

Planning & Zoning Meeting
June 22nd, 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.

Chairman Mink lead the audience in the Pledge of Allegiance.

Present were Chairman Rod Mink, Commissioner Carl McEntarffer, Commissioner Shonna Fraser, Commissioner Paul Johnson, and Commissioner Dave Holley. Commissioner Jeff Schroeder and Commissioner Benjamin Reed were 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 7:01 p.m.

Public Hearing for a request from Rich Thompson Farms LLC, for Special Use Permit allowing a truck wash facility, on the property described as the following: That part of Block A-268, Jerome Townsite, Inside Average, located in the NW¼NE¼ of said Section 24, Township 8 South, Range 16 East of the Boise Meridian, Jerome County, Idaho, as it is shown as Parcel 1 on Survey recorded August 28, 2019 as Instrument No. 2194175, said parcel being more particularly described as follows:

*Beginning at the Northwest (NW) corner of said Section 24 (Which lies North 89°10'04" West a distance of 2638.60 feet from the North (N¼) Quarter corner);
Thence South 89°10'04" East for a distance of 1319.27 feet;
Thence South 00°18'16" West for a distance of 43.75 feet to THE TRUE POINT OF BEGINNING;
Thence South 89°10'04" East for a distance of 532.88 feet;
Thence South 00°17'29" West for a distance of 247.09 feet;
Thence North 89°41'44" West for a distance of 532.92 feet;
Thence North 00°18'16" East for a distance of 252.00 feet to THE TRUE POINT OF BEGINNING. More commonly known as the vacant lot, north of the old cinema, at 955 West Main Street, Jerome, Idaho.*

Staff Report: Ms. Clark gave a brief background on the property. Rich Thompson Farms, LLC also known as Rich Thompson Trucking, Inc. and Jerome Truck Services, is proposing to build a new commercial tanker and truck wash facility. The current truck wash location in Jerome on West Nez Perce, limits growth and does not have ease of access to the I-84. The property in question, is currently zoned High-Density Business (C-3). The proposed use, truck wash 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. 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 request.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated 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; 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 of the Jerome Municipal Code. The applicant is proposing to build a permanent building for truck washing. The applicant will make infrastructure improvements to the parcel. The land the north, east, and west are zoned light industrial with Valley Wide to the east and a small manufacturing facility to the north. Directly south is zoned C-3 with an existing building. The use of the property for a truck wash facility appears to be harmonious and appropriate for the area and will not change the essential character. Stormwater will be onsite and landscape, curb, gutter and sidewalk will also be added to the parcel. 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 to show the appropriate containments for oil, solids, and sludge to protect our wastewater when they submit construction plans. The City's Industrial Pre-Treatment Coordinator has reviewed the SUP application and has given approval to move forward at this time. Water and Sewer are available for connection and access for fire will be properly maintained. There is no indication that this use will create excessive additional requirements at public cost. The applicant notes there will be minor effects during construction; however, when construction is complete, the effects should be minor. There will be noise and traffic during operating hours of 7:00 am to 6:00 pm. The application states emissions from the truck wash will be minimal due to the wash facility being enclosed and energy efficient heating and cooling. Vehicle traffic will be similar to that of a commercial business area and should not be detrimental. There is existing access to this parcel from West Main and West Blvd. Egress and ingress will be addressed during construction design and review. This is a vacant parcel with no indication this use would result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Ms. Clark stated she received the following comments back from City Staff: Engineering - Sewer access is at the NW corner of the Truck Wash Lot, building placement is pretty far away. I am not too fond of the gravel lot right off of Main Street. I'd prefer to see at least the main travel ways paved. At a minimum, they will need to extend pavement or concrete at the entrances so that they do not track gravel onto the roadways.

If approved, Ms. Clark recommended the following conditions: Comply with all City of Jerome Department requirements pertaining to needed improvements and construction; Receive 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 permanent.

Ms. Clark showed the proposed drawings to the commission. Upon inquiry from Commissioner Johnson, Ms. Clark stated there are two parcels with two different uses proposed. Upon inquiry from Commissioner Holley, Ms. Clark stated the commission could add conditions for the concerns regarding pavement.

Applicant Testimony: Brett Thompson, 323 West Nez Perce, testified they recently sold the property they are currently on and need to move. They would like to put a truck wash on one parcel and a truck repair on the other parcel. Upon inquiry from Chairman Mink, Mr. Thompson stated he believed that the easiest way to enter the property will be off of West Blvd due to the traffic flow. He stated that will be their main entrance. Upon inquiry from Commissioner Johnson, Mr. Thompson believes West Blvd is capable of handling trucks as there are trucks that already use West Blvd. Upon inquiry from Commissioner Holley, Mr. Thompson stated they are already running a truck wash where they are currently located. Mr. Thompson stated they do wash trucks for other companies. Upon inquiry from Commissioner Holley, Mr. Thompson stated he has no concerns with the water escaping the facility. Upon inquiry from Chairman Mink regarding the sewer line concerns from staff, Mr. Thompson stated with the natural slope of the property, the line is 500 feet long with a five (5) foot fall. Upon inquiry from Commissioner Holley, Mr. Thompson stated the total land is 6.5 acres and they do not have the funds to asphalt the entire lot. There will be truck parking for both uses on each parcel. He continued that they will have concrete along the outside of each building.

Testimony in Favor: Lyle McClimans, 374 E 400 S, stated Rich Thompson Trucking has been at their current location for 20-25 years. The existing parking is gravel now and they keep the gravel well maintained. He does not believe it is an eyesore to the area. Once the base is down, it will keep the dust down. They may track gravel on a very wet day but they keep everything swept off the road. Mr. McClimans stated if there is a water leak in the truck wash, there will be drains inside and it will keep spills contained within the building. The irrigation canal is about 300 feet away so there will not be a problem regarding a spill into the irrigation canal. He continued the cleaners used are user friendly. Upon inquiry from Chairman Mink, Mr. McClimans stated they will have a water retention area located on the southwest corner of the lot and it will go with the natural drain. Upon inquiry from Commissioner Holley, Mr. McClimans stated it is not a common use to have a degreaser, but they may have some. They clean out tanker trucks and the water is recycled. Upon inquiry from Commissioner Holley, Mr.

McClimans explained the construction of the gravel parking lot to the commission. Upon inquiry from Commissioner Fraser, Mr. McClimans stated they do not clean out cattle trucks.

Testimony in Neutral: None

Testimony in Opposition: Walter Erickson, 315 South Fir, testified he lives a block and a half from the parcel. In the statement mailed out, it stated they are wanting to get more customers. He stated they do not have very many trucks coming in and out of Valley Country store. If trucks go down West Blvd, once they get past Valley Country, the road narrows down and a car would have to go into the barrow pit to pass. Mr. Erickson stated where West Blvd meets West Main, there is a steep hill and on Memorial Day, a truck took out the power pole. He believes there will be traffic problems. Mr. Erickson stated the dust on the property is horrible. They state that the noise will be minimal but he would like to know how many trucks will be idling in the parking lot. He would also like to know what the hours of operations would be. Mr. Erickson stated he is not in favor of the application as the area is a quiet neighborhood and believes there could be something else brought in that would be less obtrusive to the area.

Rebuttal Testimony: Mr. Thompson stated he does not believe trucks will be going all the way down West Blvd. Regarding the dust, right now there is dirt, and they are going to be putting gravel down to help with the dust. Regarding the trucks idling, Mr. Thompson stated they may have one or two trucks idling at night, but believes it will not be anything that hasn't been there before. They will operate trucks seven days a week. He does not believe they will be louder than the train that is nearby. Regarding the hill on West Blvd, Mr. Thompson stated when he use to stop at Valley Country, he never had a problem with the hill. Upon inquiry form Commissioner McEntarffer, Mr. Thompson stated they could utilize the other entrance to the property on West Main if needed. He wanted to use an actual intersection but it is no different than the entrance used at Giltner.

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

Consider a request from Rich Thompson Farms LLC, for Special Use Permit allowing a truck wash facility, on the property described as the following: That part of Block A-268, Jerome Townsite, Inside Average, located in the NW¼NE¼ of said Section 24, Township 8 South, Range 16 East of the Boise Meridian, Jerome County, Idaho, as it is shown as Parcel 1 on Survey recorded August 28, 2019 as Instrument No. 2194175, said parcel being more particularly described as follows:

Beginning at the Northwest (NW) corner of said Section 24 (Which lies North 89°10'04" West a distance of 2638.60 feet from the North (N¼) Quarter corner);

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Thence South 00°18'16" West for a distance of 43.75 feet to THE TRUE POINT OF BEGINNING;

Thence South 89°10'04" East for a distance of 532.88 feet;

Thence South 00°17'29" West for a distance of 247.09 feet;

Thence North 89°41'44" West for a distance of 532.92 feet;

Thence North 00°18'16" East for a distance of 252.00 feet to THE TRUE POINT OF BEGINNING. More commonly known as the vacant lot, north of the old cinema, at 955 West Main Street, Jerome, Idaho - action item

Upon inquiry from Commissioner Johnson, Ms. Clark stated the zoning is C-3, High Density Business surrounded by Light Industrial. This use is similar to other uses that are allowed with a Special Use. Chairman Mink stated testimony in opposition is justified regarding the noise and dust. He stated that every zone has those concerns. Discussion was held on West Blvd, ingress and egress for the property, landscaping requirements, possible requirements from the Engineering and Street Departments, dust abatement, and extending the concrete or asphalt around the entrances to the property to reduce tracking gravel onto Main Street.

Commissioner Johnson made a motion to approve the request from Rich Thompson Farms LLC, for Special Use Permit allowing a truck wash facility, on the property described as the following: That part of Block A-268, Jerome Townsite, Inside Average, located in the NW¼NE¼ of said Section 24, Township 8 South, Range 16 East of the Boise Meridian, Jerome County, Idaho, as it is shown as Parcel 1 on Survey recorded August 28, 2019 as Instrument No. 2194175, said parcel being more particularly described as follows: *Beginning at the Northwest (NW) corner of said Section 24 (Which lies North 89°10'04" West a distance of 2638.60 feet from the North (N¼) Quarter corner); Thence South 89°10'04" East for a distance of 1319.27 feet; Thence South 00°18'16" West for a distance of 43.75 feet to THE TRUE POINT OF BEGINNING; Thence South 89°10'04" East for a distance of 532.88 feet; Thence South 00°17'29" West for a distance of 247.09 feet; Thence North 89°41'44" West for a distance of 532.92 feet; Thence North 00°18'16" East for a distance of 252.00 feet to THE TRUE POINT OF BEGINNING.* More commonly known as the vacant lot, north of the old cinema, at 955 West Main Street, Jerome, Idaho, with the following conditions: Dust abatement for property, proper concrete aprons, Comply with all City of Jerome Department requirements pertaining to needed improvements and construction; Receive 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 permanent

Second to the motion by Commissioner McEntarffer and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Dave Holley, Commissioner Shonna Fraser, Commissioner Paul Johnson, and Commissioner Carl McEntarffer. NAYE: None

Chairman Mink called the Public Hearing to order at 7:39 p.m.

Public Hearing for a request from Rich Thompson Farms LLC, for Special Use Permit allowing a heavy truck repair facility, on the property described as the following: That part of Block A-268, Jerome Townsite, Inside Average, located in the NW¼NE¼ of said Section 24, Township 8 South, Range 16 East of the Boise Meridian, Jerome County, Idaho, as it is shown as Parcel No. 2 on Survey recorded August 28, 2019 as Instrument No. 2194175, said parcel being more particularly described as follows:

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Thence North 00°18'16" East for a distance of 275.52 feet to THE TRUE POINT OF BEGINNING. More commonly known 955 West Main Street, Jerome, Idaho.*

Staff Report: Ms. Clark stated Rich Thompson Farms, LLC also known as Rich Thompson Trucking, Inc. and Jerome Truck Services, is proposing to remodel the existing building for heavy truck repair. The building was the Jerome Cinema. The cinema has been closed and unoccupied since January of 2014. The truck repair facility will be approximately 16,500 square feet. It will be remodeled to accommodate truck repair space, offices, customer parking, and restrooms. The property in question, is currently zoned High-Density Business (C-3). The proposed use, heavy truck repair, requires a Special Use Permit from the Planning and Zoning Commission. 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 request.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated 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 heavy truck repair 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 of the Jerome Municipal Code. The applicant is proposing to remodel an existing building that has been vacant for several years. The land the north, east, and west are zoned light industrial with Valley Wide to the east and a small manufacturing facility to the north. Directly south is zoned C-3 with a spud cellar. The use of the property for a truck repair facility appears to be harmonious and appropriate for the area and will not change the essential character. Stormwater will be onsite with landscape, curb, gutter and sidewalk added to the parcel. The application states the facility will be designed and operated to not be hazardous or disturbing to existing or neighboring uses. The application notes all work will be performed inside the facility where oil and grease can be contained and disposed of properly. Fuel, oil, and waste will be contained in approved above ground tanks. Water and Sewer are already connected. Access for fire can be properly maintained. There is no indication that this use will create excessive additional requirements at public cost. The applicant notes there will be minor effects during the remodel of the building; however, when construction is complete, the effects should

be minor. There will be noise and traffic during operating hours of 7:00 am to 6:00 pm. The application states emissions from the truck repair will be minimal due to all repairs being conducted inside and energy efficient heating and cooling. Vehicle traffic will be similar to that of a commercial business area and should not be detrimental. There is existing access to this parcel from West Blvd. The proposed use will share parking and egress and ingress with the proposed truck wash facility on the northern parcel. Egress and ingress for both parcels will be addressed during construction design and review. There is no indication this use would result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Ms. Clark received the following comments from City Staff: PW (Water/Streets) - They will need to do curb/gutter and sidewalk along with landscaping. They will also need to do on site storm water retention; Fire - The cinema building is only partially fire sprinkled and the existing fire line, which is on the back side of the building, will potentially need to be relocated to meet current code; and Engineering - At a minimum, they will need to extend pavement or concrete at the entrances so that they do not track gravel onto the roadways.

If approved, Ms. Clark recommended the following conditions: Comply with all City of Jerome Department requirements pertaining to needed improvements and construction; Receive 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 permanent.

Ms. Clark reviewed the elevations of the proposed remodel to the building with the commission.

Applicant Testimony: Brett Thompson- previously sworn in, testified, they will be renovating the building. The doors will be on the west and east side of the building with the trucks entering on the east side and exiting on the west side. They will also have offices in the building. They will keep the fire sprinklers as the whole building is sprinkled. Upon inquiry from Commissioner Holley, Mr. Thompson stated there may be one to two trucks waiting for repair at any given time. All trucks are carb compliant and their emissions are controlled. They will have trucks parked but they will not have any junked trucks outside. Mr. Thompson stated they need as much space as they can to turn trucks around and park. They will have the same gravel coverage as the previous parcel. Upon inquiry from Commissioner Fraser, Mr. Thompson stated there is not a fence to the south of the property but there is a ditch that runs along the property line as well as power poles. They do not plan on installing a fence at this time. Upon inquiry from Chairman Mink, Mr. Thompson stated they have two existing lights which they will keep as well as the lighting by the building. They may need to add lights to the wash bay. Upon inquiry from Chairman Mink, Mr. Thompson stated the trucks shut off after idling for 15 minutes. Upon inquiry from Commissioner Holley, Mr. Thompson stated most drivers drop off the trucks and go home, but there will be an area where they can complete paperwork. Upon inquiry from Chairman Mink, Mr. Thompson stated they would be doing tires at the shop and they will operate from 6:00 a.m. to 6:00 p.m.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: Walter Erickson, previously sworn in, testified the train runs 20-30 minutes a day but not every day. He stated he can hear the freeway traffic and the trucks at Mr. Gas. Inquired if the commission would like this in their backyard.

Rebuttal Testimony: Mr. Thompson testified they are not a truck stop. It is a parking lot for their trucks and a few customer's trucks. The drivers want to go home. The trucks will not idol all night as this will be very similar to Giltner. He continued that everyone fights the dust and they will do what they can to keep it down.

Chairman Mink closed the Public Hearing at 7:58 p.m.

Consider a request from Rich Thompson Farms LLC, for Special Use Permit allowing a heavy truck repair facility, on the property described as the following: That part of Block A-268, Jerome Townsite, Inside Average, located in the NW¼NE¼ of said Section 24, Township 8 South, Range 16 East of the Boise Meridian, Jerome County, Idaho, as it is shown as Parcel No. 2 on Survey recorded August 28, 2019 as Instrument No. 2194175, said parcel being more particularly described as follows:

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Thence North 00°18'16" East for a distance of 275.52 feet to THE TRUE POINT OF BEGINNING. More commonly known 955 West Main Street, Jerome, Idaho- action item

Commissioner Holley stated he had no concerns. Commissioner McEntarffer also stated he had no concerns.

Commissioner Holley made a motion to approve the request from Rich Thompson Farms LLC, for Special Use Permit allowing a heavy truck repair facility, on the property described as the following: That part of Block A-268, Jerome Townsite, Inside Average, located in the NW¼NE¼ of said Section 24, Township 8 South, Range 16 East of the Boise Meridian, Jerome County, Idaho, as it is shown as Parcel No. 2 on Survey recorded August 28, 2019 as Instrument No. 2194175, said parcel being more particularly described as follows: *Beginning at the Northwest (NW) corner of said Section 24 (Which lies North 89°10'04" West a distance of 2638.60 feet from the North (N¼) Quarter corner); Thence South 89°10'04" East for a distance of 1319.27 feet; Thence South 00°18'16" West for a distance of 295.75 feet to THE TRUE POINT OF BEGINNING; Thence South 89°41'44" East for a distance of 532.92 feet; Thence South 00°17'29" West for a distance of 275.40 feet; Thence North 89°42'29" West for a distance of 532.98 feet;*

Thence North 00°18'16" East for a distance of 275.52 feet to THE TRUE POINT OF BEGINNING. More commonly known 955 West Main Street, Jerome, Idaho, with the following conditions: Comply with all City of Jerome Department requirements pertaining to needed improvements and construction; Receive 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 permanent, dust abatement program, concrete apron along entrances.

Second to the motion by Commissioner McEntarffer and carried.

Commissioner McEntarffer stated if the conditions of a special use permit are not followed, the applicant can have the Special Use Permit revoked.

After consideration, the motion passed by the following votes: AYE: Commissioner Dave Holley, Commissioner Shonna Fraser, Commissioner Paul Johnson, and Commissioner Carl McEntarffer. NAYE: None

Chairman Mink called the Public Hearing to order at 8:01 p.m.

Public Hearing for a request from EHM Engineers, Inc, representing Hawkins Land Investments, for preliminary approval of a commercial subdivision, on the property located at Tax 1 of SESE, Tax 34A of NESE (Less Tax 2205955) 36-8-16, more commonly known as the farmland on the west side of South Lincoln Avenue bordered on the south by the N Canal and following South Lincoln Avenue north approximately 573' and along Bob Barton Road on the northeast side, excluding the new Maverik property at 3135 South Lincoln Avenue, containing approximately 37.95 acres.

Staff Report: Ms. Clark stated the property in question, described in agenda, containing approximately 37.95 acres, is currently zoned High-Density Business (C-3), as detailed in 17.14.010 of the JMC. The proposed project, a ten (10) lot commercial subdivision with one publicly dedicated road and one private drive, requires a preliminary plat recommendation from the Planning and Zoning Commission as detailed in Chapter 16.16 of the Jerome Municipal Code. The applicant is requesting preliminary approval on the complete plat with development of the subdivision in phases. Setbacks for the C-3 zone are: Front - 25', Rear - 10', Interior Side - 12', and Side Street - 25'. The maximum height is 50 feet with there being no minimum lot size but buildings must meet the C-3 zone setbacks.

As pertains to Jerome Comprehensive Plan, Ms. Clark stated 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 meets the following objective within Chapter Seven-Economic Development, Objective 2 - Promote the City as an ideal location for new development of residential, commercial and industrial areas.

Regarding the Preliminary Plat Criteria Staff Analysis, Ms. Clark stated the parcel does have water rights from North Side Canal Company (NSCC). The plat shows a pressurized irrigation

system. The irrigation system will be owned and maintained by a separate agreement. It is noted the N canal running along the southern half of the parcel turning north. The following agencies were sent a notice regarding the proposed subdivision: Idaho Power, Intermountain Gas, School District, Jerome County, North Side Canal Company (NSCC) and the Post Office. The NSCC has submitted the attached letter which was provided to the applicant. City departments including Building, Engineering, Fire, Water and Wastewater were also given the opportunity to comment on this application. The comments have been addressed by the engineer and are included in the preliminary plat. The applicant shall have one year to file and obtain the certification of the acceptance of the final plat. Failure to do so shall cause all approvals of said preliminary plat to be null and void.

Regarding the lot requirements, the parcel is zoned High Density Business (C-3). There is no minimum lot size requirement; however, buildings must meet the C-3 setbacks. Regarding Streets, the application proposes one local street, Idaho Avenue, to be constructed to City standards and dedicated to the public. Idaho Avenue is partially constructed along the southern portion of Maverik. They are also proposing a private drive, to be named during final plat, for access to lots 7, 8, and 9. Regarding the Dedication of Streets, the application notes all streets will be dedicated to public use and be constructed to meet City standards. The streets are located accordingly to serve all proposed lots. The streets meet the required horizontal and vertical geometry and minimum and maximum grades. Lot 10 will have access from an easement along the north boundary. If additional access is needed for Lot 10, the purchaser or developer may extend Idaho Avenue by building a bridge across the N canal. Regarding street names, all proposed street names conform. The private drive will need a name before final plat approval. Regarding the easements, the plat shows utility, irrigation, and access easement as required by City code, the NSCC, and Idaho Transportation Department. The NSCC has other easements that will be addressed with the applicant. Regarding the sewage system and water mains, the water and wastewater departments have reviewed the plat. There are water and sewer connections available. The plat shows connections to city sewer with a lift station and private ejection pumps due to the slope of the land. Since these are commercial lots, water and sewer will be shown in more detail as the parcel are developed. Regarding the stormwater retention/detention, there are retention ponds are located on Lot 4 and Lot 9. Due to this being a commercial subdivision, there are no proposed structures at this time. Note number 4 on the plat states, "...Individual lots to retain storm water on individual lots." Regarding the curb, gutter and sidewalks, the plat shows a five (5) foot sidewalk with curb and gutter along S Lincoln and Idaho Avenue. The plat is also showing sidewalk along the Private Drive which is not required per municipal code. Regarding the irrigation lines and water stocks, the applicant has acknowledged per municipal code; water shares will be transferred to the City for delivery of irrigation. Regarding the required improvements, fire hydrants and streets lights have been included on the preliminary plat meeting the requirements of code. Landscaping will be required as the lots are developed.

Ms. Clark reminded the commission of what the commission's action requires for a preliminary plat.

If approved, Ms. Clark recommended the following conditions: Comply with all City of Jerome Department requirements pertaining to the needed construction and any other needed improvements; Comment from North Side Canal Company on easements addressed; A final plat or any part thereof, shall be submitted for review and approval by the City Council prior to recording the plat at the County; and Comply with all City, State and Federal Requirements

Upon question from the Commission, Ms. Clark went over some of the uses and the height restriction in the C-3 zone. Discussion was held on curb and gutter and the City not taking over a private street.

Applicant Testimony: Matt Ahrens, 621 N College Rd, Twin Falls, representing EHM, testified there are proposing 11 lots on approximately 38 acres. The 11th lot is for irrigation which goes down to the next mile road. Mr. Ahrens went over where the water and sewer line is proposed. Upon inquiry from Commissioner Fraser, Mr. Ahrens is not sure what type of businesses will be coming into the subdivision but they will be commercial uses. Upon inquiry from Commissioner Holley, Mr. Ahrens went over lots 7, 8 and 9 and the reasoning of a private drive with sidewalk. Discussion was held on those lots, the private drive along with curb, gutter and sidewalk, possible conditions if the private drive is not removed, and the process regarding the final plat process. Upon inquiry from Commissioner Johnson, Mr. Ahrens went over the boundary of the parcels with the commission.

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

Darren Sparks Bison Pipe & Supply

240 E Frontage Rd N, Jerome

Support the application

Wayne does things right & clean, the Area is industrial already and I am sure Waynes project will be good for the City and the area.

Wayne Hawkins, 302 S 230 W, testified the private drive is proposed for three lots. He stated he may have someone that is interested in all three. He stated, speaking to staff, he was told that combining lots is easier than separating lots which is why he has the plat that way. He stated if the lots are combined, the private drive will be removed. Mr. Hawkins further explained the layout of the subdivision to the commission. Mr. Hawkins stated the subdivision will be developed in phases and inquired if he could sell the approximately 16 acres today and let them start developing the property.

Discussion was held on the plat and the requirements for a private street vs a public street. Further discussion was held on whether a private street should be allowed in a commercial subdivision. Ms. Clark stated the commission is not able to provide permission to sell lots before the plat is approved.

Heath Gartner, 1890 E 3500 N, Filer, stated this will be an awesome development. He owns the property to the north of the proposed subdivision and is interested in lot 10 of the subdivision. He is in favor of the development.

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the Public Hearing at 8:40 p.m.

Consider a request from EHM Engineers, Inc, representing Hawkins Land Investments, for preliminary approval of a commercial subdivision, on the property located at Tax 1 of SESE, Tax 34A of NESE (Less Tax 2205955) 36-8-16, more commonly known as the farmland on the west side of South Lincoln Avenue bordered on the south by the N Canal and following South Lincoln Avenue north approximately 573' and along Bob Barton Road on the northeast side, excluding the new Maverik property at 3135 South Lincoln Avenue, containing approximately 37.95 acres- action item

Commissioner Holley stated he has no concerns with the project.

Commissioner McEntarffer made a motion to recommend to Council approval of the request from EHM Engineers, Inc, representing Hawkins Land Investments, for preliminary approval of a commercial subdivision, on the property located at Tax 1 of SESE, Tax 34A of NESE (Less Tax 2205955) 36-8-16, more commonly known as the farmland on the west side of South Lincoln Avenue bordered on the south by the N Canal and following South Lincoln Avenue north approximately 573' and along Bob Barton Road on the northeast side, excluding the new Maverik property at 3135 South Lincoln Avenue, containing approximately 37.95 acres, with the following conditions: Comply with all City of Jerome Department requirements pertaining to the needed construction and any other needed improvements; Comment from North Side Canal Company on easements addressed; A final plat or any part thereof, shall be submitted for review and approval by the City Council prior to recording the plat at the County; and Comply with all City, State and Federal Requirements.

Second to the motion by Commissioner Johnson and carried.

Discussion was held on the difference of approval of the plat and conditional approval.

After consideration, the motion passed by the following votes: AYE: Commissioner Dave Holley, Commissioner Shonna Fraser, Commissioner Paul Johnson, and Commissioner Carl McEntarffer. NAYE: None

Consent Agenda

The consent calendar consists of items that are considered to be routine in nature and will be enacted in the form of one motion. Any item can be removed from the consent calendar and heard in its regular order at the request of any commissioner or the chairman.

- A. Approve the minutes from the June 8th, 2021 regular meeting;
- B. Consider/Approve Findings of Facts for 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.

FINDINGS AND CONCLUSIONS ON APPLICATION OF BELIEVERS CHURCH, FOR A SPECIAL USE PERMIT ALLOWING A PRESCHOOL ON THE PROPERTY LOCATED AT LOTS 9 & 10, BLOCK 117, JEROME TOWNSITE (NW 19-8-17) MORE COMMONLY KNOWN AS 100 EAST AVENUE D, JEROME, IDAHO

A public hearing on the application of Pastor Clay Ramirez on behalf of Believers Church concerning that parcel located at Lots 9 and 10, Block 117, Jerome Townsite (NW 19-8-17), more commonly known as 100 East Avenue D, Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, June 8, 2021, by zoom 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 on the application of Believers Church. Ms. Clark stated the property in question, 100 East Ave D, in Jerome, is currently zoned Central Business District (CBD). The proposed use, a 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 Academy 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: (a) Receive any and all required building and/or fire department permits, inspections, and occupancy permits; (b) Comply with all city, state, and federal requirements; and (c) 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 (2) 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 Avenue D, Jerome, Idaho, appeared before the Commission and testified on the application. Pastor Ramirez 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 size 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.

There are eight (8) 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 (4) 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 comment for the record:

Richard Goetsch, 213 East Avenue 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.

The Jerome City Planning and Zoning Commission having heard the testimony presented, including the testimony of Pastor Ramirez, 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. 100 East Avenue D, Jerome, Idaho is zoned Central Business District (CBD), which requires a special use permit for the proposed use, allowing a preschool 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, Chapter 11, Objective 2; and Chapter 2, 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 Title 17, 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;
 3. The proposed use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity in that there is no proposal to modify the exterior of the building.
 4. The proposed use will not be hazardous or disturbing to existing or future neighboring uses.
 5. No additional public facilities will be necessary for the proposed use.
 6. 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.
 7. The vehicle approaches to the property will not create an interference with traffic on surrounding public thoroughfares. There is adequate parking for the proposed use. Traffic may increase during drop off and pick up times; however, with adequate parking available, this is not anticipated to create any burden.
 8. The proposed use is already within a designated school zone, which allows for decreased speeds while school is in session.
 9. The proposed use will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.
- E. 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 a preschool 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 17.26.150.
- C. The Commission approves the application of Pastor Clay Ramirez on behalf of Believers Church for a special use permit allowing a preschool, on that property located at Lots 9 and 10, Block 117, Jerome Townsite (NW 19-8-17), more commonly known as 100 East Avenue D, Jerome, Idaho, subject to the following restrictions and conditions:
 - i. Receive any and all required building and/or fire department permits, inspections, and occupancy permits;
 - ii. Comply with all city, state and federal requirements; and
 - iii. Special Use Permit shall be renewable upon expiration for up to two (2) years.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 22nd day of June, 2021, in support of the decision of the Planning and Zoning Commission on the 8th day of June, 2021, to approve the application for a variance

is hereby made final this 22nd 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 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.

FINDINGS AND CONCLUSIONS ON APPLICATION 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 (SE30-8-17), MORE COMMONLY KNOWN AS 2249 SOUTH TIGER DRIVE, JEROME, IDAHO

A public hearing on the application of Image National, Inc., representing Idaho Milk Products, concerning the use of real property located at 2249 South Tiger Drive, Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, June 8, 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 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 (2), 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, therefore, withstanding all weather.

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

If approved, Ms. Clark recommended the following conditions: (a) Reduce total square footage of each sign; and (b) 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, appeared via Zoom, and testified on the application. Ms. Baum 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.

The Jerome City Planning and Zoning Commission having heard the testimony presented, including the testimony of Ms. Baum on behalf of the Image National, Inc, representing Idaho Milk Products, 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 Heavy Industrial (M-2).

- B. The proposed use, two new signs exceeding the maximum square footage and height requirement, 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. Specifically, JMC 17.32.050 allows for the square footage requirement and the height requirements for placing signs in an M-2 Zone.
- 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-2 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 exceeding the maximum square footage and height requirements in an M-2 zone, on the above described property.
- B. The Commission approves the application of Image National, Inc., representing Idaho Milk Products allowing two (2) building signs to exceed the maximum square footage and height requirement on the property located at 2249 South Tiger Drive, Jerome, Idaho, subject to the following conditions:
 - 1. Reduce the lumens down to 6,000 kelvins; and
 - 2. Obtain any building permits before installation of the signs.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 22nd day of June, 2021, in support of the decision of the Planning and Zoning Commission on the 8th day of June, 2021, to approve the application for a variance is hereby made final this 22nd 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.

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

Second to the motion by Commissioner Fraser and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Dave Holley, Commissioner Shonna Fraser, Commissioner Paul Johnson, and Commissioner Carl McEntarffer. NAYE: None.

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Commissioner McEntarffer shared what a nit is with the commission and gave Ms. Clark the information. Ms. Clark stated they will have two meetings in July and only the second meeting in August. She also stated she attended a couple of talks at AIC and they reminded everyone during public meetings to keep the side chatter to a minimum. If there are questions, direct them to Chairman. They also stated they have had some inquiries regarding texting while in a meeting whether they are texting a fellow commissioner or someone else. Commissioner McEntarffer reminded the commission of Freedom Fest.

There being no further discussion, Chairman Mink closed this regular meeting at 8:47 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary