

Planning & Zoning Meeting
July 13th, 2021

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

Chairman Mink lead the audience in the Pledge of Allegiance.

Public Hearing for a request from Eulogio Mendoza, for a Special Use Permit allowing up to 10 calves, on the property located at Lots 1 thru 9 Green Acres Subdivision (SW 7-8-17), more commonly known as the pasture at 400 16th Avenue East, Jerome, Idaho.

Chairman Mink stated the request was withdrawn by the applicant.

Public Hearing for a request from Tensco, Inc, - Gerald Martens, for a residential preliminary plat of Becker Subdivision, on the property located at Tax 11A in S1/2SW Jerome Uplatted, more commonly known as the farmland starting to the east of Becker Park at 1200 16th Ave East going north approximately 1,300 feet, then following the City limits approximately 1,870 feet east, then approximately 1,300 feet back to 16th Ave East in Jerome, Idaho, containing approximately 57 acres.

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

Staff Report: Ms. Clark stated the property in question, described as a portion of the Tax 11A in S1/2SW Jerome Uplatted, more commonly known as the farmland starting to the east of Becker Park at 1200 16th Ave East going north approximately 1,300 feet, then following the City limits approximately 1,870 feet east, then approximately 1,300 feet back to 16th Ave East, containing approximately 57 acres, is currently zoned Residential 1 (R-1), as detailed in 17.14.010 of the JMC. The property was annexed into the City and zoned Residential 1 in April of 2006.

The proposed project, a one hundred ninety-four (194) lot residential subdivision with a large parcel that will be owned and maintained by the homeowner's association for stormwater retention, 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 several phases. The actual number of residential lots will be reduced below one hundred ninety-four. The developer and City staff have agreed to an average lot size of 8,000 square feet for all lots East of Bennett Street. Approximately 12 acres, as outlined, will be donated to the Jerome Recreation District for future development of open space. Setbacks for the Residential 1 zone are: Front- 25', Rear- 20', Interior Side- 7', and Side Street- 15'. Maximum height is 35 feet with the minimum lot size of 6,250 square feet.

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 of within Chapter Seven-Economic Development, Objective 2 - Promote the City as an ideal location for new development of residential, commercial and industrial areas. The application meets the following objectives within Chapter Ten- Parks and Recreation, Objective 1- Provide and maintain parks to serve all neighborhoods; and Objective 9- Work with the Recreation District to obtain additional green space for the expansion of programs. The application also meets the following objectives within Chapter Thirteen – Housing, 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. The Comprehensive Plan Map designates the property in question as residential.

Regarding Title 16, Ms. Clark stated the applicant has met with the pre-development team to discuss the proposed project. Mailed notice was sent to adjacent property owners on June 24th, 2021 as required per code. The following agencies were sent a notice regarding the proposed subdivision: Idaho Power, Intermountain Gas, School District, Jerome County, North Side Canal Company and the Post Office. North Side Canal Company responded with a letter that has been sent to the developer and included with this file regarding an easement for the M-4 canal. No other comments have been received from other agencies. City departments including Building, Engineering, Fire, Water and Wastewater were given the opportunity to comment on this application. Due to the uniqueness of this plat, further review will be conducted upon submittal of a final plat.

Regarding Lot Requirements, Ms. Clark stated as proposed, all lots meet the minimum lot size for the respective zone. See the attached letter from Mr. Martens on the increased lot size for lots east of Bennett Street. All lots will remain as shown on the preliminary plat west of Bennett Street. Lots east of Bennett Street will be an average of 8,000 square feet. This will reduce the number of lots. The application proposes local streets meeting the 56-foot right-of-way. The application notes all streets will be dedicated to public use and be constructed to meet City standards. Access to the subdivision will come from 18th and 20th Avenues East. There are also two accesses proposed from 16th Avenue East; Bennett Street and the half mile road. The northern portion of 16th Ave East will be constructed as the subdivision is built out. It is noted with the donation of the southern portion; Rachel Way will not be developed through the donated lots. The streets are located accordingly to serve all proposed lots. The streets meet the required horizontal and vertical geometry and minimum and maximum grades. It is noted there is no driveway access onto 16th Avenue East. Most proposed street names conform. A couple streets may align with the City's grid and will need to be changed. The name updates can be done during the final plat. The plat proposes the required front and rear easements. Water and sewer models will need to be prepared before a Will Serve letters can be issued. The sewer and water will connect and extend from 18th and 20th Avenues East. There is also water stubbed at N McKinley and 16th Avenue East. The materials show the retention pond on the southwest corner of the development. Stormwater retention/detention

has been calculated to meet City of Jerome requirements. The development proposes a five foot (5') wide sidewalk along 16th Avenue East. A five-foot (5') sidewalk with curb and gutter will be constructed within the subdivision. Pressurized surface irrigation will be provided to all lots. They have acknowledged per municipal code; water shares will be transferred to the City for delivery of irrigation. Fire hydrants, mailboxes, and streets lights have been included on the preliminary plat meeting the requirements of code. The preliminary plat is showing a four-foot (4') landscape strip between the sidewalk and right of way.

Ms. Clark reminded the commission on what their action is for a Preliminary Plat explained in JMC 16.16.050. In determining the acceptance of a proposed subdivision the commission shall consider the objectives of this title and at least the following: The conformance of the subdivision with the comprehensive plan; The availability of public services to accommodate the proposed development; The continuity of the proposed development with the capital improvement program of the city; The public financial capability of supporting services for the proposed development; and the other health, safety or environmental problems that may be brought to the commission's attention.

If approved, Ms. Clark recommended the following conditions: Comply with all City of Jerome Department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements; Final plat will be in conformance with the letter sign by Mr. Martens, dated June 22, 2021; The northern portion of 16th Avenue East will be constructed by the developer; 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.

Chairman Mink inquired where the donated property was located. Ms. Clark showed the commission where the property was located on the map.

Applicant Testimony: Gerald Martens, 11 E 500 S, testified, representing the Becker family who was also present in the room. He stated the Becker family has been in the Jerome area for a long time and also dedicated the adjacent park property within the City in the past. They are wanting to make sure the Recreation Department has enough property for a park in the area. Mr. Martens went over the preliminary plat with the commission in great detail. Discussion topics were phases of the subdivision, water service to the subdivision, pump station location, HOA responsibility for the maintenance of the pump station and landscaping throughout the subdivision, storm water location for the development, street placement in the subdivision, fire department requirements, lot requirements, fences along the boundary of the parks and housing, and irrigation for the park.

Testimony in Favor: none

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

Dave Verbrugge

1301 14th Ave E, Jerome

I am neutral on the growth of Jerome. All cities experience it. However I am concerned about the effect this new development (along with several others) will have on the infrastructure of the City. i.e. police, fire, ems, city services, etc.

With an unknown number of residential units and specifically single family, on High density housing. Traffic will increase and we need more retail from community development.

Commissioner Johnson stated they recently had discussion during a preliminary plat regarding roads where the City Engineer stated they do look at the roads and how they will be affected.

Testimony in Opposition: None

Chairman Mink closed the Public Hearing at 7:24 p.m.

Consider a request from Tensco, Inc, - Gerald Martens, for a residential preliminary plat of Becker Subdivision, on the property located at Tax 11A in S1/2SW Jerome Uplatted, more commonly known as the farmland starting to the east of Becker Park at 1200 16th Ave East going north approximately 1,300 feet, then following the City limits approximately 1,870 feet east, then approximately 1,300 feet back to 16th Ave East in Jerome, Idaho, containing approximately 57 acres- action item

Discussion was held on the open spaces, fencing, stress on the school system, traffic concerns, turning lanes, traffic counts, road evaluations, maintenance of the retention pond, and utilizing the green space.

Commissioner Johnson made a motion to approve the request from Tensco, Inc. – Gerald Martens for approval on a preliminary plat of Becker Subdivision as described in the agenda, containing approximately 57 acres, more or less finding that the subdivision is in conformance with the Comprehensive Plan with the following conditions: Comply with all City of Jerome Department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements; Final plat will be in conformance with the letter signed by Mr. Martens, dated June 22, 2021; The northern portion of 16th Avenue East will be constructed by the developer; 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 Holley and carried.

Commissioner McEntarffer recused himself from voting on the motion.

After consideration, the motion passed by the following votes: AYE: Commissioner Paul Johnson, Commissioner Jeff Schroeder, Commissioner Dave Holley, Commissioner Shonna Fraser, and Commissioner Ben Reed. 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 22nd, 2021 regular meeting;
- B. Consider/Approve Findings of Facts for 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 Acreage, 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.

FINDINGS AND CONCLUSIONS ON APPLICATION OF RICH THOMPSON FARMS, LLC FOR A SPECIAL USE PERMIT ALLOWING A TRUCK WASHING FACILITY, ON THE PROPERTY DESCRIBED AS THAT PART OF BLOCK A-268, JEROME TOWNSITE, INSIDE ACREAGE, 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, MORE COMMONLY KNOWN AS THE VACANT LOT, NORTH OF THE OLD CINEMA, AT 955 WEST MAIN STREET, JEROME, IDAHO.

A public hearing on the application of Rich Thompson Farms, LLC, and represented by Brett Thompson, concerning a parcel commonly known as the vacant lot, north of the old cinema, at 955 West Main Street, Jerome, Idaho, and more particularly described as follows:

That part of Block A-268, Jerome Townsite, Inside Acreage, 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.*

for a special use permit was held, pursuant to notice, on Tuesday, June 22, 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 brief background and staff report on the application and the property. Ms. Clark stated 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 wash facility, 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 facility 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: (1) Comply with all City of Jerome Department requirements pertaining to needed improvements and construction; (2) Receive 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.

Ms. Clark showed the proposed drawings to the commission. Upon inquiry from Commissioner Johnson, Ms. Clark stated there are two parcels with two different proposed uses. 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, Jerome, Idaho, representing Rich Thompson Farms, LLC, appeared and testified before the Commission. Mr. Thompson stated 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 stated he 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, Jerome, Idaho, 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, Jerome, Idaho, testified. Mr. Erickson stated 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. The Applicant stated the noise will be minimal but Mr. Erickson 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.

Testimony in Rebuttal: 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 (7) 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 used to stop at Valley Country, he never had a problem with the hill.

Upon inquiry from Commissioner McEntarffer, Mr. Thompson stated they could utilize the other entrance to the property on West Main if needed. Mr. Thompson stated he wanted to use an actual intersection but it is no different than the entrance used at Giltner Trucking, located on the opposite side of Main Street.

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

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the application, the testimony of Mr. Thompson and the testimony in favor provided by Mr. McClimans, 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 herein, located at the vacant lot north of the old cinema, at 955 West Main Street, Jerome, Idaho, and is currently zoned High-Density Business (C-3).
- B. The proposed use, a truck washing facility, requires a special use permit to operate in C-3 zones.
- C. JMC 17.60.060 provides the standards for special use permits.
- D. The proposed use is harmonious with the general objectives of the comprehensive plan in that businesses serve a need of the community.
- E. The proposed use is harmonious with the general objectives of the comprehensive plan to maintain and expand public/private partnerships to demonstrate the community's commitment to and support of economic expansion.
- F. The proposed use is harmonious with the general objectives of the comprehensive plan to continue to provide an atmosphere for successful business development.

- G. The proposed use is harmonious and appropriate for the area and will not change the essential character.
- H. Any additional requirements (i.e. ingress and egress use of West Blvd, landscaping requirements, possible requirements from Engineering and Street Departments, dust abatement, and extending the concrete or asphalt) have been addressed.
- I. The proposed use will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

II. Conclusions

- A. A special use permit is required for the applicant for truck washing facility in the High-Density Business (C-3) zone for the City of Jerome.
- B. A special use permit allowing a truck washing facility in the C-3 Zone is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of Rich Thompson Farms, LLC, represented by Brett Thompson, for a special use permit allowing a truck washing facility on the property known as the vacant lot, north of the old cinema, at 955 West Main Street, Jerome, Idaho, and more particularly described as follows:

That part of Block A-268, Jerome Townsite, Inside Acreage, 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.*

- D. This special use permit shall be subject to the following conditions:
 - 1. Dust abatement for property;
 - 2. Proper concrete aprons for the property;
 - 3. Comply with all City of Jerome Department requirements pertaining to needed improvements and construction;
 - 4. Receive all required building and/or fire department permits, inspections, and occupancy permits;
 - 5. Comply with all city, state, and federal requirements; and
 - 6. Special Use Permit shall be permanent with no expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 13th day of July, 2021, in support of the decision of the Planning and Zoning Commission on the 22nd day of June, 2021, to approve the application for a variance is hereby made final this 13th day of July, 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 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 Acreage, 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.

FINDINGS AND CONCLUSIONS ON APPLICATION OF RICH THOMPSON FARMS, LLC, FOR A SPECIAL USE PERMIT ALLOWING A HEAVY TRUCK REPAIR FACILITY, ON THE PROPERTY DESCRIBED AS THAT PART OF BLOCK A-268, JEROME TOWNSITE, INSIDE ACERAGE, 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 2 ON SURVEY RECORDED AUGUST 28, 2019 AS INSTRUMENT NO. 2194175, MORE COMMONLY KNOWN AS 955 WEST MAIN STREET, JEROME, IDAHO.

A public hearing on the application of Rich Thompson Farms, LLC, and represented by Brett Thompson, concerning a parcel commonly known as 955 West Main Street, Jerome, Idaho, and more particularly described as follows:

That part of Block A-268, Jerome Townsite, Inside Acreage, 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 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.

for a special use permit was held, pursuant to notice, on Tuesday, June 22, 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 brief background and staff report on the application and the property. 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: (1) Comply with all City of Jerome Department requirements pertaining to needed improvements and construction; (2) Receive 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.

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

Applicant Testimony: Brett Thompson, 323 West Nez Perce, Jerome, Idaho, representing Rich Thompson Farms, LLC, appeared and testified before the Commission. Mr. Thompson stated 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 (1) to two (2) 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, 315 South Fir, Jerome, Idaho, testified. Mr. Erickson stated 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. Mr. Erickson inquired if the commission would like this in their backyard.

Testimony in Rebuttal: 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 located on the opposite side of Main Street. He continued that everyone fights the dust and they will do what they can to keep it down.

There being no further testimony, Chairman Mink closed the Public Hearing at 7:58 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the application, the testimony of Mr. Thompson, 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 herein, located at 955 West Main Street, Jerome, Idaho, and is currently zoned High-Density Business (C-3).
- B. The proposed use, a heavy truck repair facility, requires a special use permit to operate in C-3 zones.
- C. JMC 17.60.060 provides the standards for special use permits.
- D. The proposed use is harmonious with the general objectives of the comprehensive plan in that businesses serve a need of the community.
- E. The proposed use is harmonious with the general objectives of the comprehensive plan to maintain and expand public/private partnerships to demonstrate the community's commitment to and support of economic expansion.
- F. The proposed use is harmonious with the general objectives of the comprehensive plan to continue to provide an atmosphere for successful business development.
- G. The proposed use is harmonious and appropriate for the area and will not change the essential character.
- H. Any additional requirements (i.e. ingress and egress use of West Blvd, landscaping requirements, storm water retention, fire sprinklers and fire line, and extending the concrete or asphalt) have been addressed.
- I. The proposed use will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

II. Conclusions

- A. A special use permit is required for the applicant for heavy truck repair facility in the High-Density Business (C-3) zone for the City of Jerome.
- B. A special use permit allowing a heavy truck repair facility in the C-3 Zone is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of Rich Thompson Farms, LLC, represented by Brett Thompson, for a special use permit allowing a heavy truck repair facility on the property known as 955 West Main Street, Jerome, Idaho, and more particularly described as follows:

That part of Block A-268, Jerome Townsite, Inside Acreage, 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 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.

D. This special use permit shall be subject to the following conditions:

1. Dust abatement for property;
2. Proper concrete aprons for the property;
3. Comply with all City of Jerome Department requirements pertaining to needed improvements and construction;
4. Receive all required building and/or fire department permits, inspections, and occupancy permits;
5. Comply with all city, state, and federal requirements; and
6. Special Use Permit shall be permanent with no expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 13th day of July, 2021, in support of the decision of the Planning and Zoning Commission on the 22nd day of June, 2021, to approve the application for a variance is hereby made final this 13th 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 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

FINDINGS AND CONCLUSIONS ON PUBLIC REVIEW OF THE SUBDIVISION PLAT APPLICATION SUBMITTED BY EHM ENGINEERS, INC., REPRESENTING HAWKINS LAND INVESTMENT, 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

A public review was held, pursuant to notice, on Tuesday, June 22, 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 meeting was held on the subdivision preliminary plat for EHM Engineers, Inc. representing Hawkins Law 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: The review began with a staff report and brief background from City Planner, Ida Clark. 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 (1) publicly dedicated road and one (1) 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 (1) 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 (1) 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 South 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.

If approved, Ms. Clark recommended the following conditions: (1) Comply with all City of Jerome Department requirements pertaining to the needed construction and any other needed improvements; (2) Comment from North Side Canal Company on easements addressed;

(3) 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 (4) Comply with all City, State and Federal Requirements

Applicant Testimony: Matt Ahrens, 621 N College Rd, Twin Falls, representing EHM, testified they 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. Mr. Ahrens stated the private drive was drafted on the preliminary plat to allow for flexibility to sell three lots to one buyer and do away with the drive/street all together.

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 and clean, the area is industrial already and I am sure Waynes project will be good for the City and the area.”

The following persons appeared and testified in favor of the application:

Wayne Hawkins, 302 South 230 West, Jerome, testified the private drive is proposed for three (3) 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.

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.

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the preliminary plat application, 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. The application for a preliminary plat is complete.
- B. The subdivision preliminary plat as presented is complete pursuant to JMC 16.16.050 and consistent with Chapter 3, Objective 1; and Chapter 7, Objective 2 of the Comprehensive Plan as described in Ms. Clark's report. No evidence contradicting Ms. Clark's report was presented. And, the project, as described by Ms. Clark and by the applicant does in fact appear to promote the objectives and policies of the Comprehensive Plan in the manner described by Ms. Clark.
- C. Based on the Staff Report and based on the applicant's testimony the irrigation is owned and maintained by a separate agreement.
- D. Based upon the Staff Report and applicant's testimony, water and sewer connections are available for the subdivision.

II. Conclusions

- A. The proposed preliminary plat is in accordance with and satisfies the requirements of Title 16, Chapter 16 of the Jerome Municipal Code.
- B. The preliminary plat for 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, is approved on the following conditions:
 - 1. Comply with all City of Jerome Department requirements pertaining to the needed construction and any other needed improvements;
 - 2. Comment from North Side Canal Company on easements addressed;
 - 3. 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
 - 4. 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 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 Paul Johnson, Commissioner Jeff Schroeder, Commissioner Dave Holley, Commissioner Shonna Fraser, Commissioner Carl McEntarffer, and Commissioner Reed. NAYE: None.

CITIZEN CORRESPONDENCE AND ISSUES

Dr. David Becker spoke with the commission and gave a brief background on the Becker property that was discussed with the commission earlier. He thought it would be a great idea to have a park named after his great grandfather's family. He thanked the commission for their time.

DISCUSSION PERIOD & STAFF REPORTS

Ms. Clark stated the next meeting will be August 24th. She stated they may need to have two meetings in September if more applications come in. Upon inquiry from Commissioner Johnson on Mr. Mendoza's application, Ms. Clark stated the applicant found property out in the county so they did not need the Special Use Permit. Upon inquiry from Commissioner Reed, Ms. Clark stated she would look into the placement of the electronic sign at the Cook building on South Lincoln. Upon inquiry from Commissioner Fraser, Ms. Clark stated the Cook's had filed an appeal and she is waiting for them to finish the requirements of the appeal process to be heard at City Council. She continued that the Cook's already have occupancy in their building so there is no consequence for not having design review approval. Commissioner Holley stated he liked the sign for the beauty salon on West Main. Commissioner Schroeder inquired about the signage for the fruit stand on South Lincoln. Ms. Clark stated she will speak with them regarding their signage. Commissioner McEntarffer inquired about Mendoza's Tacos on South Lincoln. Ms. Clark stated they have spoken to the City Clerk and are in compliance. Discussion was held on requirements for window coverings and signage.

There being no further discussion, Chairman Mink closed this regular meeting at 8:00 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary