

Planning & Zoning Meeting
May 28th, 2019

This special meeting of the City of Jerome Planning & Zoning Commission was called to order at 5:27 p.m. Present were Chairman Rod Mink, Commissioner Sheryl Gibbons, Commissioner Randy King, Commissioner Carl McEntarffer, Commissioner Bill Allred and Commissioner Jeff Schroeder. Commissioner Dave Holley arrived at 5:28 p.m. Also present were City Planner Ida Clark, and Secretary Katie Elliott. Legal Counsel Ted Larsen was excused.

Chairman Mink suggested to move the Design Review after the Consent Agenda to see if the representatives from Les Schwab would arrive.

Consent Agenda

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

- A. Approve the minutes from the May 14th, 2019 regular meeting.
- B. Consider/Approve Finding and Facts for Jose Valenzuela for a Special Use Permit allowing three calves and one horse, on the property located at Tax 3, Block A-168, JT SW 19-8-17, more commonly known as 936 South Buchanan, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF JOSE VALENZUELA FOR A SPECIAL USE PERMIT ALLOWING THREE CALVES AND ONE HORSE, ON THE PROPERTY LOCATED AT TAX 3, BLOCK A-168, JT SW 19-8-17, MORE COMMONLY KNOWN AS 936 SOUTH BUCHANAN, JEROME, IDAHO

A public hearing on the application of Jose Valenzuela concerning that parcel commonly known as 936 South Buchanan, Jerome, Idaho, for a special use permit was held, pursuant to notice, commencing at 7:40 p.m. on Tuesday, April 23, 2019 at City Council Chambers, 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ida Clark provided a report upon this application. Ms. Clark stated the property in question, 936 South Buchanan in Jerome, is currently zoned Residential 2 (R-2), and is approximately .61 acres. The proposed use, the possession of three calves and one horse, requires a Special Use Permit.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is consistent with the Comprehensive Plan as relates to Rural Residential Land Uses requiring Special Use Permits in Section 3.1.1. NOTE: This is only consistent with the Comp Plan when the request is considered consistent. Regarding Title 8, Ms. Clark stated stable matter must be disposed of properly.

Regarding the general standards for special uses, Ms. Clark stated the Planning and Zoning Code allows horses and cattle in the R-2 zone with an approved special use permit. The request appears to be harmonious with the objectives of the Comprehensive Plan. The applicant notes the animals will be kept in a fenced area in the back of the property and there will be no changes to the front of the house. The applicant notes the animals will be fed and watered daily to make sure they are properly maintained. They will be kept in a secure area so as not to be disturbing to the neighbors. Horses and cattle have the potential to be disturbing to neighboring uses. However, at the time of her staff report, Ms. Clark not received any comment from the neighbors. There is no indication that additional services will be needed to serve this use. It does not appear that the cattle and a horse 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. It appears that cattle and a horse will not be detrimental to persons, property or the general welfare by creating excessive traffic, smoke, fumes or glare. The application notes noise will be kept to a minimum as they will be fed and cared for at all times. There is no indication this request will impact vehicular approaches. It does not appear that the cattle and horse will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Ms. Clark stated she received the following comments for the city departments: Animal Control – Ensure adequate fencing is established so the animals do not get out; and Public Works - Concerned for the neighbors behind the property having the animals behind them.

If approved, Ms. Clark recommended the following conditions: (1) Cattle and horse will not create odors, excessive noise, nor be detrimental to persons, property or the general welfare; (2) Stable matter will be disposed of properly; (3) Any accessory structure associated with the cattle or horse shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; and (4) Special use permit shall be allowed for up to one year, renewable upon expiration.

Upon review of Google Maps not showing the location of the house, Ms. Clark stated the house is fairly new. Commissioner McEntarffer stated the house was put in about 1 ½ years ago. Upon inquiry from Chairman Mink, Ms. Clark stated the whole property is .61 acres, it does include the house and she is not aware if the property is currently fenced as this time.

Applicant Testimony: Jose Valenzuela, 936 S Buchanan St, through a translator, David Tinoco, 1432 East 3025 S Wendell, testified he wants to have three calves and a horse. Mr. Valenzuela showed the commission where the house was located on the map. He stated it is on the front of the parcel along Buchanan Street. Upon inquiry from Chairman Mink, Mr. Valenzuela stated he only has city water and he would bring alfalfa in and will also have a water trough. He stated once this is approved, he will work on the fence. He stated his plan is to make a corral in the back of the property. He wanted to make sure everything was okay and get approval first. Ms. Clark stated the commission could make a condition that the fence be built and have animal control confirm the security of the fence. Upon inquiry from Commissioner King, Mr. Valenzuela stated there are homes in the back but they have exits onto the street.

Upon inquiry from Chairman Mink, Mr. Valenzuela stated he would be using the faucets on the outside of the house and run a hose out to the animals. He stated he did not want to invest in this if it was not approved. Upon inquiry from Commissioner Allred, Mr. Valenzuela stated if the application was approved tonight, he would have the water, animals and fencing done in two to three weeks.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: Sam Hawkins, 908 4th Ave, testified his concern is the property is a dry lot and will get dusty. He stated the animals will run around and it will smell. He stated his property is only 35 feet from their property. His deck is 21 feet from their property. He stated his property is 316 East Ave I. He stated he does not want to fight flies and have the smell make it unappetizing. He stated flies will increase no matter how clean it is kept.

Bonnie Walters, 927 South Buchanan, testified she is concerned about the dust, flies and smell. She stated she is speaking for both 929 and 927 S Buchanan. She stated it is a dry lot. She is worried about the fences. She stated they are yard fences and not farm fences. She stated they are chain link or small wood. She is concerned that there is no shade and there is a lot to be worked on for everyone to be happy.

Doug Ever, 927 S Buchanan, testified his concerns are the smell and insects. He stated it is a dry lot with no shade or shelter. He stated there is nothing there. He stated he is concerned they would not be able to enjoy the yard.

Daniel Zavala, 306 East I, testified his concern is the smell and flies. He stated there is lots of dust only he only has a small chain link fence to keep them out.

Thomas Fiskis- 320 West Avenue I, testified he has the same concerns with the weeds and cheat grass. He stated they are about 20 feet from the property line. He stated there is a lot of dust and there will be flies. He stated he has the same concerns as the other neighbors.

Rebuttal Testimony: Mr. Valenzuela testified, through his interpreter David Tinoco, they moved in in December and everything has been green. He stated there is no dust now and is very green. He stated the calves will be two months and when they are about five months old, he will re-sell them. He will only have them for four months. He stated the smell is the reason why he will keep only a few animals. Upon inquiry from Chairman Mink, Mr. Valenzuela stated he would be selling the calves and not raising them to be over 1000 pounds.

No further testimony or comment was presented at the hearing.

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 decided to table the matter and requested Mr. Valenzuela return with a site plan and a better explanation of how he intended to mitigate the concerns of dust, fumes, odors and other concerns raised by the testimony in opposition to his application.

A CONTINUATION OF THE PUBLIC HEARING on the application of Jose Valenzuela concerning that parcel commonly known as 936 South Buchanan, Jerome, Idaho, for a special use permit was held, pursuant to notice, commencing at 7:00 p.m. on Tuesday, May 14, 2019 at City Council Chambers, 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ida Clark provided an updated report on Mr. Valenzuela's application. Ms. Clark stated the applicant is asking for three calves and one horse. She stated at the last meeting, the commission asked for additional information from the applicant. She stated the commission asked for the location and material of fencing; location of the corrals; irrigation plan showing the area to be irrigated; and operation plan of how the animals and property will be cared for. She stated she contacted the irrigation department and confirmed the applicant does not have access for irrigation. She stated he provided the commission with a layout of the property. Ms. Clark went over the layout he provided.

Applicant Testimony: Jose Valenzuela, 936 South Buchanan, with his translator Olga Nieblas, 100 N Fillmore St #30, Jerome, testified he will do the cleaning and will take the manure to his friend's ranch. He stated he already has permission from the owner. He provided a letter from Efrain Ortega stating Mr. Ortega agreed to accept the manure from Mr. Valenzuela's proposed use. Mr. Valenzuela stated he will feed the animals and take care of them. He will raise them for meat for his family.

Upon inquiry from Chairman Mink, Mr. Valenzuela stated he will put wiring up that is for animals which should be 4'-5' high. Ms. Clark stated he showed her the picture and it was called welded wire. Mr. Larsen stated the Commission asked about dust abatement. Upon inquiry from Chairman Mink, Mr. Valenzuela stated he has a big hose and he will water the property off the house because he does not have a canal. Mr. Valenzuela stated there will be a shade for the animals. He stated he has the roofing for the animals to have shade.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the public hearing at 7:13 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. 936 South Buchanan, Jerome, Idaho is zoned Residential 2 (R-2), which requires a special use permit for the use contemplated by the instant application pursuant to Section 17.14.010 of the Jerome Municipal Code (JMC).
- B. The application for a special use permit is inconsistent with the City of Jerome Comprehensive Plan, Section 3.1.1., inasmuch as it is not compatible with the existing and potential neighboring land uses.
- C. The proposed use will not be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. The property in question is surrounded by strictly residential uses. Several of the neighboring property owners testified and expressed their concerns with having livestock so close to their residential property. In one case, one neighbor's back porch was approximately 22' from where the Applicant proposes to place the cattle and horse. This neighbor expressed valid concerns about insects, dust and odor. The property in question is only .61 acres. While the Commission has, at times, approved special use permits for large livestock such as cattle and horses in residential areas, it has only done so when the parcel in question was much larger, such as 5-10 acres. The applicant has not provided any evidence to satisfy concerns raised by neighboring landowners regarding dust abatement. The applicant does not have access to irrigation water. Moreover, he admitted he does not intend to irrigate the corrals. He only provided adequate evidence that he had sufficient water to keep the animals hydrated. He did not satisfy the commission that he has adequate water to irrigate the corral or pasture such that he can abate the dust created by the animals confined to a dry corral.
- D. For similar reasons already stated herein, the Commission finds that the proposed use will be hazardous or disturbing to existing or future neighboring uses. This general vicinity of the proposed use is nearly fully developed. All existing neighboring uses are strictly residential. Several of those property owners testified in opposition to the application and expressed valid concerns about insects, odors and dust. Based on that testimony and a lack of evidence provided by the Applicant regarding how he planned to abate such concerns, the Commission finds the Applicant has failed to carry his burden of proof to show that the proposed use will not be hazardous or disturbing to existing or future neighboring uses.
- E. The Commission finds the property is adequately served by public facilities for a residential use but that the lack of access to irrigation water makes the property ill-suited for the proposed use.

- F. The Commission finds the proposed use would not create excessive additional requirements at public costs for public facilities and services and will not be detrimental to the economic welfare of the community.
- G. For reasons already stated herein, the Commission finds that the proposed use will involve a use and conditions that may be detrimental to persons and property by the creation of odors, dust and insects.
- H. The Commissions finds the property will have adequate vehicular approaches to the property.
- I. The Commission finds the proposed use would 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 allow for three (3) calves and one (1) horse on the subject property, which property is located in R-2 zone.
- B. It is the Applicant's burden to prove satisfaction of each of the General Standards contained in JMC 17.60.030.
- C. The Applicant has failed to satisfy each of the General Standards.
- D. The Application for a Special Use Permit, therefore, is hereby denied.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 14th day of May, 2019, in support of the decision of the Planning and Zoning Commission on the 28th day of May, 2019 to approve the application as specified herein is hereby made final this 14th day of May, 2019.

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

- C. Consider/Approve Finding and Facts for Jeff Schroeder for a Special Use Permit allowing six chickens, on the property located at Lot 5 and the West 10 feet of Lot 6, Block 2, Bremer Subdivision NE 19-8-17, more commonly known as 700 East Avenue A, Jerome, Idaho.

**FINDINGS AND CONCLUSIONS ON APPLICATION OF JEFF SCHROEDER FOR A
SPECIAL USE PERMIT ALLOWING SIX CHICKENS, ON THE PROPERTY
LOCATED AT LOT 5 AND THE WEST 10 FEET OF LOT 6, BLOCK 2, BREMER
SUBDIVISION NE 19-8-17, MORE COMMONLY KNOWN AS 700 EAST AVENUE A,
JEROME, IDAHO**

A public hearing on the application of Jeff Schroeder concerning that parcel commonly known as 700 East Avenue A, Jerome, Idaho, for a special use permit was held, pursuant to notice, commencing at 7:15 p.m. on Tuesday, May 14, 2019 at City Council Chambers, 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ida Clark provided a report upon this application, stated the property in question, 700 East Ave A, in Jerome, is currently zoned Residential 1 (R-1). The proposed use, the possession of chicken or poultry, requires a Special Use Permit from the Planning and Zoning Commission. Regardless of use, setbacks for this property are as follows: Front- 25'; Rear- 20'; Interior Side- 7'; and Street Side - 15'.

Ms. Clark stated Title 16 has no bearing on this request.

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

Ms. Clark reminded the commission that manure and waste need to be properly disposed of.

Regarding the general standards for a Special Use Permit, Ms. Clark stated the Planning and Zoning Code allows up to six chickens in the R-1 zone with an approved special use permit. The request appears to be harmonious with the objectives of the Comprehensive Plan and Title 17. The application notes the chickens will be kept in a freestanding coop with an enclosed run attached to a garden shed. The shed and coop are in the back yard as noted on the site plan. There will not be any modifications to the front of the residence, ensuring that the use will not change the essential character of the area. There is no indication that the proposed chickens would be hazardous or disturbing to neighboring uses. The application notes regular care and maintenance will be provided to not be hazardous or disturbing to existing or future uses. There is no indication that additional services will be needed to serve this use. It does not appear the chickens will create excessive additional requirements at public cost. The chickens will not be detrimental to persons, property or the general welfare by creating excessive traffic, smoke, fumes or glare. There are no changes proposed to the vehicular approaches to the property. It does not appear that the chickens will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

If approved, Ms. Clark recommended the following conditions: (1) Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare; (2) Any chicken coop or accessory structure associated with the chickens shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; and (3) Special use permit shall be allowed for up to one year, renewable upon expiration.

Applicant Testimony: Jeff Schroeder, 700 East Avenue A, testified, the staff presented everything and asked the commission if they had any questions. Upon inquiry from

Commissioner King, Mr. Schroeder showed the commission where the location of the coop would be located on the property. Mr. Schroeder stated it will be on the east side of the house and it is under a tree. Mr. Schroeder stated the coop would be the size of a pallet and will be right next to the garden shed he will be building. Mr. Schroeder stated he understood he is in the city but he would like to have fresh eggs. Upon inquiry from Commissioner McEntarffer, Mr. Schroeder stated he will not have any roosters.

Testimony in Favor: None

Testimony in Neutral: None

Testimony in Opposition:

There being no further testimony, Chairman Mink closed the public hearing at 7:34 p.m.

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

I. Findings

- A. Lot 5 and the West 10 feet of Lot 6, Block 2, Bremer Subdivision NE 19-8-17, more commonly known as 700 East Avenue A, Jerome, Idaho is zoned Residential 1 (R-1), which requires a special use permit.
- B. Title 16 of the JMC has no bearing on this application.
- C. The application for a special use permit complies with the City of Jerome Comprehensive Plan, Section 3.1.1., and inasmuch as it is compatible with the existing and potential land uses.
- D. No roosters are requested or considered as part of the instant application.

II. Conclusions

- A. A special use permit is required for the applicant to be able to allow for up to six (6) laying hens on the subject property, which property is located in R-1 zone.
- B. A special use permit promoting this use is consistent with the City of Jerome Comprehensive Plan, Section 3.1.1.
- C. The Commission approves the application of Jeff Schroeder for a special use permit allowing six (6) laying chickens on that property located at 700 East Avenue A, Jerome, Idaho 83338, subject to the following provisions:
 - (1) Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare;
 - (2) Any chicken coop or accessory structure associated with the chickens shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; and

- (3) Special use permit shall be allowed for up to one (1) year, renewable upon expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 14th day of May, 2019, in support of the decision of the Planning and Zoning Commission on the 28th day of May, 2019 to approve the application as specified herein is hereby made final this 14th day of May, 2019.

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

- D. Consider/Approve Finding and Facts for Margie Higgins for a Special Use Permit allowing a hair salon, on the property located at Tax 12 Block A-216 JT NE 18-8-17, more commonly known as 1024 North Davis, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF MARGIE HIGGINS FOR A SPECIAL USE PERMIT ALLOWING A HAIR SALON, ON THE PROPERTY LOCATED AT TAX 12 BLOCK A-216 JT NE 18-8-17, MORE COMMONLY KNOWN AS 1024 NORTH DAVIS, JEROME, IDAHO

A public hearing on the application of Margie Higgins concerning the use of real property described herein within the City of Jerome, Idaho, for a special use permit was held, pursuant to notice, commencing at 7:40 p.m. on Tuesday, May 14, 2019, at City Council Chambers, 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ida Clark, provided the staff report on the application of Ms. Higgins. Ms. Clark stated the property in question is currently zoned Residential 2 (R-2).

The proposed use, a home occupation, requires a Special Use Permit. In this case, Mrs. Higgins' is proposing to have a hair salon, out of her home, which constitutes a home occupation.

Ms. Clark reminded the commission there are no signs shall be permitted in the R-1 and R-2 zones except for one realty sign.

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

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request IS in accordance with Chapter 7 "Economic Development", Objective 1, which states that the City will plan to "provide an environment that encourages expansion of existing businesses and the attraction of new jobs to the community" and Chapter 7, "Economic

Development”, Policy 8, which is to “continue to provide an atmosphere for successful business development”

Regarding the general standards for the special use, Ms. Clark stated the Jerome Municipal Code allows a home occupation in the R-2 zone. The request appears to be harmonious with the objectives of Title 17 of the Jerome Municipal Code and the Comprehensive Plan. The application states the exterior of the residence will not change. The application states the proposed home occupation will not be hazardous or disturbing to the existing or future neighboring uses. The application notes patrons will be scheduled by appointments. The application notes the residence will be served by existing utilities. The proposed home occupation will not create any additional requirements at public cost. The application states it will be a full service salon with services by appointment. Adequate parking is available on their property and there will not be a concern with noise or pollution. There are no proposed changes to the exterior of the residence, parking or vehicular approaches to the site. There is no indication that the proposed home occupation will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Regarding home occupation under the unique land use section 17.18.50 of the JMC, Ms. Clark stated the application states Mrs. Higgins will be the only one engaged in the home occupation. The property is primarily used as a residence, with the home occupation being a secondary use. The application states it will use one room at approximately 190 square feet. The application notes there will not be exterior modifications to the residence, including signage or other visible evidence of the conduct of the home occupation. As mentioned previously, additional traffic will be minimal as appointments must be scheduled. The application notes there is adequate parking on their property. The application states there will not be any involvement of equipment that creates noise, vibration, glare, fumes, odor or electrical interference. However, it is noted that hair dye can create fumes and odors but there will be steps to mitigate those. There will not be any storage of materials or supplies outdoors. All materials associated with the home occupation will be kept indoors. The applicant acknowledges there will not be any signage or structures relating to the home occupation present on premises.

If approved, Ms. Clark recommended the following conditions: (1) Complete a fire inspection of the salon area by the Fire Department; (2) Comply with all city, state and federal requirements; and (3) Special use permit shall be allowed for up to one year, renewable upon expiration.

Applicant Testimony: Margie Higgins, 1024 North Davis, testified, she is opening her own salon for extra money. She stated it will be in her front room as they don't normally use the front room or the front door. Upon inquiry from Chairman Mink, Ms. Higgins stated the sink and station are portable. Upon inquiry from Commissioner McEntarffer, Ms. Higgins stated she currently works for Jerome Cheese and she will only be having them by appointment only on Thursdays, Fridays and Saturdays. She stated the neighborhood is very quiet. She stated she mostly has family at this time as her customers. Upon inquiry from Chairman Mink, Ms. Higgins

stated she will still have to keep her requirements with the state even though it is a part-time salon. Upon inquiry from Commissioner King, Ms. Higgins stated the state laws are constantly changing. She stated by law there has to be at least 190 square feet for one station. Upon inquiry from Commissioner Allred, Ms. Higgins stated she has never had a home salon and she is not sure if the state inspects the salon or not. Upon inquiry from Commissioner Allred, Ms. Higgins stated she was not sure what the state guidelines were but she wanted to make sure she had her city and county license since the state does not have a license for a home occupation. Ms. Clark stated one of the conditions is to follow all state and federal requirements. Upon inquiry from Commissioner Allred, Ms. Higgins showed the commission on the map, where the salon would be located and where her patrons would park on her property. Upon inquiry from Commissioner King, Ms. Higgins stated she would not need to change/add plumbing. Ms. Higgins stated it was a sink that hooks up to the sink sprayer to use on the hair. Upon inquiry from Ms. Higgins, Ms. Clark stated the city does not regulate vinyl signs on vehicles.

Testimony in Favor: None

Testimony in Neutral: None

Testimony in Opposition: None

There being no further testimony, Chairman Mink closed the public hearing at 7:48 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 property described in the heading herein is in the City of Jerome and is currently zoned Residential 2 (R-2).
- B. The proposed use, home occupation, requires a special use permit to operate in R-2.
- C. JMC 17.60.030 provides the standards for special use permits.

II. Conclusions

- A. A special use permit is required for the applicant to be able to use the above described property for a home occupation in the R-2 zone for the City of Jerome.
- B. A special use permit promoting a home occupation is consistent with the City of Jerome Comprehensive Plan.
- C. The proposed use is harmonious with the general objectives of the comprehensive plan in that allowing a home occupation such as this one promotes economic development and growth.

- D. The proposed use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity. There will not be any signage or structures relating to the home occupation present on premises.
- E. The proposed use will not be hazardous or disturbing to existing or future neighboring uses. The home occupation will not involve equipment that creates noise, vibration, glare, fumes, odor or electrical interference.
- F. No additional public facilities will be necessary for the proposed use.
- G. 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.
- H. There will not be any storage of materials or supplies outdoors. All materials associated with the home occupation will be located indoors.
- I. The vehicle approaches to the property will not create an interference with traffic on surrounding public thoroughfares. There are no changes anticipated in this regard. There is adequate parking on the property.
- J. The proposed use will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.
- K. The Commission approves the application of Margie Higgins for a home occupation located at the above described real property subject to the following conditions:
 - 1. Complete a fire inspection of the salon area by the Fire Department;
 - 2. Comply with all city, state and federal requirements; and
 - 3. Special use permit shall be allowed for up to one (1) year, renewable upon expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 14th day of May, 2019, in support of the decision of the Planning and Zoning Commission on the 28th day of May, 2019 to approve the application as specified herein is hereby made final this 14th day of May, 2019.

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

Commissioner King made a motion to approve the consent agenda.

Second to the motion by Commissioner McEntarffer and carried.

CONSIDER a Design Review from Les Schwab Tire Center, 1848 South Lincoln Avenue, Jerome, Idaho. – action item

Staff Report: Ms. Clark stated the property is located at 1848 S Lincoln Ave in Jerome; it is an existing building. The applicant is proposing to update the façade. The business is located in the

General Business zone (C-2). The application proposes a façade facelift which will provide a color update. The applicant notes this is consistent with the updated colors scheme for the Les Schwab brand. The façade will remain the same material, with newly added paint in the colors; Neutral Ground, Grizzle Gray, Armorseal Tile Red, and Classic Bronze.

Regarding the Design Review Guidelines, Ms. Clark reviewed a few of the guidelines for wall colors. She stated to create interest to both pedestrians and passing motorists, color should be used to set one building apart from its adjoining neighbors. The color scheme should avoid the extremes of inoffensive and drab. At least two distinct colors should be used. Mute colors such as beige and gray should only be used if they are paired with at least one, and preferably two, accent colors. Painting of a façade must be done in a professional manner and workmanship.

Ms. Clark stated the building's façade will remain as is. The paint palette includes earth tone colors and accent colors that are consistent with the Les Schwab brand, while also being harmonious with the surrounding buildings. They are using two distinct colors paired with two accent colors. The façade updates will be done in a professional manner and workmanship. They have provided paint swatches as well as several pictures of other store façade updates. Ms. Clark showed the commission the pictures the applicant provided of other buildings that have been repainted with the new colors. She stated they will not be updating the signage at this time, only the paint colors. Commissioner Allred suggested numbering the colors to match with the paint in the file to make sure the exhibits are preserved. Ms. Clark thanked Commissioner Allred for his suggestion and will start using that. She stated the colors are well represented with the color samples.

Chairman Mink noted the representatives from Les Schwab were not present. Ms. Clark stated she has been in contact with numerous people from Les Schwab and she feels like she knows what they are wanting. Commissioner McEntarffer stated they are downscaling the red. Ms. Clark agreed and stated it will be more neutral colors. Commissioner McEntarffer stated it will look good. Commissioner King stated the building will match with other buildings.

Commissioner McEntarffer made a motion to approve the Design Review from Les Schwab Tire Center, 1848 South Lincoln Avenue, Jerome, Idaho as presented.

Second to the motion by Commissioner King and carried.

Unanimous "ayes"

CITIZEN CORRESPONDENCE

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Clark thanked the commission for coming to the Special meeting. She stated the next meeting will be on June 11th which will have three Special Use Permits and one ordinance review. She stated they may need the second meeting in June and asked the commission to keep the date open. Commissioner Holley stated he noticed a sign on the building on Main and Lincoln. He stated the sign looked like it was made out of nylon or plastic. He stated the building was on the south wall of Main Street on the Herrera Building. Ms. Clark stated she would go and check on it and thanked him for letting her know.

There being no further discussion, Chairman Mink closed this regular meeting at 5:40 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary