within their property boundary, and the sign is still placed approximately 10 feet from the back of the sidewalk. The sign will be professional manufactured and installed.

Ms. Clark received the following comments from City Staff: Streets and Engineering- sign cannot interfere with visibility the traffic coming from Heritage Homes to Fillmore Street. Will need to approve the location if variance is approved.

If approved, Ms. Clark recommended the following conditions: (1) Obtain all building permits before installing signs; and (2) Comply with all City, State and Federal requirements.

Ms. Clark showed the commission the property lay out and described where the applicant would like to place the sign.

Applicant Testimony: Leanne Trappen, Executive Director of The Twin Falls and Jerome Housing Authority, 100 N Fillmore, appeared before the commission and testified on the application. Ms. Trappen testified, the facility was built in 1969 and they currently have a realtor sign but you cannot see any information. She has had both board members and tenants ask for a professional sign. There is no address on the property for anyone to see. They do not

believe it is respectful to the residence if the address is not visible. They would like to have the sign double sided for visibility. They currently have two accesses to the property off of North Fillmore. The sign will be placed east to west between the two access points.

Upon inquiry from Commissioner Holley, Ms. Trappen stated they currently have a small sign. People have to get out of their car to get the information. She recently developed a new website where there is more information available for those who are looking for housing in the Jerome area. Since they are not able to have an office onsite, this will help disseminate the appropriate information. They are low income housing for seniors and disabled people only. She wants to make sure the Housing Authority is available to those that need them. Ms. Trappen went over the materials of the sign with the Commission

Testimony in Favor: Ms. Clark read the following for the record:
Jim Kinsel, 271 South 200 West, Jerome, Idaho
"We are in favor of this action."

Testimony in Neutral: None.

Testimony in Opposition: None.

There being no further testimony, Chairman Mink closed the public hearing at 7:24 p.m.

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

I. Findings

- A. 100 North Fillmore, Jerome, Idaho, and is currently zoned Residential 2 (R-2).
- B. The R-2 zone pursuant to Title 17 of the City of Jerome Municipal Code, only allows for sale, lease or rental signs, which cannot exceed nine (9) square feet and further requires signs be set a minimum of ten feet (10') away from public easements.
- C. The purpose of the variance is to allow a variance on the setback requirement from the easement for the construction of a freestanding sign.
- D. Granting this variance will not confer any special privileged on the applicant. As the sign will comply with the code at nine (9) square feet and be completely contained within the property boundary and within the ten (10) feet set back of the sidewalk.

II. Conclusions

- A. The application is consistent with development standards and objectives for R-2 Zone.
- B. Not granting the variance as requested in the application would result in an unnecessary hardship—as referenced in Title 17 of the City of Jerome Municipal Code—to the applicant.
- C. This variance is granted and contingent upon the following:
 - a. Applicant shall obtain all building permits before installing signs; and
 - b. Applicant shall comply with all City, State and Federal requirements.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 8th day of June, 2021, in support of the decision of the Planning and Zoning Commission on the 11th day of May, 2021, to approve the application for a variance is hereby made final this 8th day of June, 2021, subject to appeal by an interested party within the prescribed period under Idaho law.

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

- D. Consider/Approve Findings of Facts for Robert Reeder representing Valley Wide Cooperative, for a Special Use Permit allowing a sign higher than the eave line of the fuel canopy, on the property located at Tax 1 of A-267 Jerome Townsite (NW 24-8-16), more commonly known as 837 West Main Street, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION VALLEY WIDE COOPERATIVE, FOR A SPECIAL USE PERMIT ALLOWING A SIGN HIGHER THAN THE EAVE LINE OF THE FUEL CANOPY, ON THE PROPERTY LOCATED AT TAX 1 OF A-267 JEROME TOWNSITE (SW 24-8-16) MORE COMMONLY KNOWN 837 WEST MAIN STREET, JEROME, IDAHO

A public hearing on the application of Valley Wide Cooperative, concerning the use of real property located at 837 West Main Street, Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, May 11, 2021, by teleconference at City Council Chambers with all members of the public, in a format allowing participants to hear the meeting, including all deliberations by commissioners and other speakers addressing the commission, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda. The physical meeting was held at 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ida Clark, provided the staff report and brief background on the application. Ms. Clark stated Valley Country Store and Phillips 66 are updating all signage. They are also updating the fascia and signage on the fuel canopy to comply with the Phillips 66 fuel imaging guidelines. The property is located in the Light Industrial zone (M-1). The

applicant is requesting to place a fuel canopy sign higher than the eave line. The Jerome Municipal Code section, 17.32.050: Special Restrictions For Signs By Zone, allows them to breach the eave line with an approved Special Use Permit. The current fuel canopy will be replaced with smaller fascia and down lighting that meets City code. The new Phillips 66 logo is approximately 3 ¾' x 3 ¾' and sits approximately 14 inches above the eave line. The proposed logo meets the sign requirements of being less than 200 square feet with a box square foot of approximately 25 feet.

Regarding the General Standards for Special Uses, Ms. Clark stated the Planning and Zoning Code allows a sign to breach the eave line with an approved special use permit. The request appears to be harmonious with the objectives of Title 17 of the Jerome Municipal Code as well as the Comprehensive Plan. The application indicates it will be constructed of similar material, color, and illumination as before. The only change is the size of the logo and canopy fascia to comply with current Phillips 66 guidelines. The new logo will not change the essential character of the area. The application states the sign will not be a disturbance to neighboring uses as the use of the property is not changing. The application notes the sign will not require public facilities or services. There is no indication that the sign would create excessive additional requirements at public cost. Public facilities and services are not required; therefore, this sign will not be detrimental to the economic welfare of the community. This sign request will not be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. The application notes the new sign does not flash and includes automatic dimmers for dusk and nighttime. There is no change to the vehicular approaches to the property. There is no indication that the sign will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Regarding the Sign Guidelines, Ms. Clark stated the sign appears to promote sign design and placement. The application indicates the sign will be professionally manufactured and installed. The application indicates sign will be constructed of polycarbonate. Polycarbonate is described as a strong, permanent material.

If approved, Ms. Clark recommended the following condition: (a) Obtain any building permits before installing the sign.

Ms. Clark stated this signage is similar to the existing signage at the Valley Country on South Lincoln.

Applicant Testimony: Kathleen Karel, 1925 Kimberly Rd., Twin Falls, appeared via Zoom, and testified that they (Valley Country Store) are asking for the same application as they requested on South Lincoln. Phillips 66 company is currently updating their Phillips 66 logos around the country. With the new rivet program, the signs break the plain of the canopy.

Testimony in Favor: None.

Testimony in Neutral: None.

Testimony in Opposition: None.

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

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

I. Findings

- A. The property described in the heading herein is in the City of Jerome and is currently zoned Light Industrial (M-1).
- B. The proposed use, a new sign to be placed higher than the eave line, requires a special use permit to operate in all zoning districts.
- C. JMC 17.32.040 and JMC 17.14.010 provides the standards for special use permits.
- D. The proposed use is harmonious with the general objectives of the comprehensive plan in that a sign such as this promotes economic development and growth by providing a means of distributing information to the public with greater ease.
- E. The proposed use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity in that it is located in a M-1 area and sign criteria limits the impact on neighboring uses.

II. Conclusions

- A. A special use permit is required for the applicant to install signage above the eave line in a M-1 zone, on the above described property.
- B. The Commission approves the application of Valley Wide Cooperative allowing signage above the eave line of the fuel canopy located at 837 West Main Street, Jerome, Idaho, subject to the following condition:
 - 1. Obtain any building permits before installing the sign.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 8th day of June, 2021, in support of the decision of the Planning and Zoning Commission on the 11th day of May, 2021, to approve the application as specified herein is hereby made final this 8th day of June, 2021

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

- E. Consider/Approve Findings of Facts for Rennison Design c/o Bryan Appleby, for a Special Use Permit allowing multi-family housing, A parcel of land located in Block 136 of JEROME TOWNSITE, and lying in the NE¼ of Section 24, Township 8 South, Range 16 East Boise Meridian, Jerome County, Idaho, being more particularly described as follows:

*Beginning at the Northeast corner of Lot 1, Block 136 in Jerome Townsite, and lying in the NE¼ of Section 24, Township 8 South, Range 16 East Boise Meridian, Jerome County, Idaho, and THE REAL POINT OF BEGINNING;
Thence South 0°17' West, 270.00 feet along the East side of Block 136 to a point;
Thence North 89°43' West, 300.00 feet along the South side of Block 136 to a point;
Thence North 0°17' East, 235.28 feet along a line between Lots 5 and 6 extended Northward to a point the East side of Lot 2;
Thence Northwesterly along the East side of said Lot 2, 43.32 feet along a curve to the left having a Delta Angle of 1°22'16", a Radius of 1810.10 feet, a Tangent of 21.66 feet and a Long Chord of 43.32 feet that bears North 36°25'38" West to a point;
Thence South 89°43' East, 325.90 feet along the North side of said Block 136 to a point, THE REAL POINT OF BEGINNING.*

Bare land, more commonly known as 120 West Avenue F, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF RENNISON DESIGN FOR A SPECIAL USE PERMIT ALLOWING MULTI-FAMILY HOUSING ON THE PROPERTY COMMONLY KNOWN AS 120 WEST AVENUE F, JEROME, IDAHO

A public hearing on the application of Rennison Design, concerning the use of real property located at 120 West Avenue F, in Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, May 11, 2021, 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.

The property identified in this application is commonly known as 120 West Avenue F, Jerome, and more particularly described as follows:

*Beginning at the Northeast corner of Lot 1, Block 136 in Jerome Townsite, and lying in the NE¼ of Section 24, Township 8 South, Range 16 East Boise Meridian, Jerome County, Idaho, and THE REAL POINT OF BEGINNING;
Thence South 0°17' West, 270.00 feet along the East side of Block 136 to a point;
Thence North 89°43' West, 300.00 feet along the South side of Block 136 to a point;
Thence North 0°17' East, 235.28 feet along a line between Lots 5 and 6 extended Northward to a point the East side of Lot 2;
Thence Northwesterly along the East side of said Lot 2, 43.32 feet along a curve to the left having a Delta Angle of 1°22'16", a Radius of 1810.10 feet, a Tangent of 21.66 feet and a Long Chord of 43.32 feet that bears North 36°25'38" West to a point;
Thence South 89°43' East, 325.90 feet along the North side of said Block 136 to a point, THE REAL POINT OF BEGINNING.*

Staff Report: City Planner, Ida Clark, provided the staff report and brief background on the application. Ms. Clark stated the property in question, 120 West Ave F, 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 and the 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, Ms. Clark stated 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 Special Uses Permit Criteria, 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 west with a zoning of Residential 3 (R-3). Multi-family housing is allowed in the R-3 zone. There are existing businesses to the north and east. Heritage Academy is northeast. It is noted this project plans a commercial pad site in the northeast corner.

The project consists of 30 total units in three buildings. The building closest to South Lincoln will be two-story with eight units. The building to the south on West Ave F will be three story with 10 units. The building along West Ave E will also be three story containing 12 units. This project includes 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, including a plaza on the southeast corner.

It is not anticipated that the proposed residential use will be hazardous or disturbing to existing or future neighboring uses. Sidewalk, curb, gutter, angled parking, and landscaping will be added along all sides of the property that does not currently exist. There will be access from both West Ave E and West Ave F. The west property will have a solid privacy fence and open-style fence is proposed along the other property lines. This area is already comprised of a mix of business and residential.

Water and Sewer are available to serve the needs of the property. There is also irrigation. The existing gravity irrigation pipe will be replaced. Police and fire are able to adequately access the property. There is no indication that the multi-family, residential use will create excessive additional requirements at public cost for public facilities and services. This use will not be detrimental to the economic welfare of the community. 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 a multi-family use will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, odors, noise, smoke, fumes, or glare. There will be an increase in traffic that is normal for any multi-family development. There are two ingresses and egresses for the project that connects directly to South Lincoln. There will be an increase in noise; however, the project includes fencing and landscaping to help minimize noise.

As previously discussed, there is access from West Ave E and West Ave F. 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 the off-street parking, per the Jerome Municipal Code this project shall comply with section 17.26 as follows: 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 60 spaces on-site with eight on-street parking. It is noted there is a commercial area that also meets the code. This project creates an additional 28 angled on-street parking sites.

Regarding the design and maintenance, the parking area must be paved with drainage provided. The application shows the parking area paved and drainage will be calculated with their stormwater. The application is requesting a 30% use for compact vehicles. The application shows the compact spaces located along the perimeter and are the most distant from the structures, along the west side of the property. The compact vehicle request does require approval from the Planning & Zoning Commission.

Regarding the Landscaping Requirement, Ms. Clark stated this project is located in C-2 district and in the Design Review Overlay District. Any multi-family project within either of these districts are required to comply with the landscape requirements set forth in 17.18.070. The application includes a landscape plan that complies with City Code.

Ms. Clark stated Fire, Engineering, Building, Wastewater, and Streets Departments have all reviewed the application 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 stated West Ave E and West Ave F will have added sidewalks, curb and gutter, and angled parking. Upon inquiry from Commissioner Holley, Ms. Clark stated the on-street angled parking will be open for everyone. She stated the applicant is allowed to count the on-street parking for guest. Ms. Clark stated the existing sewer line goes through the middle of the property and they will not be putting anything permanent over that line.

Upon inquiry from Commissioner Johnson, Ms. Clark stated the applicant will be working with URA regarding the street lighting. Ms. Clark stated the application shows a plaza on the south side of the property that may have a digital reader sign that would replace the banners that hang across the street.

Commissioner Fraser shared her concern regarding the compact parking spaces. Ms. Clark went over the compact parking spaces with the commission. She spoke of the 30% which the JMC allowed for a property, which would be 18 spaces. Commissioner Fraser stated her concern is that most people in the area do not own compact cars. Ms. Clark stated there will be parallel parking along South Lincoln and they will also have the angled parking along the street that anyone could use. Commissioner Reed stated his concern is with parking for the commercial properties. Ms. Clark reminded the commission that the compact parking spaces must be addressed with the permit.

Upon inquiry from Commissioner Fraser, Ms. Clark stated they have had some discussion regarding crosswalks for safety. She stated there will be some type of increase of safety for the crosswalk.

Applicant Testimony: John Rennison, 410 East State St., Eagle, ID did a review of the project with the commission. Mr. Rennison went into great detail of the parking for the facility, the other multiple housing projects they have in Idaho, the 96-unit facility in Burley, and they will be the long-term operators of the property. Mr. Rennison went over the layout of the project going into detail on the three buildings. He explained the housing units will be affordable housing, tax credit housing, and a few market rate. Upon inquiry from Commissioner Reed, Mr. Rennison stated housing is becoming an issue around the country and he believes there will be three market rate apartments available, but they will have to follow the guidelines of the Idaho Housing and Finance Association (IHFA). Mr. Rennison explained what the Area Median Income (AMI) is for the units.

Mr. Rennison continued the description of the project regarding the commercial lot parking, other parking configurations if the compact car parking was not available, the URA participation in the project, landscape, walkability of the area, responsibility of the trees within the right of way, and lighting responsibility.

Commissioner Reed inquired why the applicant chose the property they did instead of a more residential zone. Mr. Rennison stated they chose the property to bring people downtown. To bring vibrancy to downtown. He likes to build in urban areas for walkability.

Chairman Mink stated the zoning for the property is appropriate for the request. Ms. Clark stated the property was rezoned last year to allow the best opportunity for the parcel which allows multi-family housing by a Special Use permit. He stated they do not have any plans for the commercial property at this time. Mr. Rennison went over the plaza plan with the Commission in detail. The plans include but not limited to landscaping, lighting, a possible sculpture, and a possible reader board or sign to replace the banner across South Lincoln. Mr. Rennison stated he understood the concerns with the compact car parking, and went over a couple of options with the Commission.

Discussion was held on the cross walk, specifically at South Lincoln and West Ave E, and the different solutions to aid in the safety of those crossing. Items discussed were flags, blinking lights, flashing lights, speed limit, etc.

Upon inquiry from Chairman Mink, Mr. Rennison went over the design of the fencing around the property. Upon inquiry from Commissioner Holley, Mr. Rennison stated they would be working with the engineering department to make sure the water is retained onsite. Ms. Clark stated they will have to show water retention on the engineered plans.

Mr. Rennison went over the colors and materials of the buildings. Upon inquiry from Commissioner Schroeder, Mr. Rennison stated he believes that the design will help make the downtown a little more urban. Commissioner Schroeder stated he is personally not a fan of the modern look. Mr. Rennison stated the modern look is what is popular with more urban towns and thinks it would set it out from everything else. Upon inquiry from Commissioner Fraser, Mr. Rennison stated they thought about adding parapet wall but decided it was too edgy for the area.

Mr. Rennison went over the landscape design with the commission. Items discussed were plants, ground cover using mulch and not rock, and a possible reader board sign instead of a sculpture.

Commissioner Schroeder stated his concern is with the balconies that face Lincoln and what people have on them. Mr. Rennison stated they have dealt with those issues before and they try to keep the junk to a minimum and do have rules for that.

Commissioner Holley thanked Mr. Rennison for bringing the project to Jerome. He stated he does not like the compact parking but since he will not be living there, he will not worry about it as much. Mr. Rennison stated they could change the number of parking spaces and went over other options for parking configurations.

Testimony in Favor: Larry Hall, Economic Director from Jerome 20/20, 104 W Main, testified. Mr. Hall stated he thinks this is a marvelous project. Mr. Hall stated the City needs this project and thinks it will be a gateway into downtown. He explained there will be approximately six to ten industrial projects that may be starting in the next year or so and they may be looking at around 100-150 new jobs. Additionally, TruBeef, which will be located in the county, will have approximately 400 new jobs. He understands not everyone will want to live in Jerome but a majority will. The four things most people are looking for are housing to buy, housing to rent, recreation, and schooling. He stated he supports the application and thinks it is a great project.

Testimony in Neutral: None.

Testimony in Opposition: None.

There being no further testimony, Chairman Mink closed the public hearing at 8:36 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. 120 West Avenue F, 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;
 - f. The vehicle approaches to the property and parking have been addressed, including; and
 - g. 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 120 West Avenue F, 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 John Rennison, for a special use permit allowing the design, construction and maintenance of a multi-family project on the property located at 120 West Avenue F, Jerome, Idaho, subject to the following conditions:
 - 1. Comply with all City of Jerome Department requirements pertaining to the construction and needed improvements;
 - 2. Receive any and all required building and/or fire department permits, inspections, and occupancy permits;
 - 3. Comply with all city, state, and federal requirements; and
 - 4. 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 8th day of June, 2021, in support of the decision of the Planning and Zoning Commission on the 11th day of May, 2021, to approve the application as specified herein is hereby made final this 8th day of June, 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 Schroeder and carried.

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

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Clark stated the next meeting will be on June 22nd. She stated City Council is no longer holding meetings via Zoom. Ms. Clark inquired if the commission would like to continue with

Zoom or discontinue and only use if needed. Commissioner Schroeder stated he is in favor of saving money and not using Zoom. Commissioner Reed stated he would be okay to allow Zoom if someone requests it. Commissioner Fraser stated anyone is welcome to call into the chambers. Commissioner Johnson stated he agrees as long as the number is available. Chairman Mink suggested stating if they need Zoom, to inquire 24 hours before the meeting. Commission agreed to discontinue Zoom unless requested. Ms. Clark went over the Planned Unit Development (PUD) process with the commission. She stated there will be an application before the commission in the next couple of months.

There being no further discussion, Chairman Mink closed this regular meeting at 8:50 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary