

Planning & Zoning Meeting
September 13, 2022

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

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

Chairman Mink called the Public Hearing to order at 7:01 p.m.

Public Hearing for a request from Tana Parker for a Special Use Permit renewal allowing a Home Occupation for Catering on the property located at Lot 16, Block 1 Glen Eagle Sub NE (19-8-17), more commonly known as 913 Glen Eagle Drive, Jerome, Idaho.

Staff Report: Ms. Covcic stated Ms. Parker would like to renew the special use permit allowing a home occupation for catering on the property with a commercial kitchen. The previous request was approved on September 20, 2021. At that time, Wastewater requested the applicants to install an under the sink grease trap. The property is zoned Residential-1 (R-1) and Home Occupations are allowed by Special Use Permit. The applicant is asking to renew the special use permit allowing a home occupation for a catering on the property with a commercial kitchen.

Title 16 has no bearing on this request.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated this application is in accordance with Chapter 7, Policy 8 – "Continue to provide an atmosphere for successful business development."

If approved, Ms. Covcic recommended the following conditions: Shall comply with any needed building and/or fire permits and inspections; Comply with all City, State and Federal requirements; and Special Use Permit shall be allowed for two (2) years, renewable upon expiration.

Applicant Testimony: Tana Parker, 913 Glen Eagle Dr, testified, they did install a 40 pound grease trap as required. They will be renewing their license with the Health Department in December along with the Fire Department. They did not add a vertical vent in the roof liked they had planned before so there was less damage to the roof. Ms. Parker stated there were no other updates. Upon inquiry from Chairman Mink, Ms. Parker stated the vertical vent was for their oven but because they were not frying food, they did not need it. Instead they steam the food in the oven. Upon inquiry from Chairman Mink, Ms. Parker stated the grease trap is for the meat that they cook. The grease from the meat goes into the trap where they have hired a plumber to empty that trap every month.

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:05 p.m.

Consider a request from Tana Parker for a Special Use Permit renewal allowing a Home Occupation for Catering on the property located at Lot 16, Block 1 Glen Eagle Sub NE (19-8-17), more commonly known as 913 Glen Eagle Drive, Jerome, Idaho- *action item*

Chairman Mink inquired if there were any conditions that were added with the first permit. Ms. Covcic stated the only condition was for the installation of the grease trap by Wastewater.

Commissioner Johnson made a motion to approve the request from Tana Parker for a Special Use Permit renewal allowing a Home Occupation for Catering on the property located at Lot 16, Block 1 Glen Eagle Sub NE (19-8-17), more commonly known as 913 Glen Eagle Drive, Jerome, Idaho, with the following conditions: Shall comply with any needed building and/or fire requirements and inspections; Comply with all City, State and Federal requirements; and Special Use Permit shall be allowed for two (2) years, renewable upon expiration.

Second to the motion by Commissioner Fraser and carried.

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

Chairman Mink called the Public Hearing to order at 7:07 p.m.

Public Hearing for annexation and zoning for the property described in Appendix A, more commonly known as a portion of the cultivated farm ground to the west of 50 E 100 S, Jerome, Idaho, containing approximately 10.18 acres.

Staff Report: Ms. Covcic stated the City has received a request for annexation from the City of Jerome Urban Renewal Agency. The applicant is proposing the land be zoned Public/Semipublic (P/S). The application states the property is currently zoned impact area residential rural but there is interest in the land being developed as a park or greenspace. The land is continuous to the City of Jerome boundary and it is within the current Area of City Impact. City services are available off of East Nez Perce Avenue/100 South Road East.

Ms. Covcic stated Idaho State Code, 50-222, defines Category A annexations as, "annexation wherein all private landowners have consented to annexation." As proposed, the annexation falls under Category A. The property owners have requested and consented to annexation. The applicant requested annexation from City Council on July 5, 2022 and the City Council has directed the Planning & Zoning Commission to review this request.

Per Jerome Municipal Code Title 17.80.12, "Prior to annexation of an unincorporated area, the council shall request and receive a recommendation from the commission as to the compatibility of the comprehensive plan with, and to the proposed zoning for the unincorporated area." The applicant is requesting a zone of Public/Semipublic (P/S) which allows for development such as golf courses, parks, recreation facilities, greenways, schools, and public service facilities such as government offices. As proposed, the annexation request meets the following items outlined in the City of Jerome Comprehensive Plan: Chapter 3 – Land Use; Objective 3- Controlling urban sprawl in order to protect outlying rural areas; Objective 6: Developing a variety of densities that support mixed land use; Policy 5: Expand city boundaries where city services are available; and Policy 6: Adopt Area of City Impact ordinance and map to direct future growth.

The annexation also meets Chapter 7 – Economic Development: Objective 6, Expand the City's boundaries and jurisdiction in an orderly manner while maintaining quality services.

Regarding Chapter 17.110, Jerome Area of City Impact, Ms. Covcic stated prior to annexation of land into the city, the county and city meet with Jerome County staff on August 25th, 2022 to discuss maintenance and addressing.

After the public hearing at the Planning & Zoning meeting, the Commissioners shall forward a recommendation to the City Council as to the compatibility of the comprehensive plan and the proposed zoning for the area.

Applicant Testimony: Mike Williams, 152 East Ave A, testified the URA acquired around 30 acres of farm ground with the intent to develop a park facility. The property to the east of this property has previously come before the commission to be annexed and is waiting for City Council approval. That property will be zoned residential. With the park facility, they are also looking to do roadway improvements in the area for connectivity to the residential area. They will be expanding the existing Candlelight Park with this project as they are wanting to provide green space for the community to enjoy. Mr. Williams stated the first step will be getting this property annexed and if they are successful, they will be coming back and request for a rezone in the near future for neighboring parcels. They are hoping to start construction for the project this next spring. Upon inquiry from Commissioner Schroeder, Mr. Williams stated the real estate sign is for the property that came before the commission previously. Mr. Williams stated this park will promote a high quality of life for the community.

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:14 p.m.

Consider an annexation and zoning for the property described in Appendix A, more commonly known as a portion of the cultivated farm ground to the west of 50 E 100 S, Jerome, Idaho, containing approximately 10.18 acres - *action item*

Chairman Mink stated this will be good for the area and will have good access. Commissioner Fraser agreed it will be good.

Commissioner Johnson made a motion to recommend to City Council the request for annexation and zoning to Public/Semipublic (P/S) for the property described as noted in the agenda for parcel #RP08S17E196608A, more commonly known as a portion of the cultivated farm ground to the west of 50 E 100 S, Jerome, Idaho, containing approximately 10.18 acres to be approved.

Second to the motion by Commissioner Fraser and carried.

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

Chairman Mink called the hearing to order at 7:16 p.m.

Public Hearing for a request from Efrain Tellez for a Special Use Permit allowing a horse on the property located at Lots 1- 9 Green Acres Subdivision SW (7-8-17), more commonly known as Green Acres Subdivision at 400 16th Avenue East, Jerome, Idaho.

Staff report: Ms. Covcic stated the property in question located at Lots 1-9 Green Acres Subdivision SW (7-8-17), more commonly known as Green Acres Subdivision at 400 16th Avenue East Jerome, ID is zoned Residential-1 (R-1). According to 17.14.010, horses, cattle and sheep are allowed in the Residential-1 (R-1) zone by special use permit only. Regardless of use, setbacks for detached accessory structures on the property will not be less than three (3) feet from the rear or side property lines.

Title 16 has no bearing on this request.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated this request is in compliance with the Comprehensive Plan as it relates to Rural Residential Land Uses requiring Special Use Permits in Section 3.1.1.

As it pertains to Title 8 of the JMC, the ordinance addressing nuisances, Ms. Covcic stated according to 8.08.010, manure is considered a public nuisance based on the following definition of Stable Matter as, "All manure and other waste matter normally accumulated in or about a stable, or any animal, livestock, or poultry enclosure and resulting from the keeping of animals, poultry or livestock. (8.08.010)". Ms. Covcic state the manure will need to be properly disposed of to not create a nuisance.

Ms. Covcic went over the General Standards for Special Use Permits with the commission.

Regarding Standard A, Will, in fact, constitute a special use as established in City code for the zoning district involved. The proposed request, having a horse on the property, does require a special use permit as per 17.14.010.

Regarding Standard B, Will be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan and/or this title. The application states that the use will be harmonious and in accordance with all general objectives.

Regarding Standard C, Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general cavity and that such use will not change the essential character of the same area. The application notes that the property will maintain an appropriate appearance.

Regarding Standard D, Will not be hazardous or disturbing to existing or future neighboring uses. The application notes that the use will not be disturbing to neighbors.

Regarding Standard E, Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services. The application notes that current essential services are adequately provided.

Regarding Standard F, Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. The application notes that the use will not be detrimental to the community.

Regarding Standard G, Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise smoke, fumes, glare, or odors. The application notes that the use will not pose any disturbances on the property.

Regarding Standard H, Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. The application notes that there is already access to the property and no vehicular approaches are necessary.

Regarding Standard I, Will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance. There are no historic or scenic properties on this site.

If approved, Ms. Covcic recommended the following conditions: Adequate fencing shall be maintained at all times; Horses will not create odors, excessive noise, nor be detrimental to persons, property or the general welfare; Any accessory structure associated with the horse shall be placed in accordance with the accessory structure setback requirements set forth in the

JMC; Comply with all City, State and Federal requirements; and Special Use Permit shall be allowed for one (1) year, renewable upon expiration.

Upon inquiry from Commissioner Johnson, Ms. Covcic stated she is not aware of any other livestock approved for the property with six acres.

Applicant Testimony: Sheyla Zuniga, 400 16th St, testified, the property is known as Green Acres Subdivision but they are in the process of vacating the subdivision. Ms. Zuniga stated there is one house but the other lots will be where the horse will be which should be about five acres. They would like to have a horse to eat pasture as well as having him as a therapy horse. Upon inquiry from both Chairman Mink and Commissioner Johnson, Ms. Zuniga stated there is water and fencing and they will be cleaning up the manure. Upon inquiry from Commissioner Fraser, Ms. Zuniga stated there was a horse on the property previously.

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

Jose A Contreras

1803 N Davis Jerome

Support the application

Im OK with this application- Thanks

Ron Tilley

1823 N Davis Jerome

Support the application- no other information provided.

Beverly Meyers
1809 North Davis
Jerome, Idaho

I received a notice regarding Mr. Tellez wanting to put a horse on his property and it is all right with me.

Thank you

Testimony in Neutral: Ms. Elliott read the following on the record:

Shirley Buttram
313 16th Ave East, Jerome, ID

Neutral to the application. No further comments were provided.

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:24 p.m.

Consider a request from Efrain Tellez for a Special Use Permit allowing a horse on the property located at Lots 1- 9 Green Acres Subdivision SW (7-8-17), more commonly known as Green Acres Subdivision at 400 16th Avenue East, Jerome, Idaho- *action item*

Chairman Mink stated it would be good weed control. Commissioner Fraser stated she had no issues as there has always been horses there.

Commissioner Schroeder made a motion to approve the request from Efrain Tellez for a Special Use Permit allowing a horse on the property located at Lots 1- 9 Green Acres Subdivision SW (7-8-17), more commonly known as Green Acres Subdivision at 400 16th Avenue East, Jerome, Idaho, with the following conditions: Adequate fencing shall be maintained at all times; Horses will not create odors, excessive noise, nor be detrimental to persons, property or the general welfare; Any accessory structure associated with the horse shall be placed in accordance with the accessory structure setback requirements set forth in the JMC; Comply with all City, State and Federal requirements; and Special Use Permit shall be allowed for one (1) year, renewable upon expiration.

Second to the motion by Commissioner Johnson and carried.

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

Chairman Mink called the hearing to order at 7:25 p.m.

Public Hearing for a request from Heritage Academy Public Charter School for a Special Use Permit allowing a school, public or private, on the property located at Lot 9 & 10, Block 117 Jerome Townsite NW (19-8-17), more commonly known as 100 East Avenue D, Jerome, Idaho.

Staff report: Ms. Covcic stated the property in question is zoned Central Business District (CBD). According to 17.14.010, public or private school uses are permitted in Central Business District (CBD) zone by special use permit only.

Title 16 has no bearing on this request.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated the application is in compliance with Chapter 7, Policy 6 which states to "emphasize cooperation among the city, school district, CSI, Jerome County and other governmental units in the city in order to work towards the betterment of the community."; and Chapter 7, Policy 8 which states to "continue providing an atmosphere for successful business development."

Ms. Covcic went over the General Standards for Special Use Permits with the commission.

Standard A, Will, in fact, constitute a special use as established in City code for the zoning district involved. The application notes that the proposed use will be an extension of the main school building. They have run out of room for offices, staff training facilities, school programs and outreach activities. These will occur in the additional building. Parking, bus routes, total number of students, etc. will not increase as the result of this special use permit request. Ms. Covcic stated the Central Business District (CBD) zone is meant to encourage further expansion and renewal in the historical core business area of the community. A variety of business, public, quasi-public, cultural, residential and other related uses are encouraged.

Standard B, Will be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan and/or this title. The application notes that the proposed use will be similar to the current use, but will transfer ownership to the school. The school will continue outreach activities that have occurred at the church (backpack and school supply give-away, personal finance classes, counseling, etc.). School programs will be less frequent than church services.

Standard C, Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general cavity and that such use will not change the essential character of the same area. The application notes no changes will be made. The current building blends in with the neighborhood and matches the school profile.

Standard D, Will not be hazardous or disturbing to existing or future neighboring uses. The application notes that the use will not be disturbing to neighboring uses.

Standard E, Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services. The application notes that no changes are needed. The bus routes, parent pick up area, staff parking and total number of students and staff members will remain the same as what is already approved for the main building. The school has amended its charter and serves a maximum of 250 students.

Standard F, Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. The application notes that no changes are needed. The school hopes to meet with the City regarding crosswalks and school zone signs which would be the only potential addition since the church building extends to the next block. Ms. Covcic stated the City Public Works Department has commented that a crosswalk mid-block would not be allowed. It is advised that the applicant works with the Public Works Department to determine possibilities.

Standard G, Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise smoke, fumes, glare, or odors. The application notes that detrimental uses are not proposed with this application.

Standard H, Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. The application notes that no changes are proposed.

Standard I, Will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance. There are no historic or scenic properties on this site.

Ms. Covcic sent the application to City Staff and received the following comments: Fire- The building is currently classified as an Assembly Group A-3. With a potential change to an Education Group E, we would require fire sprinklers in the entire building if any portion of the basement is to be used for K-12 classroom purposes; and Public Works- My only concern would be that they mentioned wanting a crosswalk mid-block. We would not allow that but that has no bearing on the SUP. I have no problem with the SUP.

If approved, Ms. Covcic recommended the following conditions: Comply with all City, State and Federal requirements; and Special Use Permit shall be allowed for one (1) year, renewable upon expiration.

Upon inquiry from Chairman Mink, Ms. Covcic stated the Fire Department has different groups for the use of buildings which has different requirements.

Applicant Testimony: Carroll Cone, 157 E Ave B, testified he is the Board Chairman for the Heritage School District. Mr. Cone went over a presentation with the commission. Highlights of that presentation included the mission of Heritage Academy School District; goal to convert Believer's Church building into a community center to offer support and services to the students, families, and community members; services they would be providing (school uniform exchange, food pantry and backpack program, school supplies, etc.); change the classification of the building (will work with the Jerome Fire Chief); and they are working together to improve the community. Upon inquiry from Commissioner Schroeder, Mr. Cone stated they already do the activities with the community but they would like to move those activities from the main building to the new building. All of these activities will be for the community and not just the students at the school.

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

Carroll Cone
157 East Ave B, Jerome

Support the application

I am the Board Chairman of Heritage School District....

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:37 p.m.

Consider a request from Heritage Academy Public Charter School for a Special Use Permit allowing a school, public or private, on the property located at Lot 9 & 10, Block 117 Jerome Townsite NW (19-8-17), more commonly known as 100 East Avenue D, Jerome, Idaho- *action item*

Upon inquiry from Commissioner Schroeder, Ms. Covcic stated there should not be a problem with parking since the church was using the schools parking for their events and church services. Chairman Mink went over the General Standards with the commission.

Commissioner Johnson made a motion to approve the request from Heritage Academy Public Charter School for a Special Use Permit allowing a school, public or private, on the property located at Lot 9 & 10, Block 117 Jerome Townsite NW (19-8-17), more commonly known as 100 East Avenue D, Jerome, Idaho, with the following conditions: Comply with any needed Building and/or Fire requirements and inspections; Comply with all City, State and Federal requirements; and Special Use Permit shall be allowed for one (1) year, renewable upon expiration.

Second to the motion by Commissioner Fraser and carried.

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

Chairman Mink called the hearing to order at 7:41 p.m.

Public Hearing for a request from Visser Building Co. c/o EHM Engineers, Inc. David Thibault, P.E. for a rezone from Light Industrial (M-1) and General Business (C-2) to Residential 3 (R-3) on Parcel 1 described in Appendix B, containing approximately 6.49 acres, more commonly known as 921 North Lincoln (including the North Side Canal Company equipment yard to the northwest. The request also includes a Rezone for Light Industrial (M-1) to General Business (C-2) on Parcel 2 included in Appendix B, containing approximately 0.59 acres, more commonly known as 911 North Lincoln, Jerome, Idaho.

Staff report: Ms. Covcic stated Visser Building Co. is requesting to rezone the property in Appendix B from Light Industrial (M-1) and General Business (C-2) to Residential-3 (R-3) and also Light Industrial (M-1) to General Business (C-2). The property is currently being used for Northside Canal Company. The applicant would like to rezone the property to allow for multi-family housing.

Ms. Covcic went over the adjacent land use and zoning. To the north is a public school with the zoning of Public/Semipublic. To the South is residential with the zoning of Residential 3 (R-3). To the East is Commercial with the zoning of General Business (C-2). To the West is Industrial with the zoning of Light Industrial (M-1)

Ms. Covcic stated the parcels are currently zoned Light Industrial (M-1) and General Business (C-2). The Light Industrial (M-1) zone is intended to provide for development of manufacturing and wholesale business establishments. There is no minimum lot size requirement in this zone. The setbacks are as follows: front- 25'; rear- 25'; interior side- 20'; and street side- 20'. The General Business (C-2) zone is intended to provide for commercial uses. There is no minimum lot size requirement in this zone. The setbacks are as follows: front- 25'; rear- 10'; interior side- 12'; and street side- 25'. The Residential-3 (R-3) zone is intended to provide for single-family, two-family and multi-family dwellings. The minimum lot size for this zone is 5,000 sq. ft. The setbacks front 25', rear 20', interior side 7' and street side 15'. The proposed zones of Residential-3 (R-3) and General Business (C-2) allow for up to three to four units in R-3 and commercial uses in C-2 as outlined in 17.14.010 of the JMC.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, the request is in accordance with the following sections: Chapter 13 Neighborhoods – Objective 2, which addresses the need for providing “areas of different residential densities and uses.”; Chapter 13 Housing – Objective 3 which details the encouragement and “development of various housing types to meet the needs of the citizens of Jerome.”; and additionally, the request is in accordance with the Comprehensive Plan, Chapter 13, Policy 6 which is to “Promote a wide range of housing types and housing diversity to meet the needs of Jerome's diverse population and ensure that this housing is available throughout the community for all income levels and special needs.”

The application notes a rezone will: allow the property to be developed in a more harmonious nature to the surrounding land holdings of other adjacent properties; be consistent with neighboring uses in regards to noise and pollution generation; and retain families in Jerome where they can live, work and play.

As it pertains to the demand for public infrastructure that is not currently available, including municipal sewer and water services: the parcel is near city services, including water and sewer. The infrastructure for both water and sewer is located on 10th Avenue East, North Lincoln Avenue and North Birch Street.

As it pertains to the compatibility with the zoning uses in the surrounding areas: this area is bordered by public uses to the north, business uses to the east, residential uses to the west and light industrial uses to the west. A rezone to Residential-3 (R-3) and General Business (C-2) would allow for multi-family housing growth in the northwest of town and would be compatible with the surrounding area.

As it pertains to the creation of non-conforming uses: the parcel is currently being used for the Northside Canal Company. Under a rezone to Residential-3 (R-3) and General Business (C-2), no non-conforming uses would be created by this rezone.

Title 16 has no bearing on this request at this time.

Ms. Covcic stated she sent City Staff the application and did not received any comments or concerns. Engineering Department stated their issues have been addressed.

If approved, Ms. Covcic recommended the following conditions: Comply with all City, State and Federal requirements.

Ms. Covcic went over where each rezone will be. Upon inquiry from Commissioner Johnson, Ms. Covcic stated Northside Canal Company is currently moving their operations south of town.

Applicant Testimony: David Thibault, EHM Engineering, 621 N College Road ST 100, Twin Falls, testified Northside Canal Company has been on this site for several of decades with their equipment yard. They recently moved south of town. They would like to rezone the majority of the property to residential. He believes this will be harmonious to the area with the school to the north and housing to the south. The commercial use will be to the east of the residential use. Parking for the office of the canal company will be to the south of the commercial property. Upon inquiry from Commissioner Johnson, Mr. Thibault stated there are no EPA issues to his knowledge and DEQ has signed off of the property.

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:52 p.m.

Consider a request from Visser Building Co. c/o EHM Engineers, Inc. David Thibault, P.E. for a rezone from Light Industrial (M-1) and General Business (C-2) to Residential 3 (R-3) on Parcel 1 described in Appendix B, containing approximately 6.49 acres, more commonly known as 921 North Lincoln (including the North Side Canal Company equipment yard to the northwest. The request also includes a Rezone for Light Industrial (M-1) to General Business (C-2) on Parcel 2 included in Appendix B, containing approximately 0.59 acres, more commonly known as 911 North Lincoln, Jerome, Idaho- *action item*

Commissioner Fraser stated she does not have any problems. Chairman Mink stated apartment buildings are needed. Commissioner Johnson agreed with Chairman Mink. Commissioner Schroeder stated for the rezone, he has no concerns but would like to make sure the design considers the traffic flow. He also suggested maybe having a consideration to teachers and administration. He understands it is outside of the commissions preview but something for them to think about. Chairman Mink agreed with Commissioner Schroeder regarding the design of the traffic flow. Commissioner Fraser stated it appears there is plenty of parking within the property for the housing. She also stated it makes more sense to have a residential zone next to a school instead of a light industrial zone.

Commissioner Fraser made a motion to recommend a rezone request from Visser Building Co. c/o EHM Engineers, Inc. David Thibault, P.E. for a rezone from Light Industrial (M-1) and General Business (C-2) to Residential 3 (R-3) on Parcel 1 described in Appendix B, containing approximately 6.49 acres, more commonly known as 921 North Lincoln (including the North Side Canal Company equipment yard to the northwest. The request also includes a Rezone for Light Industrial (M-1) to General Business (C-2) on Parcel 2 included in Appendix B, containing approximately 0.59 acres, more commonly known as 911 North Lincoln, Jerome, Idaho, be approved finding that the rezone is in accordance with the comp plan and goals of the future land use map; adequate public facilities exist; the proposed zone is compatible with the zoning and uses of the surrounding area; and no-nonconforming uses will be created.

Second to the motion by Commissioner Schroeder and carried.

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

Consider a Design Review from Visser Building Co. for TBD, Jerome, Idaho- *action item*

Staff report: Ms. Covcic stated Visser Building Co. c/o EHM Engineers, Inc. David Thibault request to develop multifamily housing on the property with approximately 96 residential units. The units will be clustered into 6-unit and 8-unit structures which are two-story above grade buildings. Access is proposed from North Lincoln Avenue, 10th Avenue West and North Birch Street. There will be onsite parking with internal traffic circulation and emergency vehicle maneuvering layout. There will be club house amenities, open space and a dog park area for residents. Underground water, sewer, irrigation and cable/telephone utilities are anticipated to be install as part of the development. The property management company, Summit Spring Townhomes, will maintain onsite management and personnel presence.

Ms. Covcic went over the Design Review Guidelines with the commission.

Guideline #1 Adjacent Buildings & Usage, the project will be compatible with neighboring schools and residences that surround the property.

Guideline #2 Preserve Natural Drainage, all storm runoff generated onsite will be retained with basins, swales, dry wells or any combination.

Guideline #3 Cluster Buildings, approximately 96 dwelling units comprised of 13 separate townhome buildings is proposed.

Guideline #4 Street Alignment, four approaches are proposed: one from North Lincoln Avenue, two from 10th Avenue West, and one from North Birch Street.

Guideline #6 Snow Storage, snow storage is available in open grass areas.

Guideline #7 Rood Design and Snow, sloped roofs are proposed for all buildings.

Guideline #8 Use the Sun, open landscape areas provide ample sun exposure.

Guideline #9 Screen Service Areas, dumpster locations will be enclosed.

Guideline #10 Off-Street Parking, interconnected parking areas are present throughout the proposed site. Parking spaces meet minimum City requirements. Ms. Covcic stated per JMC 17.26.150: Schedule of Parking Requirements, Apartments or multi-family dwellings: for each unit with 2+ bedrooms – 2, for each 1 bedroom or studio unit – 1.5 including 0.25 spaces per unit shall be provided for guest parking. Adjacent on street parking spaces on a local street may be credited toward the guest parking requirement. The plans show approximately 210 parking spaces where they only need 192 spaces.

Guideline #11 On-Site Parking, multiple approaches provide forward ingress and egress to the premises from all adjacent streets.

Guideline #12 Circulation Needs – Pedestrian & Vehicles, the four proposed approaches allow high redundancy for access to the property.

Guideline #14 Minimize Scale, the exterior finish of the buildings provide aesthetically pleasing contrast and variance to the site.

Guideline #16 Roof Lines, roof lines are varied to eliminate large-area roof sections. Rain gutters and decorative timber purlins provide storm water conveyance and additional contrast to the building exterior.

Guideline #17 Mechanical Equipment, interior mechanical rooms are proposed in each structure.

Guideline #18 Multi-Unit Structures, the townhomes are proposed to be multi-dwelling unit structures. Currently, nine eight-unit and for six-unit buildings are proposed.

Guideline #20 Awnings and Shade Structures, awnings are proposed.

Guideline #21 Exterior Doorways, front doorways and back doorways are proposed for each unit.

Guideline #22 Wall Materials, wood structural materials and various siding materials are proposed including fiber-cement board, stucco, and wood shingle.

Guideline #24 Wall Colors, wall colors are varied for contrast.

Guideline #25 Light Fixtures, exterior light fixtures will provide illumination for the buildings and immediate areas within the site.

Guideline #26 Fences and Walls, fencing along the south boundary will be retained and continued.

Guideline #28 Paving & Streetscape, asphalt parking and concrete sidewalks are proposed throughout. Parking areas will be striped in accordance with City Code.

Guideline #29 Landscape Plan, open areas between buildings provide a high percentage of the property to be landscaped.

Guideline #30 Site Conditions for Landscaping, areas ranging from high sunlight throughout the year to no sunlight throughout the year provide a variety of conditions for landscaping.

Guideline #31 Lawn Areas, large lawn areas are proposed between and surrounding the structures.

Guideline #32 Plants as Screening, landscaping around dumpster locations is anticipated. Landscape strips between the road and sidewalk on 10th Avenue West provide additional screening.

Guideline #33 Utility Installations, water, sewer and power is already on site. Additional water and sewer main, water and sewer services and joint trench utilities are anticipated.

Guideline #34 Screen Parking Lots, landscape strips along road frontage and landscaping around parking lots provide screening.

Guideline #35 Irrigation System Required, an automatic irrigation system is proposed in order to provide irrigation to landscape areas.

Guideline #36 Grading and Drainage, site grading will convey storm runoff away from structures to any combination of needed retention facilities.

Guideline #37 Maintenance, the Summit Spring Townhomes will maintain onsite management and personnel presence.

Guideline #38 Sidewalks, concrete sidewalks are proposed throughout the site.

If approved, Ms. Covcic recommended the following conditions: Conditional on the approval of a Special Use Permit allowing multi-family (five or more units) on the property; Comply with all Building and Fire Department requirements and inspections; and Comply with all City, State and Federal requirements.

David Thibault, EHM Engineers, stated they are compliant with a majority of the guidelines but he was not sure about as they do not have a bike path but they are proposing concrete sidewalks within the development. The structures have different materials and varied roof pitches. He believes one great resource they are able to provide is a Club House and onsite management. There is a lot of greenspace and open space for the residents. The majority of the onsite storm water retention will be subsurface as there is 20 feet of fall from the east to the west side of the property. They will maintain the historic drainage pattern. They will have a dog park, and he believes there is adequate parking. Upon inquiry from Chairman Mink, Mr. Thibault stated the pictures do represent what they are wanting to build besides the colors. The color should be more of an earth tone with grey hue than a purple hue as shown.

Commissioner Fraser stated she did not have any issues or concerns. Chairman Mink stated he liked that the roof line was broke up as it adds character.

Commissioner Schroeder made a motion to approve the Design Review from Visser Building Co. c/o David Thibault, for the property described in Appendix B, address TBD, Jerome, Idaho, with the following conditions: Conditional on the approval of a Special Use Permit allowing multi-family (five or more units) on the property; Comply with all Building and/or Fire requirements and inspections; Comply with all City, State and Federal requirements.

Second to the motion by Commissioner Fraser and carried.

After consideration, the motion passed by the following votes: AYE: Chairman Rod Mink, Commissioner Jeff Schroder, Commissioner Shonna Fraser, and Commissioner Paul Johnson.
NAYE: None

Consider a Design Review from Angel & Patricia Murillo for 200 & 202 East Main Street, Jerome, Idaho- *action item*

Staff report: Ms. Covcic stated 200 and 202 East Main Street is located in the Central Business District (CBD) zone. The design review proposal is regarding exterior façade updates to the existing downtown buildings.

Ms. Covcic went over the following Design Review Guidelines with the commission.

Guideline #22 Wall Materials, application notes that brick accents to the exterior will be added to the buildings. Stucco updates will be used for the remainder of the exterior.

Guideline #23 Shop Front Design, application notes that the front design will be updated with brick and stucco. New windows will be added with black trim and the front will include an awning which will be made with cloth or steel.

Guideline #24 Wall Colors, application notes that the primary color of stucco will be SW9173 Shiitake to compliment brick accent additions.

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

Angel Murillo stated they bought the building last December. He stated he is trying to make the building really nice. Mr. Murillo stated he is wanting to have the awning to be round and make it modern. Mr. Murillo stated they will try and make the two buildings look like one building. They will be adding brick to the outside that has grey and black tones. Mr. Murillo passed the paint colors around to the commission. He explained that the primary color will be Shiitake and they will trim with the Taupe Tone color. They would like to add four windows on the west side that are an accent for the building. There will be two working windows. Upon inquiry from Chairman Mink, Mr. Murillo stated they recently replaced the roof and reinforced the rafters for both of the buildings. Upon inquiry from Commissioner Fraser, Mr. Murillo stated the first building will be a hair salon that will have 10 to 11 units for hair stylist and nail techs to rent. Mr. Murillo stated the plumbing and electrical in the building has been replaced so they building will be like new. He continued that the overhead door in the back of the building, will be his son's garage. He stated the other building is undecided. Mr. Murillo stated the buildings will be nice. Commissioner Schroeder stated he is concerned with the awning and would like to have Staff make sure they are in compliance. Mr. Murillo stated he would bring those plans by. He stated the awning will most likely be a black aluminum but will look nice.

Commissioner Johnson made a motion to approve the Design Review from Angel & Patricia Murillo for 200 & 202 East Main Street, Jerome, Idaho, with the following conditions: Staff approve the color scheme for the canopy/awning; Comply with all Building and/or Fire requirements and inspections; and Comply with all City, State and Federal requirements.

Second to the motion by Commissioner Fraser and carried.

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

Consent Agenda

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

- A. Approve the minutes from the August 23, 2022 regular meeting and September 7, 2022 special meeting;

- B. Consider/Approve Findings and Conclusions for annexation and zoning for the property described in Appendix C, more commonly known as the cultivated farm ground behind 50 E 100 S, Jerome, Idaho; containing approximately 17.84 acres.

ORDINANCE NO. _____

BILL NO. _____

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, IDAHO AMENDING THE CITY OF JEROME ZONING ORDINANCE AND ZONING MAP BY ANNEXATION AND ZONING THE FOLLOWING DESCRIBED PARCELS OF REAL PROPERTY IN THE CITY OF JEROME, IDAHO; AND PROVIDING FOR AN EFFECTIVE DATE:

The property to be annexed and zoned is more particularly described as:

Being a portion of the SW¹/₄SE¹/₄ of Section 19, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Section 19;
Thence, along the South Boundary of the SE ¹/₄ of said Section 19, South 89°52'01" West 1999.45 feet to the REAL POINT OF BEGINNING;
Thence, continuing along said South Boundary, North 89°52'01" West 54.29 feet to the Southwest corner of that certain Parcel of Land described in Deed recorded July 30, 1982 as Instrument No. 266760 in the office of the County Recorder of Jerome County;
Thence, along the Western Boundary of said Parcel of Land, North 26°47'23" West 159.35 feet;
Thence, continuing along said Western Boundary, North 54°00'36" West 253.69 feet;
Thence, continuing along said Western Boundary, North 14°47'32" West 133.77 feet;
Thence, continuing along said Western Boundary, North 01°20'00" West 140.20 feet;
Thence, continuing along said Western Boundary, North 06°53'41" East 97.41 feet;
Thence, continuing along said Western Boundary, North 05°13'45" West 107.97 feet;
Thence, continuing along said Western Boundary, North 37°17'57" East 85.41 feet;
Thence, continuing along said Western Boundary, North 25°56'18" East 352.77 feet;
Thence, continuing along said Western Boundary, North 89°52'43" West 28.25 feet;
Thence, continuing along said Western Boundary, North 00°07'56" East 40.46 feet to the Northwest corner of said Parcel of Land;
Thence, along the Northern boundary of said Parcel of Land, South 84°29'46" East 267.76 feet;
Thence, continuing along said Northern Boundary, North 00°09'01" West 158.41 feet;
Thence, continuing along said Northern Boundary, North 89°54'24" East 599.10 feet to the Northeast corner of said Parcel of Land, said corner being the Southeast corner of that certain map entitled "Hovey Subdivision", recorded June 9, 1978 as Instrument No. 234259 in said office of the County Recorder of Jerome County;
Thence, along the Eastern Boundary of said Parcel of Land, South 00°09'59" East 601.26 feet;

Thence, leaving said Eastern Boundary, North 89°52'02" West 354.82 feet;
Thence, South 00°09'01" East 189.00 feet;
Thence, leaving said Eastern Boundary, North 89°52'02" West 325.00 feet;
Thence, South 00°09'01" East 535.90 feet to said REAL POINT OF BEGINNING; more commonly known as the cultivated farm ground behind 50 E 100 S, Jerome, Idaho; containing approximately 17.84 acres.

WHEREAS, a public hearing was held before the Planning and Zoning Commission pursuant to notice on the 23rd day of August, 2022; and

WHEREAS, the Jerome City Planning and Zoning Commission recommended approval of the request for annexation and zoning; and

WHEREAS, a public hearing before the Jerome City Council was held on the ordinance, pursuant to notice, on the ___ day of _____, 2022;

IT IS THEREFORE ORDAINED by the Mayor and the City Council of Jerome, Idaho, as follows:

Section 1. The following parcels in the City of Jerome, County of Jerome, State of Idaho are hereby annexed by the City of Jerome and zoned Residential-2 (R-2):

Being a portion of the SW¹/₄SE¹/₄ of Section 19, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Section 19;

Thence, along the South Boundary of the SE ¹/₄ of said Section 19, South 89°52'01" West 1999.45 feet to the REAL POINT OF BEGINNING;

Thence, continuing along said South Boundary, North 89°52'01" West 54.29 feet to the Southwest corner of that certain Parcel of Land described in Deed recorded July 30, 1982 as Instrument No. 266760 in the office of the County Recorder of Jerome County;

Thence, along the Western Boundary of said Parcel of Land, North 26°47'23" West 159.35 feet;

Thence, continuing along said Western Boundary, North 54°00'36" West 253.69 feet;

Thence, continuing along said Western Boundary, North 14°47'32" West 133.77 feet;

Thence, continuing along said Western Boundary, North 01°20'00" West 140.20 feet;

Thence, continuing along said Western Boundary, North 06°53'41" East 97.41 feet;

Thence, continuing along said Western Boundary, North 05°13'45" West 107.97 feet;

Thence, continuing along said Western Boundary, North 37°17'57" East 85.41 feet;

Thence, continuing along said Western Boundary, North 25°56'18" East 352.77 feet;

Thence, continuing along said Western Boundary, North 89°52'43" West 28.25 feet;

Thence, continuing along said Western Boundary, North 00°07'56" East 40.46 feet to the Northwest corner of said Parcel of Land;

Thence, along the Northern boundary of said Parcel of Land, South 84°29'46" East 267.76 feet;

Thence, continuing along said Northern Boundary, North 00°09'01" West 158.41 feet;

Thence, continuing along said Northern Boundary, North 89°54'24" East 599.10 feet to the Northeast corner of said Parcel of Land, said corner being the Southeast corner of that certain map entitled "Hovey Subdivision", recorded June 9, 1978 as Instrument No. 234259 in said office of the County Recorder of Jerome County;
Thence, along the Eastern Boundary of said Parcel of Land, South 00°09'59" East 601.26 feet;
Thence, leaving said Eastern Boundary, North 89°52'02" West 354.82 feet;
Thence, South 00°09'01" East 189.00 feet;
Thence, leaving said Eastern Boundary, North 89°52'02" West 325.00 feet;
Thence, South 00°09'01" East 535.90 feet to said REAL POINT OF BEGINNING; more commonly known as the cultivated farm ground behind 50 E 100 S, Jerome, Idaho; containing approximately 17.84 acres.

Section 2. The official zoning map of the City of Jerome is hereby amended to comply with Section 1 of this Ordinance.

Section 3. This ordinance shall become effective upon its passage and publication as required by law.

PASSED BY THE COUNCIL this ____ day of _____, 2022.

SIGNED BY THE MAYOR this ____ day of _____, 2022.

CITY OF JEROME, IDAHO

By: _____
DAVID DAVIS, Mayor

ATTEST:

BERNADETTE CODERNIZ, City Clerk

C. Consider/Approve Findings and Conclusions for a request from Paragon Investments of Idaho for a Lot Split on the property described as Jerome Unplatted Tax 2206197

of S½ 31-8-17, more commonly known as the farmland on the north west corner of 100 East 300 South, Jerome, Idaho; containing approximately 58.14 acres.

FINDINGS AND CONCLUSIONS ON APPLICATION OF PARAGON INVESTMENTS OF IDAHO FOR A LOT SPLIT ALLOWING THE SPLIT OF ONE LOT INTO TWO LOTS PURSUANT TO JMC 16.16.045 OF THE REAL PROPERTY LOCATED IN THE CITY OF JEROME AND MORE PARTICULARLY DESCRIBED AS JEROME UNPLATTED TAX 2206197 OF S½ 31-8-17, MORE COMMONLY KNOWN AS THE FARMLAND ON THE NORTH WEST CORNER OF 100 EAST 300 SOUTH, JEROME, IDAHO

A public hearing on the application of Paragon Investments of Idaho, concerning the use of real property described below in Jerome, Idaho, for a lot split was held, pursuant to notice, on Tuesday, August 23, 2022, at the Jerome 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 at City Council Chambers, 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ervina Covcic, provided the staff report on the application. Ms. Covcic stated the property in question at Jerome Unplatted Tax 2206197 of S ½ 31-8-17 is zoned Mixed Use (MU). The proposed project, a lot split, requires approval from the Planning & Zoning Commission. Regardless of use, setbacks for this property as follows: Front- 25'; Rear- 20'; Interior Side- 20'; and Street Side- 20'. The max height is 35 feet with the minimum lot size of 7,000 sq. feet.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated the application is in compliance with the following: Chapter 3, Objective 1: Exploring the growth patterns of the city and plan and prepare for future growth opportunities; and Chapter 3, Objective 6: Developing a variety of densities that support mixed land use. The Comprehensive Plan Land Use Map designates this area as Commercial.

Regarding the Lot Split Criteria, Ms. Covcic stated there is proof of ownership that is required.

The applicant is proposing a lot split on the property consisting of 58.139 acres. The two lots will include Parcel A at 16.849 acres and Parcel B at 41.290 acres. There are no structures on the lots. Both lots meet the required minimum lot size of 7,000 sq. ft. The neighboring zones include High Density Business (C-3), Mixed Use (MU) and Area of City Impact Residential Rural.

The lots will have frontage access off of East Frontage Road. Parcel B will also have access from 100 East Road South. There is a dedicated 25 ft. of right-of-way (ROW) along East Frontage Road and 25 ft. prescriptive road easement along 300 South Road East and 100 East Road South.

City water is located at the corner of 300 South and East Frontage Road. An additional water line ends at Fiber Care Bath on Frontage Road. City sewer is located along 300 South Road to the length of the property. The property also has NSCC water shares which will be used to irrigate the lots with the development of a pressurized system owned and maintained by the property owner's association. Any future divisions of land will require subdivision review and approval.

A notice regarding the proposed lot split was sent to local taxing districts.

Ms. Covcic stated she sent the application out to City Staff and received the following comment: Public Works- A water main extension will be required. As mentioned, there is a water main at Fiber Care.

If approved, Ms. Covcic recommended the following conditions: (a) The lot split shall meet all City of Jerome Department requirements pertaining to construction and any other needed improvement; and (b) Comply with all City, State and Federal requirements.

Applicant Testimony: Aaron Wert, 112 Shoshone St E Ste 4, Twin Falls, HMH Engineering, representing Paragon, presented on the application and testified before the Commission. Mr. Wert testified they are wanting a lot split and looking at rezone one property to High Density Business (C-3). The land directly to the north of the property is owned by Fiber Care Bath which is also zoned C-3. Mr. Wert stated Fiber Care purchased the property to the north after they did a lot line adjustment. He continued that with this lot split, they would stay on that line from Fiber Care and continue it down to the road for development.

Upon inquiry from Chairman Mink, Mr. Wert stated this application is for a lot split

Testimony in Favor: None.

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

"Re: Paragon Investments Lot Split on the north west corner of 100 E 300 S

Dear City of Jerome Planning and Zoning Department,

North Side Canal Company (NSCC) has the following comments regarding the project reference above:

1. There are 60 shares associated with the property.
2. The L-8 Canal runs through the property.
3. The current and future property owners should be made aware that no improvements such as fences, buildings, structures, etc. are allowed within the canal right-of-way without written authorization from NSCC.
4. The current and future property owners may contact NSCC prior to construction of any improvements near the canal and a representative will meet with them to discuss their plans.

5. Potential flooding of the property should be minimal. However, the property owners should be made aware that NSCC will not be liable for damages due to flooding caused by factors beyond its control.

6. The property owner, at their own expense and with NSCC written approval, has the right to change, move or bury the canal to another location within their property. Any change made cannot impede the canal's design flow and any increased operational and maintenance costs will be the responsibility of the current or future owners.

If you have any questions feel free to contact me at (208) 490-4893.
Jesus Barrera, Staff Engineer”

Lance Johns, 47 E Frontage Rd. S. Jerome

“Neutral to the application. My irrigation water comes from the canal which is located on the westside of canal. Headgate H10L08 it follows the canal around to the highest point 3 South road for gravitational down hill flow. It shouldn't be disrupted or build over.”

Testimony in Opposition: None.

There being no further testimony, Chairman Mink closed the Public Hearing.

The Jerome City Planning and Zoning Commission having heard the testimony presented of Mr. Wert of HMH Engineering, representing Paragon Investments of Idaho, and material in the file, it enters its findings and conclusions as follows:

I. Findings

- A. The property described above is in the City of Jerome and is currently zoned Mixed Use (MU).
- B. The proposed lot split will divide one lot containing approximately 58.14 acres, into two lots, being 16.849 acres and 41.290 acres, respectively.
- C. The request is harmonious with the objective of Chapter 3, Objectives 1 and 6 of the Jerome Comprehensive Plan in that the split will allow growth opportunities and mixed land use in a MU zone in the City of Jerome.
- D. It does not appear that the proposed lot split will have a substantial impact on present or proposed public utilities, streets and parks. Access will be provided to the lots by the more than ample street frontage each lot will enjoy.
- E. Minimum lot size requirements are satisfied with the split.

II. Conclusions

- A. The Commission holds this lot split to be appropriate pursuant to JMC 16.16.045.
- B. The Commission approves the application of ParagOn Investments of Idaho for a lot split of the property located at Jerome Unplatted Tax 2206197 of S ½ #1-8-17,

more commonly known as the farmland on the north west corner of 100 East 300 South, Jerome, Idaho, subject to the following conditions:

- a. The lot split shall meet all City of Jerome Department requirements pertaining to construction and any other needed improvements; and
- b. 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 13th day of September, 2022, in support of the decision of the Planning and Zoning Commission on the 23rd day of August, 2022, to approve the application as specified herein is hereby made final this 13th day of September, 2022.

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

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

Second to the motion by Commissioner Johnson and carried.

After consideration, the motion passed by the following votes: AYE: Chairman Rod Mink, Commissioner Jeff Schroder, Commissioner Shonna Fraser, and Commissioner Paul Johnson.
NAYE: None.

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Covcic stated there will be two meetings in October. Ms. Covcic stated she sent out a doodle poll to see if there was any other time on Tuesdays to hold meetings. Ms. Covcic went over the results of the poll. Discussion was held on the pros and cons of the times for holding the meetings. Chairman Mink stated 6:00 may be tough. Ms. Covcic stated she wanted to be mindful of everyone on the commission and would look into the bi-laws for the commission. Upon inquiry from Commissioner Schroeder, Ms. Covcic stated they do not have any prospects for the open commissioner's position. Ms. Covcic stated if the commission knew of anyone willing to be on the board, to let her know.

There being no further discussion, Chairman Mink closed this regular meeting at 8:36 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary