

Planning & Zoning Meeting
January 11, 2022

This regular meeting of the City of Jerome Planning & Zoning Commission was called to order at 7:00 p.m. The meeting was held by teleconference along with the Jerome City Council Chamber being open to the public. The video conference was conducted via Zoom and was made available to all members of the public in a format that allowed all participants to hear the meeting, including all deliberations by members of the Planning and Zoning board and other speakers addressing the board, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda, email, and notices at council chambers and on the City's website.

Present were Chairman Rod Mink, Commissioner Benjamin Reed, Commissioner Jeff Schroeder, Commissioner Carl McEntarffer, and Commissioner Paul Johnson. Commissioner Dave Holley and Commissioner Shonna Fraser were excused. Also present were Interim City Planner, Esmeralda Chavez, and Secretary, Katie Elliott. Legal Counsel, Ted Larsen was excused.

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 Juan Gonzalez for a renewal of a Special Use Permit allowing a commercial entertainment facility (indoor), on the property located at Lot 16 & 17, Block 76, Jerome Townsite SE 13-8-16, more commonly known as 160 West Main Street, Jerome, Idaho.

Staff Report: Ms. Chavez stated the property in question, 160 West Main Street, in Jerome, is currently zoned Commercial Business District (CBD). The proposed use, a commercial entertainment facility (indoor), requires a Special Use Permit from the Planning and Zoning Commission.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Chavez stated the request is in compliance with the Comprehensive Plan as defined in the following sections: Chapter 7, Section which addresses Business Retention and Expansion. This section states, "The city should develop an atmosphere to retain, expand, and create business development"; and Chapter 7, Policy 8 which states, "Continue to provide an atmosphere for successful business development." Ms. Chavez stated the request is not in accordance with the Comprehensive Plan as defined in the following sections: Chapter 4, Transportation, Objective 5 "Promote ease of access in and through all portions of the city", primarily parking.

Regarding the General Standards for Special Uses, Ms. Chavez stated the Planning and Zoning code allows commercial entertainment facility (indoor) in the CBD zone with an approved special use permit. The request appears to be harmonious with the objectives of the Comprehensive Plan Chapter 7. However, it does not appear to be in accordance with Title 17 of the Jerome Municipal Code and Chapter 4 Transportation. Most buildings downtown do not

have adequate off-street parking and have verbal agreements to use public parking lots. The previous special use application stated Mr. Gonzalez had a verbal agreement with the previous owner of the parking lots directly north of the building, Mr. Larry Webb, allowing parking on his property. However, this property has recently sold. It is unknown if Mr. Gonzalez has an agreement with the new property owner. Previously, Mr. Gonzalez had also obtained verbal permission to use the Annex building public parking, located on West Main. Mr. Gonzalez has noted the gross square footage of the building is approximately 6,000; however, this does include a basement for storage and small studio apartment. The approximate gross area for the event space is 4,500 square feet. They would need to provide, at a minimum, 40 off-street parking spaces to accommodate the event center and dance floor area. The applicant has indicated that there will not be any exterior modifications at this time. This will not have an impact on the character of the general vicinity. It is not anticipated that the proposed use will be hazardous or disturbing to existing or future neighboring uses. The applicant has noted it will be served by existing services and is not adding additional services. There is no indication that a commercial entertainment facility (indoor) use will create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. There are no proposed changes to the vehicular approaches to the site. There is no indication that this use will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance. The applicant states the building structure and outside appearance will remain as is.

Ms. Chavez stated she sent the application to City Staff and received the following comments: Engineering- It appears the existing building/business uses parking at the rear of the building since there is limited parking on W. Main; Streets- There is limited parking available around this facility with only street side parking on Main and Alder. The parking lot directly behind this building is privately owned; Wastewater- Wastewater has no concerns with this SUP provided that there will not be a commercial kitchen on site; Water- This facility is now being supplied water by only one $\frac{3}{4}$ " service line. If this is a sufficient amount of water, there are no concerns with the request; Building- No concerns at this time; Fire- A fire inspection was completed on 12/31/2021 and was not passed. Applicant is required to pass the fire inspection; and Police- Expressed concerns on alcohol being served on premises if applicant does not have its own license. Police also inquired how the applicant was planning to address security.

If approved, Ms. Chavez recommended the following conditions: Receive any and all required building department and/or fire department permits and inspections; Comply with all City, State, and Federal requirements; and Recommend special use permit be allowed for up to one year, renewable upon expiration.

Applicant Testimony: Juan Gonzalez, 160 West Main, testified they have some wires that were exposed and the electrical contractor has fixed the problem. Mr. Webb let them use the parking lot, but he has his customers park on the street or in the annex building parking lot. Regarding the alcohol, when they rent the hall out, he asked those that are renting the building, to have security at the doors so the alcohol does not leave the building. After inquiry from Commissioner Johnson, Mr. Gonzalez stated he does not have a beer license because he does

not want to be at the hall and serve the beer. Commissioner McEntarffer stated in the last renewal, there was discussion brought up regarding the alcohol so whoever leases the building is responsible for bringing in and removing the alcohol. Upon inquiry from Chairman Mink, Mr. Gonzalez stated he was not told the repairs were done but the contractor was gone and it looked like the repairs were finished. He will contact the Fire Department for them to re-inspect. Upon inquiry from Chairman Mink, Mr. Gonzalez stated they have not had any issues with the parking as they have them park in the street or at the annex building. He believes his occupancy is 106.

There being no further testimony in favor, neutral or opposition, Chairman Mink closed the Public Hearing at 7:12 p.m.

Consider a request for Juan Gonzalez for a renewal of a Special Use Permit allowing a commercial entertainment facility (indoor), on the property located at Lot 16 & 17, Block 76, Jerome Townsite SE 13-8-16, more commonly known as 160 West Main Street, Jerome, Idaho-
action item

Chairman Mink went over the standards with Special Use Permits with the commission. Commissioner McEntarffer stated he believes parking has been addressed as he recalls they can use the public parking that is behind the CSI building also.

Commissioner McEntarffer made a motion to approve the request for a request from Juan Gonzalez for a renewal of a Special Use Permit allowing a commercial entertainment facility (indoor), on the property located at Lot 16 & 17, Block 76, Jerome Townsite SE 13-8-16, more commonly known as 160 West Main Street, Jerome, Idaho with the following conditions: Parking will be maintained and not to interfere with the North Side Club parking; Follow up fire inspection and provide Ms. Chavez with the results; Comply with all City, State, and Federal requirements; and special use permit be allowed for up to one year, renewable upon expiration.

Second to the motion by Commissioner Johnson and carried.

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

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

Public Hearing for a request from Idaho Milk Transport, Inc for a renewal of a Special Use Permit allowing a truck terminal yard, on the properties located at Jerome Unplatted Tax 41C and 64 of S1/2NW Sec 31 T8 R17, more commonly known as 325 and 401 Farmore Road, Jerome, Idaho.

Staff Report: Ms. Chavez gave a background on the application. Idaho Milk Transport is a carrier of food grade liquid products throughout the United States, Canada and Mexico. Corporate headquarters are located in Burley with two other terminals located in Washington and another in California. The applicant obtained a special use permit in 2019 for a truck terminal yard and is now seeking a renewal. The properties in question, are currently zoned High Density Business (C-3).

Title 16 has no bearing on this request.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Chavez stated the request is in accordance with Chapter Seven, Economic Development: Objective 2 - Promote the City as an ideal location for new development; Objective 3 – Maintain and expand public/private partnerships; and Policy 8 – Continue to provide an atmosphere for successful business development.

Regarding the General Standards for Special Uses, Ms. Chavez stated the Planning and Zoning code allows terminal yard-truck parking 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 occupy an existing building with the truck parking on the bare lot of approximately 8-10 commercial trucks. The land the north and east are bare, there is a proposed hydraulic repair business proposed to the west and Rocky Mountain Pipe is to the south. The use of the property as a terminal yard appears to be harmonious and appropriate for the area and will not change the essential character. The proposed site plan does not show any improvements to lot at this time. Dust may become an issue and will need to be carefully monitored to not be hazardous to the existing and future neighboring uses. The applicant has noted it will be served by existing services. Truck parking at this time, does not require any connection to water or sewer services. There is no indication that this use will create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. Truck Traffic will be produced but it will not be detrimental with a total of 8-10 trucks. The trucks carry food grade liquid and will be washed at another facility reducing excessive production of noise and odors. This site is currently accessed by Farmore Rd. There is an existing access point and will not interfere with other traffic. There is no indication this use would result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Ms. Chavez stated all departments have reviewed the proposed use. One recommendation was to place a condition to address dust suppression and/or up keep of the parking area if it is not paved in consideration of the surrounding uses.

If approved, Ms. Chavez recommended the following conditions: Gravel the road and truck parking area or other uses be implemented to reduce dust; Adequate cover and maintenance of the L-11 canal to support truck traffic; Special Use Permit shall be allowed for up to two years, renewable upon expiration; and Comply with all city, state, and federal requirements.

Upon inquiry from Chairman Mink, Ms. Chavez stated the property will need to be maintained regarding the dust. Upon inquiry from Commissioner Johnson, Ms. Chavez stated she has not received any complaints or comments regarding the dust.

Applicant Testimony: Gennefer Thorton, 946 Oakwood Ave, Burley, testified they would like to renew the permit. They were approved last February to build a wash bay and office building which they are still in the process of building. They recently bought the property to the east, 401 Farmore, where they currently run the office out of. They have been doing the dust mitigation by bringing in gravel and spraying down the gravel. Upon inquiry from Chairman Mink, Ms. Thorton stated they have filled the requirements for the "L 11" canal and there has not been any issues.

There being no further testimony in favor, neutral or opposition, Chairman Mink closed the Public Hearing at 7:25 p.m.

Consider a request from Idaho Milk Transport, Inc for a renewal of a Special Use Permit allowing a truck terminal yard, on the properties located at Jerome Unplatted Tax 41C and 64 of S1/2NW Sec 31 T8 R17, more commonly known as 325 and 401 Farmore Road, Jerome, Idaho- action item

Commissioner Johnson made a motion to approve the request from Idaho Milk Transport, Inc for a renewal of a Special Use Permit allowing a truck terminal yard, on the properties located at Jerome Unplatted Tax 41C and 64 of S1/2NW Sec 31 T8 R17, more commonly known as 325 and 401 Farmore Road, Jerome, Idaho with the following conditions: Special Use Permit shall be allowed for up to two years, renewable upon expiration; and Comply with all city, state, and federal requirements.

Second to the motion by Commissioner Reed and carried.

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

Chairman Mink called the Public Hearing to order at 7:28 p.m.

Public Hearing for a request from Michael Taylor for a renewal of a Special Use Permit allowing an in-home occupation, in-home firearms sales, on the parcel described as Lot 2, Lamms Subdivision #1, NW 18-8-17, more commonly known as 309 16th Avenue East, Jerome, Idaho.

Staff Report: Ms. Chavez gave a brief background. Mr. Taylor received a special use permit for a home occupation, firearm sales in February 2017. The application noted Mr. Taylor's work is not hazardous or disturbing to existing or future neighboring uses and does not cause excessive production of traffic, noise, smoke, fumes, or odors. It was noted he does not manufacture at this location. He only expects two to four customers per year. There is no signage or exterior

modifications. Mr. Taylor renewed his special use permit in 2019 and is now seeking another renewal.

The property in question, 309 16th Ave East in Jerome, is currently zoned Residential 1 (R1). The proposed use, home occupation, firearm sales, requires a Special Use Permit from the Planning and Zoning Commission.

Title 16 has no bearing on this request.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Chavez stated the request is in compliance with the Comprehensive Plan as defined in the following sections: Chapter 7, Section which addresses Business Retention and Expansion. This section states, "The city should develop an atmosphere to retain, expand, and create business development"; and Chapter 7, Policy 8 which states, "Continue to provide an atmosphere for successful business development."

Ms. Chavez stated she sent the application to City Staff and received the following comments: Police – Large quantities of ammunition or explosive components, such as gun powder and primer, shall be stored in a manner approved by the fire department. It is recommended that Mr. Taylor provide a safe or take other preventative steps to prevent theft of firearms; and Fire – Will need to conduct a new fire inspection. There were no other comments from the other departments.

If approved, Ms. Chavez recommended the following conditions: Receive any and all required fire department permits and inspections; Take preventative steps to prevent theft of firearms; Special use permit shall be allowed for up to three years, renewable upon expiration; and Comply with all City, State, and Federal requirements.

Upon inquiry from Commissioner Johnson, Ms. Chavez stated the applicant was previously inspected by the Fire Department.

Applicant Testimony: Michael Taylor, 309 16th Ave East, testified, he would like to renew his application. He just recently renewed his Federal Firearm License (FFL) for three years. He does not have a store name or store front. He stated his customers are usually only acquaintances of his. He stated he orders for the customers and they come and pick them up after he does a background check. Upon inquiry from Chairman Mink, Mr. Taylor does not manufacture ammunition to sell. He has his personal ammunition that he manufactures, but everything is locked up and stored away from each other. Upon inquiry from Commissioner Johnson, Mr. Taylor stated he does not stock inventory to sell, as he just orders the product and has the customer pick it up. He stated he has had his license for over 22 years. Commissioner Reed commended the applicant for being upfront and honest about what he is doing.

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

Andrea Gonzalez
1511 Gazebo Court, Jerome, Idaho

Support the application

Everything must be running smoothly for him, if he is applying for a renewal. No issues at this time.

Testimony in Neutral: None

Testimony in Opposition: Ms. Elliott read the following onto the record:

Harvey Gardner
237 16th Avenue E, Jerome, Idaho

Oppose the application

We are residential neighborhood. Close to schools don't need extra traffic.

Shirley Buttram
313 16th Ave East

Oppose the application

We are a residential area and there shouldn't have business in this area.

Rebuttal Testimony: Michael Taylor, stated there is very little traffic regarding the business. The business is not open to the public and he has not had any problem with the traffic.

There being no further testimony, Chairman Mink closed the Public Hearing at 7:38 p.m.

Consider a request from Michael Taylor for a renewal of a Special Use Permit allowing an in-home occupation, in-home firearms sales, on the parcel described as Lot 2, Lamms Subdivision #1, NW 18-8-17, more commonly known as 309 16th Avenue East, Jerome, Idaho- action item

Commissioner Johnson stated he has no problem. Commissioner McEntarffer stated there are other businesses in the area and believes the neighbors may be concerned about the firearms than the traffic.

Commissioner McEntarffer made a motion to approve the request from Michael Taylor for a renewal of a Special Use Permit allowing an in-home occupation, in-home firearms sales, on the parcel described as Lot 2, Lamms Subdivision #1, NW 18-8-17, more commonly known as 309 16th Avenue East, Jerome, Idaho with the following conditions: stay current on fire inspections; Comply with all City, State, and Federal requirements; and Special use permit shall be allowed for up to three years, renewable upon expiration.

Second to the motion by Commissioner Schroeder and carried.

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

Chairman Mink called the Public Hearing to order at 7:40 p.m.

Public Hearing for a request from Lincoln Commons, LLC for a Rezone from Public/Semi Public to Residential-3, on the parcel described as follows:

Parcel 1: TOWNSHIP 8 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, JEROME COUNTY, IDAHO, SECTION 13: All of Block 55, a portion of Block 56, a portion of Block 65, a portion of Block 66 and more particularly described as follows:

Beginning at the Intersection of 3rd Ave. W. and N. Birch St. (Which lies North 00°23'45" East a distance of 350.02 feet from the Intersection of 2nd Ave. W. and N. Birch St.), Thence South 89°40'03" East for a distance of 45.00 feet; Thence South 00°23'45" West for a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

Thence South 89°40'03" East for a distance of 486.74 feet;
Thence South 00°11'36" West for a distance of 334.88 feet;
Thence North 89°41'09" West for a distance of 53.00 feet;
Thence North 00°17'12" East for a distance of 25.08 feet;
Thence North 89°49'08" West for a distance of 35.00 feet;
Thence South 00°17'12" West for a distance of 164.86 feet;
Thence North 89°42'18" West for a distance of 299.88 feet;
Thence North 00°16'47" East for a distance of 164.96 feet;
Thence North 89°41'09" West for a distance of 99.98 feet;
Thence North 00°23'45" East for a distance of 310.01 feet to the TRUE POINT OF BEGINNING.

approximately 4.7 acres, more commonly known as the western portion of the vacant land located south of the Northside Head Start building and including the baseball field at the end of North Alder Street.

Staff Report: Ms. Chavez gave a background on the property. This is another part of the development that was heard at the last meeting in December. The parcel was the site of the Central Elementary School. The school was located on the eastern portion of the parcels facing east towards North Lincoln. The track field was to the west and a baseball field was to the south. The school was demolished. The parcel is bare. The original townsite parcels have been combined into parcel 1 as shown on the attached Record of Survey. The applicant is requesting parcel 1 be rezoned to Residential 3 (R-3).

Regarding the surrounding area, Ms. Chavez stated to the North is Educational/Administrative Facilities being zoned Public/Semipublic; the area to the South is Residential/Commercial zoned

Residential 2/CBD; the area to the East is the Jerome County Facilities zoned CBD; and to the West is Residential zoned Residential 3.

The Comprehensive Plan Area of City Impact Land Use Map designates the current parcels as Public. Existing land use is bare.

Regarding Title 17, Ms. Chavez stated the parcel is currently zoned Public/Semipublic (PS). The PS zone is intended to provide for public/semipublic development such as golf courses, parks, recreation facilities, greenways, schools, and public service facilities such as government offices. There is no minimum lot size however, structures must meet setback of 25' for the front and 20' for rear, side, and street side. The proposed zone for parcel 1, Residential 3 (R-3), is a more restrictive zone allowing permitted uses of single-family dwellings and duplexes. The minimum lot size for R-2 is 5,000 square feet. Setbacks for the R-3 zone are: Front- 25', Rear- 20', Interior Side- 7', and Side Street- 15'. Depending on the zone, all land use regulations as detailed in Title 17 of the JMC will apply to the property, including but not limited to setbacks, building height restrictions, sign restrictions, and use restrictions.

When considering a rezone, the commission must determine if the application meets the following: Is in accordance with the Comprehensive Plan; Will create a demand for public infrastructure that is not currently available, including municipal sewer and water services; Is compatible with the zoning uses in the surrounding areas; and No non-conforming uses will be created.

As pertains to the City of Jerome's Comprehensive Land Use Plan, the request is in accordance with the following chapters: Chapter 1, Property Rights, there is no "taking" and the request does not require property owners to dedicate any portion of property or grant an easement. It does not appear the request would have a significant impact on the landowner's economic interest. The request appears to meet the checklist of the Attorney General; Chapter 3, Land Use, "To offer a harmonious blend of opportunities for living, working, recreation, education, shopping and cultural activities by protecting natural amenities. To provide coordinated, efficient and cost effective public facilities and utility services, carefully managing both residential and non-residential development and design and proactively reinforcing downtown Jerome's role as the urban core." It is also in accordance with Chapter 3, Objective 1, "explore the growth patterns of the city and plan and prepare for growth opportunities." The Commission must consider that if the proposed rezone is approved, it must comply with Chapter 3, Objectives 5 and 6. These objectives state that any land use decision must consider "Protecting the character of single-family neighborhoods" while at the same time, "Developing a variety of densities that support a mixed land use." The application notes a rezone will allow: the beautification of existing property and the creation of a planned community with mature landscaping, open space and community services to create vibrancy in this area; Lincoln Ave is a gateway for Jerome and this development enhances this corridor with new landscaping, sidewalks, and other infrastructure improvements; Focus community resources (both public and private) on downtown improvement; and retains families in Jerome where they can live, work and play.

The request is also in accordance with Chapter 5, "Community Design" to "Enhance and improve Jerome's visual identity and community pride while striving to maintain its visual diversity". The application states higher density and mixed-use development is encouraged near the downtown core as well as infill housing development to prevent urban sprawl. Chapter 13, "Housing", Objective 2, "Provide for areas of different residential densities and uses". The application states the site is easily accessible from most residential neighborhoods and is close to many local amenities and businesses allowing residents to walk, bike or take public transportation to work or school and there is a noticeable lack of affordable single-family rental housing in Jerome. With the growth, there is huge demand for workforce rental housing. Many families must live in neighboring towns due to the lack of such housing.

As pertains to the demand for public infrastructure that is not currently available, including municipal sewer and water services, Ms. Chavez stated the parcel can be served by municipal water and sewer. Water is located in North Lincoln, 3rd Ave West, and North Birch St. with sewer accessible from North Alder or the alley between 3rd and 4th Ave West.

As pertains to the compatibility with the zoning uses in the surrounding areas, Ms. Chavez stated this area has residential development to the west with the Jerome School District administrative offices and Head Start to the north. There is a mix of residential and commercial properties to the south with North Lincoln Avenue to the east. The rezone of the parcel 2 to CBD buffers the transition to Residential 3 on parcel 1. It appears the proposed zone changes to Residential 3 would be compatible with the surrounding area.

As pertains to the creation of non-conforming uses, Ms. Chavez stated the parcel is currently bare. No non-conforming uses would be created by this rezone. Title 16 has no bearing on this request at this time.

Upon inquiry from Commissioner Schroeder, Ms. Chavez stated the City currently owns the property.

Applicant Testimony: Shannon Allen, 240 Eastland Drive, Twin Falls, representing Lincoln Commons, LLC, testified, she is here to request a rezone for the property to Residential 3. Upon inquiry from Commissioner Reed, Chairman Mink stated there is a higher density for R-3 zone instead of the R-2 zone. The proposed plan is to have 31 units which would be allowed with the R-3 zone where they would only be allowed one single family home or one duplex. Chairman Mink went over the previous PUD and rezone with the commission.

There being no further testimony in favor, neutral, or opposition, Chairman Mink closed the Public Hearing at 7:51 p.m.

Consider a request from Lincoln Commons, LLC for a Rezone from Public/Semi Public to Residential-3, on the parcel described as follows:

Parcel 1: TOWNSHIP 8 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, JEROME COUNTY, IDAHO, SECTION 13: All of Block 55, a portion of Block 56, a portion of Block 65, a portion of Block 66 and more particularly described as follows:

Beginning at the Intersection of 3rd Ave. W. and N. Birch St. (Which lies North 00°23'45" East a distance of 350.02 feet from the Intersection of 2nd Ave. W. and N. Birch St.), Thence South 89°40'03" East for a distance of 45.00 feet; Thence South 00°23'45" West for a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

Thence South 89°40'03" East for a distance of 486.74 feet;
Thence South 00°11'36" West for a distance of 334.88 feet;
Thence North 89°41'09" West for a distance of 53.00 feet;
Thence North 00°17'12" East for a distance of 25.08 feet;
Thence North 89°49'08" West for a distance of 35.00 feet;
Thence South 00°17'12" West for a distance of 164.86 feet;
Thence North 89°42'18" West for a distance of 299.88 feet;
Thence North 00°16'47" East for a distance of 164.96 feet;
Thence North 89°41'09" West for a distance of 99.98 feet;
Thence North 00°23'45" East for a distance of 310.01 feet to the TRUE POINT OF BEGINNING.

approximately 4.7 acres, more commonly known as the western portion of the vacant land located south of the Northside Head Start building and including the baseball field at the end of North Alder Street- action item

Commissioner McEntarffer made a motion to approve the rezone request Public/Semi Public to Residential-3, and recommend the request from Lincoln Commons, LLC to council as presented.

Second to the motion by Commissioner Johnson and carried.

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

Chairman Mink called the Public Hearing to order at 7:53 p.m.

Public Hearing for a request from Nicholas Levdanskiy for a Special Use Permit allowing an in-home occupation, vehicle sticker application, on the parcel described as Lot 9, Block 39 Jerome Townsite 50' x 125'(SW 18-8-17), more commonly known as 300 4th Avenue East, Jerome, Idaho.

Staff Report: Ms. Chavez stated the property in question is currently zoned Residential 2 (R-2). The proposed use, a home occupation, requires a Special Use Permit from the Planning and Zoning Commission.

Title 16 has no bearing on this special use permit request.

As pertains to the City of Jerome's Comprehensive Land Use Plan, the request is in accordance with Chapter 7, "Economic Development", Policy 8, which is to "continue to provide an atmosphere for successful business development"

Regarding the General Standards for Special Uses, Ms. Chavez stated the Planning and Zoning Code allows home occupations in the R-2 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 home occupation is conducted within the shop area. There will not be any changes to the exterior of the shop or residence, and therefore the essential character of the area will not be changed. There is no indication that a vehicle sticker application home occupation would be hazardous or disturbing. The applicant notes the largest and loudest tool he uses is a heat gun. The residence is already adequately served and this home occupation will not require any additional services. There is no additional requirement at public cost for a home occupation consisting of vehicle sticker application. This use will not be detrimental to any person or property. There will be a small amount of traffic related to this use; however, the application states only a couple of cars will be up on site at any given time. This request will not impact vehicular approaches. It does not appear that this home occupation will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Regarding the Home Occupation Standards, Ms. Chavez stated Mr. Levdanskiy is the only one involved in the occupation. The application states this is Mr. Levdanskiy main residence with an area in the shop used for the occupation. The application notes the area in the shop used for the home occupation will be less than 400 square feet. The application states there are no visual or auditory clues that there is an occupation conducted at the residence. The application notes only a couple of vehicles would be parked at the home at any given time. The application states this is a vehicle sticker application home occupation, which would not cause any visual or auditory interference. The applicant is aware all material is to be stored inside. The applicant is aware there will be no signage in violation of the code.

If approved, Ms. Chavez recommended the following conditions: Customers shall park in the drive-way; and Special use permit shall be allowed for up to two (2) years, renewable upon expiration.

Applicant Testimony: Nicholas Levdanskiy, 300 4th Ave East, testified, he would like to do vinyl wrapping and stickers for vehicles. He lives in his house and his shop is not connected. Mr. Levdanskiy stated it is just a side job for right now but would like to get bigger. Upon inquiry from Commissioner Johnson, Mr. Levdanskiy, the business is called Nasti Wraps. As he gets bigger, he will look for a different place to have his shop. Upon inquiry from Chairman Mink, Mr. Levdanskiy stated he orders the wraps in to put on the cars. He stated he will only work in the shop.

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

Mike Evans
313 3rd Ave East, Jerome, ID

Support the application. No further comment was given.

Steven Poindexter
306 3rd Ave

Support the application.
I heartily support home based business.

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

R. Bruce Whitmire
520 South 800 East, Jerome, ID

Marked neutral to the application. No further comment was given.

Testimony in Opposition: None

There being no further testimony, Chairman Mink closed the Public Hearing at 8:02 p.m.

Consider a request from Nicholas Levdanskiy for a Special Use Permit allowing an in-home occupation, vehicle sticker application, on the parcel described as Lot 9, Block 39 Jerome Townsite 50' x 125'(SW 18-8-17), more commonly known as 300 4th Avenue East, Jerome, Idaho- action item

Commission discussed parking for the applicant. Commissioner McEntarffer stated the property has extra parking so he has no concerns.

Commissioner Johnson made a motion to approve the request from Nicholas Levdanskiy for a Special Use Permit allowing an in-home occupation, vehicle wraps/sticker application, on the parcel described as Lot 9, Block 39 Jerome Townsite 50' x 125'(SW 18-8-17), more commonly known as 300 4th Avenue East, Jerome, Idaho with the following conditions: Customers shall park in the drive-way; and Special use permit shall be allowed for up to two (2) years, renewable upon expiration.

Second to the motion by Commissioner Reed and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Jeff Schroeder, Commissioner Benjamin Reed, Commissioner Carl McEntarffer, 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 December 14, 2021 regular meetings;
- B. Consider/Approve Findings and Conclusions for Lincoln Commons, LLC for a Rezone from Public/Semi Public to Central Business District (CBD), on the parcels described as follows:

Parcel 2: TOWNSHIP 8 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, JEROME COUNTY, IDAHO, SECTION 13: A portion of Block 56, a portion of Block 65 and more particularly described as follows: Beginning at the Intersection of North Lincoln and 3rd Ave. W. (Which lies South 89°42'02" East a distance of 480.11 feet from the Intersection of 3rd Ave. W. and N. Alder St.), Thence North 89°42'02" West for a distance of 45.00 feet; Thence South 00°17'05" West for a distance of 40.00 feet to the TRUE POINT OF BEGINNING;
Thence continuing South 00°17'05" West for a distance of 334.98 feet;
Thence North 89°41'09" West for a distance of 382.13 feet;
Thence North 00°11'36" East for a distance of 334.88 feet;
Thence South 89°42'02" East for a distance of 382.66 feet to the TRUE POINT OF BEGINNING.
approximately 2.86 acres, more commonly known as the east portion of the vacant land south of the Jerome School District Administration building at the corner of 3rd Avenue West and North Lincoln, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF LINCOLN COMMONS, LLC, FOR A ZONING MAP AMENDMENT, CHANGING THE ZONE FROM PUBLIC/SEMI-PUBLIC (PS) TO CENTRAL BUSINESS DISTRICT (CBD)

A Public Hearing at the request from Lincoln Commons, LLC, for a zoning map amendment, changing the zone from Public/Semi-Public (PS) to Central Business District (CBD) on the property described as follows:

Parcel 2: TOWNSHIP 8 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, JEROME COUNTY, IDAHO, SECTION 13: A portion of Block 56, a portion of Block 65 and more particularly described as follows: Beginning at the Intersection of North Lincoln and 3rd Ave. W. (Which lies South 89°42'02" East a distance of 480.11 feet from the Intersection of 3rd Ave. W. and N. Alder St.), Thence North 89°42'02" West for a distance of 45.00 feet; Thence South 00°17'05" West for a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 00°17'05" West for a distance of 334.98 feet;

Thence North 89°41'09" West for a distance of 382.13 feet;
Thence North 00°11'36" East for a distance of 334.88 feet;
Thence South 89°42'02" East for a distance of 382.66 feet to the TRUE POINT OF BEGINNING.

approximately 2.86 acres, more commonly known as the east portion of the vacant land south of the Jerome School District Administration building at the corner of 3rd Avenue West and North Lincoln, Jerome, Idaho.

(hereinafter referred to as the "Property") was held, pursuant to notice, commencing at 7:14 p.m. on Tuesday December 14, 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, gave a brief background on the application. Ms. Clark showed the Commission the property on the map. She stated the parcel was the site of the Central Elementary School. The school was located on the eastern portion of the parcels facing east towards North Lincoln. The school was demolished. The parcel is bare ground with a small maintenance building remaining. The original townsite parcels have been combined into parcel 1 and parcel 2 as shown on the provided Record of Survey. The applicant is requesting parcel 2 be rezoned to Central Business District (CBD). The rezone request for parcel 1 from PS to Residential 3, will be heard at the January meeting.

Regarding the surrounding area, Ms. Clark stated to the North is Educational/ Administrative Facilities being zoned Public/Semipublic; the area to the South is Commercial zoned CBD; the area to the East is the Jerome County Facilities zoned CBD; and to the West is Residential zoned Residential 3.

The Comprehensive Plan Area of City Impact Land Use Map designates the current parcels as Public. Existing land use is bare.

The parcel is currently zoned Public/Semipublic (PS). The PS zone is intended to provide for public/semipublic development such as golf courses, parks, recreation facilities, greenways, schools, and public service facilities such as government offices. There is no minimum lot size. However, structures must meet setback of 25' for the front and 20' for rear, side, and street side. The proposed zone for parcel 2, Central Business District (CBD), is intended to accommodate and 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. The minimum lot size for CBD is 3,125 square feet. The setbacks for CBD are 0'. Structures are allowed to maximize space by building on the property line. This also allows building to front the main corridor while keeping parking screened behind the building.

Depending on the zone, all land use regulations as detailed in Title 17 of the JMC will apply to the property, including but not limited to setbacks, building height restrictions, sign restrictions, and use restrictions.

When considering a rezone, the commission must determine if the application meets the following: (a) Is in accordance with the Comprehensive Plan; (b) Will create a demand for public infrastructure that is not currently available, including municipal sewer and water services; (c) Is compatible with the zoning uses in the surrounding areas; and (d) No non-conforming uses will be created.

As pertains to the City of Jerome's Comprehensive Land Use Plan, the request is in accordance with the following chapters: Chapter 1, Property Rights, there is no "taking"; and Chapter 3, Land Use. The Commission must consider that if the proposed rezone is approved, it must comply with Chapter 3, Objectives 5 and 6. These objectives state that any land use decision must consider "Protecting the character of single-family neighborhoods" while at the same time, "Developing a variety of densities that support a mixed land use." The application notes a rezone will allow: (i) The beautification of existing property and the creation of a planned community with mature landscaping, open space and community services to create vibrancy in this area; (ii) Lincoln Ave is a gateway for Jerome and this development enhances this corridor with new landscaping, sidewalks, and other infrastructure improvements; (iii) Focus community resources (both public and private) on downtown improvement; and (iv) Retain families in Jerome where they can live, work and play. The request also is in accordance with Chapter 5, "Community Design" to "Enhance and improve Jerome's visual identity and community pride while striving to maintain its visual diversity". The application states higher density and mixed-use development is encouraged near the downtown core as well as infill housing development to prevent urban sprawl.

As pertains to the demand for public infrastructure that is not currently available, including municipal sewer and water services, Ms. Clark stated the parcel can be served by municipal water and sewer. Water is located in North Lincoln, 3rd Ave West, and North Birch St. with sewer accessible from North Alder or the alley between 3rd and 4th Ave West.

As pertains to the compatibility with the zoning uses in the surrounding areas, Ms. Clark stated this area has residential development to the west with the Jerome School District administrative offices and Head Start to the north. There is a mix of residential and commercial properties to the south with North Lincoln Avenue to the east. The rezone of the parcel 2 to CBD buffers the transition to residential on parcel 1 (rezone forthcoming). It appears the proposed zone change to CBD would be compatible with the surrounding area. No non-conforming uses would be created by this rezone.

Ms. Clark stated the request is for the rezone from Public to CBD. This helps create a buffer to the residential to the west. Upon inquiry from Commissioner Johnson, Ms. Clark

stated the setbacks and potential uses that are allowed. Upon inquiry from Commissioner Holley, surrounding businesses will not be affected by the zoning change.

Applicant Testimony: Tyler Davis-Jeffers, 240 Eastland Drive Twin Falls, with Summit Creek Development, testified before the Commission. Mr. David-Jeffers stated this will be the commercial portion of the development. They have been meeting with Urban Renewal and have entered a DDA (Development Agreement) with them to help develop this project. Mr. Davis-Jeffers went over the project with the Commission. He stated they will have 31 single family for rent units, maximize the open space, pocket parks, small walking paths, and a soccer field. He continued that they have been in contact with several businesses that are looking at the property. Mr. Davis-Jeffers stated the PUD, which will be heard later in the meeting, and another rezone will bring this project all together.

Testimony in Favor: None.

Testimony in Neutral: None.

Testimony in Opposition: None.

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

I. Findings

- A. The Property in question is currently zoned Public/Semi-Public (PS).
- B. The Application seeks to amend the Property to be zoned Central Business District (CBD).
- C. The Property in question has residential development to the west with the Jerome School District administrative offices and Head Start to the north. There is a mix of residential and commercial properties to the south with North Lincoln Avenue to the east.
- D. Rezoning PS to CBD would be compatible with the surrounding area.
- E. The proposed use of the parcel will not create any non-conforming uses.
- F. The Comprehensive Plan of the City of Jerome promotes providing areas of different residential densities and the development of various types to meet the needs of the citizens of the City of Jerome.

II. Conclusions

- A. Taken as a whole, the application complies with the Comprehensive Plan of the City of Jerome and will not adversely affect the character of area where the property is located.

- B. The Commission recommends to the Jerome City Council that the application of the Lincoln Commons, LLC, for the Property described above, from Public/Semi-Public (PS) to Central Business District (CBD) be approved.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 14th day of December, 2021, in support of the decision of the Planning and Zoning Commission on the 11th day of January, 2022 to recommend approval of the application to the Jerome City Council, the decision to recommend the approval of the application is hereby made final this 14th day of December, 2021.

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

- C. Consider/Approve Findings and Conclusions for Lincolns Commons, LLC for a Special Use Permit allowing a Planned Unit Development (PUD), on the property described as, Block 55, Part of Block 56, Part of Block 65, Part of Block 66, Jerome Townsite, Township 8 South, Range 16 East, Section 13, Jerome County, Idaho, more commonly known as the vacant lot south of the Jerome School District Administration and the Northside Head Start building, known as the old Central Elementary school including the baseball field at the end of North Alder Street.

FINDINGS AND CONCLUSIONS ON APPLICATION OF LINCOLN COMMONS, LLC, FOR A SPECIAL USE PERMIT ALLOWING A PLANNED UTIT DEVELOPMENT (PUD) ON THE PROPERTY DESCRIBED AS, BLOCK 55, PART OF BLOCK 56, PART OF BLOCK 65, PART OF BLOCK 66, JEROME TOWNSITE, TOWNSHIP 8 SOUTH, RANGE 16 EAST, SECTION 13, JEROME COUNTY, IDAHO, MORE COMMONLY KNOWN AS THE VACANT LOT SOUTH OF THE JEROME SCHOOL DISTRICT ADMINISTRATION AND THE NORTHSIDE HEAD START BUILDING, KNOWN AS THE OLD CENTRAL ELEMENTARY SCHOOL INCLUDING THE BASEBALL FIELD AT THE END OF NORTH ALDER STREET, JEROME, IDAHO

A public hearing on the application of Lincoln Commons, LLC, represented by Tyler Davis-Jeffers of Summit Creek Development, concerning the use of real property identified above, in Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, December 14, 2021, by teleconference at City Council Chambers with all members of the public, in a format allowing participants to hear the meeting, including all deliberations by commissioners and other speakers addressing the commission, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda. The physical meeting was held at 100 East Avenue A, Jerome, Idaho.

The property identified in this application is more particularly described as follows:

Parcel 2: TOWNSHIP 8 SOUTH, RANGE 16 EAST, BOISE MERIDIAN, JEROME COUNTY, IDAHO, SECTION 13: A portion of Block 56, a portion of Block 65 and more particularly described as follows: Beginning at the Intersection of North Lincoln and 3rd Ave. W. (Which lies South 89°42'02" East a distance of 480.11 feet from the Intersection of 3rd Ave. W. and N. Alder St.), Thence North 89°42'02" West for a distance of 45.00 feet; Thence South 00°17'05" West for a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 00°17'05" West for a distance of 334.98 feet;
Thence North 89°41'09" West for a distance of 382.13 feet;
Thence North 00°11'36" East for a distance of 334.88 feet;
Thence South 89°42'02" East for a distance of 382.66 feet to the TRUE POINT OF BEGINNING.

approximately 2.86 acres, more commonly known as the east portion of the vacant land south of the Jerome School District Administration building at the corner of 3rd Avenue West and North Lincoln, Jerome, Idaho.

Staff Report: Planner, Ida Clark, provided the staff report and brief background on the application. Ms. Clark stated the proposed use, Planned Unit Development (PUD), requires a Special Use Permit from the Planning and Zoning Commission. Minimum area for a PUD per 17.40.050 of the JMC, shall be five (5) acres for residential and subordinate commercial uses. The requested area for the PUD is 7.56 acres. Per 17.40.120 of the JMC, a PUD requires an approved Special Use Permit by submitting a preliminary development plan and approval by the Council for a final development plan.

As pertains to the City of Jerome's Comprehensive Land Use Plan, the request is in accordance with: Chapter 3, Objective 1, "Exploring the growth patterns of the city and plan and prepare for growth opportunities."; Chapter 3, Object 4, "Maintaining and developing convenient access and opportunities for shopping services and employment."; Chapter 3, Objective 6, "Developing a variety of densities that support a mixed land use."; Chapter 5, Objective 10, "Encourage development design that is aesthetically pleasing and that will reduce the impact on neighboring properties."; Chapter 7, Objective 3, "Maintain and expand public/private partnerships to demonstrate the community's commitment to and support for economic expansion."; and Chapter 13, Objective 3, "Encourage residential developments that are well planned and encourage the development of various housing types to meet the needs of the citizens of Jerome".

Regarding the General Standards for Special Uses, Ms. Clark stated the Planning and Zoning Code allows a PUD with an approved special use permit. The request appears to be harmonious with the objectives of Title 17 of the Jerome Municipal Code and the Comprehensive Plan. The parcels are currently bare. The application is proposing a combination of single-family housing blended with commercial development. The commercial development fronts North Lincoln Avenue with parking and common open space behind the

commercial buildings. Continuing to the west is the residential dwellings that include more common open space and extensive landscaping. The surrounding area includes the school district administration buildings, Head Start, single family housing and commercial buildings. The proposed PUD development would not change the essential character of the area. It is not anticipated that the proposed residential use or the commercial development will be hazardous or disturbing to existing or future neighboring uses. The commercial portion of the PUD is anticipated to operate normal business hours. The anticipated commercial uses will be educational, recreational, and/or general office space. Water and Sewer are available to serve the needs of the property. There is irrigation available to serve the property. Police and fire are able to adequately access all locations of the proposed development. There is no indication that a residential and commercial PUD will create excessive additional requirements at public cost for public facilities and services. This use will not be detrimental to the economic welfare of the community. As the application states, they will be improving the land. Also, the agreement with URA will ensure this project is not detrimental to the welfare of the community. It is not anticipated this PUD will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, odors, noise, smoke, fumes, or glare. There will be an increase in traffic that is normal for a residential development. There will be an increase during the day for the commercial development; however, there is access from North Lincoln Avenue with two access points from 3rd Ave West and North Alder Street. The commercial uses will not produce a detrimental amount of smoke, fumes, odors or glare. The site plan shows two access point from 3rd Ave West and North Alder Street. Each residential dwelling can accommodate two vehicles in the driveway. There will be no on-street parking within the development. Guests can park along North Birch or 3rd Ave West. There is off-site parking for the commercial developments. There is no indication that the use of a PUD will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Regarding the Planned Unit Development Criteria, Ms. Clark stated 17.40.010 stated the purpose of a PUD states is shall be the policy to guide a major development of land and construction by encouraging planned unit development (PUD) to achieve the following: (a) a maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and area requirements; (b) a more useful pattern of open space and recreation areas; (c) a development pattern which preserves and utilizes natural topography and geologic features; (d) a more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utilities and streets; and (e) a development pattern in harmony with land use.

The PUD request includes commercial and residential uses. The commercial portion is fronting North Lincoln Avenue with parking and common open space to the west. The parking and common open space provides a transition into the proposed single-family dwellings. The site plan shows the homes clustered with reduced setbacks, increased density and private streets. The preliminary site plan appears to be a more efficient use of land that is harmonious and meets the comprehensive plan for the area.

Required Common Open Space: A minimum of ten percent (10%) of the gross land area developed in any residential PUD project shall be reserved for common open space and recreational facilities for the residents or users of the area being developed. More than 10% of the gross land area is reserved for common open space. As noted on the preliminary site plan, there is open space and a mini soccer pitch field to the southwest with common open space located between the proposed residential and commercial development. There are also three other small open space areas located throughout the residential development.

The open space will remain under corporate ownership and will be open to those who reside or work in the area of the PUD. The PUD will remain under one ownership with a maintenance agreement in place before the final development is approved. Residential homes abut common open space as allowed. Clustering of homes is shown that allow privacy and is pleasant design.

Ms. Clark stated the code does allow for reduced density, which they have met with the application. This is a preliminary plan and they will need to come back with a final plan which will provide more detail. Once the final plan is approved with the commission, it will then be presented to the City Council for approval.

Ms. Clark stated that staff has reviewed the applicant and did not have too many concerns. Mr. Williams stated the Fire Department did have some concern with parking on the street but with the development being under one owner, they will be able to handle those concerns if people were parking in the road. Another concern was if they widen the road, then people tend to park along the side of the road when it would not be allowed. He stated they will be meeting with the developer to address those concerns before the final plan is presented for approval.

Upon inquiry from Commissioner Johnson, Ms. Clark stated the as the applicant goes through the final plans, they will be addressing all of the concerns from City Staff.

Upon inquiry from Commissioner Holley, Ms. Clark stated a PUD is allowed in the CBD and the R-3 zones allows for the zones to have different setbacks and higher density. Ms. Clark showed the commission the layout of the property. Extensive discussion was held on the layout of the property, the open spaces and the housing spacing.

Applicant Testimony: Tyler Davis-Jeffers, 240 Eastland Drive Twin Falls, with Summit Creek Development, presented before the Commission and testified on this application. Mr. Davis-Jeffers testified this project was to address the needs in the community: help with the rental, workforce housing; find a place for some business entities that would like to be in the community and beautifying the area. They wanted to build single family for rent homes. They will be modular houses. Mr. Davis-Jeffers went over the construction of the homes in detail with the Commission. They want to keep the driveways narrow to maximize the open space of the project. They will have extra parking for visitors in the commercial portion of the project.

They have multiple concepts with the commercial area of the projects. The drawing is what is representative of what they would like. But it may change a little bit.

Upon inquiry from Commissioner Reed, Mr. Davis-Jeffers stated they are not settled on one manufacture just yet as costs have gone up but they would like to have the homes built and shipped. They would like to keep costs affordable. He stated the homes will be between 1250 to 1400 square feet. They will be at market rate and will not be a low-income project. He stated he really wants to create a community feel. Mr. Davis-Jeffers stated they will like to have a manager/supervisor but they may not live on site.

Upon inquiry from Chairman Mink, Mr. Davis-Jeffers stated the parking will be cross-used. Every unit will have two parking spaces with each home.

Upon inquiry from Commissioner Holley, Mr. David-Jeffers stated he would prefer to build the commercial buildings and then lease those buildings to the businesses. They have been approached by CSI who would like to combine their different facilities into one. They would like to own their own building so they will be try to work with them on that project. They do not have any agreement with CSI at this time as they are not at that point in the project.

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

“The College of Idaho Southern houses its current CSI Jerome center operations at 104 W. Main St. in Jerome. We are encouraged by the prospect of the revitalizing efforts of the downtown area. The college is interested in creating a larger presence in the Jerome community by expanding educational offerings at either our current location or expanding into a larger footprint.

We support and encourage the Jerome Planning and Zoning commissioners to approve the request of the developer Lincoln Commons, LLC in their application.

Thank You, Jeffery M. Harmon, Vice President of Finance & Administration/CFO, College of Southern Idaho”

Testimony in Neutral: None.

Testimony in Opposition: None.

There being no further testimony, Chairman Mink closed the public hearing at 8:08 p.m.

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

I. Findings

- A. The parcel described herein and the proposed use, allowing a planned unit development (PUD), requires a special use permit.
- B. JMC 17.14.010 provides the standards for special use permits, which are satisfied as follows:
 - a. The proposed use is harmonious with the general objectives of the comprehensive plan in that there are other area residences;
 - b. The proposed use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity;
 - c. The proposed use will not be hazardous or disturbing to existing or future neighboring uses;
 - d. Any additional public facilities necessary for the proposed use have been addressed;
 - e. The proposed use will not be detrimental to the economic welfare of the community and will not involve activities materials, equipment or conditions that will create excessive traffic, noise, smoke, fumes, glare or odors;
 - f. The vehicle approaches to the property have been addressed, including the interference with traffic on surrounding public thoroughfares; and
 - g. The proposed use will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

II. Conclusions

- A. A special use permit is required for the applicant to be able to design, construct and maintain a Planned Unit Development (PUD) on the property described herein.
- B. A special use permit promoting diverse residential options is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of Lincoln Commons, LLC, as represented by Tyler Davis-Jeffers, with Summit Creek Development, for a special use permit allowing a Planned Unit Development (PUD) at the property identified herein.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 14th day of December, 2021, in support of the decision of the Planning and Zoning Commission on the 11th day of January, 2022 to recommend approval of the application to the Jerome City Council, the decision to recommend the approval of the application is hereby made final this 14th day of December, 2021.

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 Johnson and carried.

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

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Chavez stated the next meeting will be in February as they will not have the second meeting in January. She stated they currently only have one Pubic Hearing set. Ms. Chavez stated they are actively recruiting for the Planner 1 position and they are hoping to have someone for the next meeting. Commission discussed Bennett's Trucking with parking in the road, and the collapsing old Marshall's Warehouse building.

There being no further discussion, Chairman Mink closed this regular meeting at 8:14 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary