

# City of Jerome Planning & Zoning Agenda

City Council Chambers, 100 East Avenue A, Jerome, ID 83338

City Administrator Mike Williams, City Planner Ervina Covcic

**COMMISSION MEMBERS:** Chairman Rod Mink; Commissioners  
Jeff Schroeder, Paul Johnson, Benjamin Reed, and Shonna Fraser

## REGULAR MEETING

May 23, 2023 7:00 p.m.

To Join Zoom Meeting:

<https://us02web.zoom.us/j/88280220792?pwd=Q0pGR0dBL01jOE83eUE1dHU2bnc4dz09>

Meeting ID: 882 8022 0792

To call in with your phone only or to watch on your computer and listen via phone, call  
1-253-205-0468 or 1-253-215-8782 | Meeting ID: 882 8022 0792

*Please Note: Speakers who have been given the floor may be limited to three minutes of discussion.  
Any item can be added or removed from the consent calendar prior to the meeting.*

1. **Call to Order & Roll Call**
2. **Consider** a Design Review for 1225 South Lincoln, Jerome, Idaho- action item
3. **Public Hearing** for a request from Daniel Guadarrama for renewal of a Special Use Permit allowing a home occupation, party rental supply storage, on the property known as Lot 14, Block 2, Lincoln Park Subdivision NE 18-8-17, more commonly known as 221 15th Avenue East, Jerome, Idaho.
4. **Consider** a request for Daniel Guadarrama for renewal of a Special Use Permit allowing a home occupation, party rental supply storage, on the property known as Lot 14, Block 2, Lincoln Park Subdivision NE 18-8-17, more commonly known as 221 15th Avenue East, Jerome, Idaho– *action item*
5. **Public Hearing** for a request from Dawn Higley renewal of a Special Use Permit allowing domestic animal kenneling, grooming, daycare and retail sales, on the property located at Lot 4 (Less S100' of E206.05') Block 2 Jerome SE Industrial Park Phase III (SE 30-8-17), more commonly known as 1950 South Lincoln, Jerome, Idaho.
6. **Consider** a request for Dawn Higley renewal of a Special Use Permit allowing domestic animal kenneling, grooming, daycare and retail sales, on the property located at Lot 4 (Less S100' of E206.05') Block 2 Jerome SE Industrial Park Phase III (SE 30-8-17), more commonly known as 1950 South Lincoln, Jerome, Idaho– action item
7. **Public Hearing** for a request to update the City of Jerome's Comprehensive Plan as described in Appendix A.
8. **Consider** a request to update the City of Jerome's Comprehensive Plan as described in Appendix A – action item

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## 9. **Consent Agenda-** *action item*

*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 May 9, 2023 regular meeting.

B. Consider/Approve Findings and Conclusions for request from Ashley Romeri, for a Special Use Permit allowing six (6) hen chickens, on the property located at Lot 7 Block 10 Magic Meadows Sub #2 (SE 7-8-17), more commonly known as 503 18th Avenue East, Jerome, Idaho.

## 10. **Citizen Correspondence and Issues**

## 11. **Discussion Period & Staff Reports**

## 12. **Adjournment**

Note: Any person needing special accommodations to participate in the above noticed meeting should contact City Hall (City Administrator 208-324-8189 x 102) seven days prior to the meeting.

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## Appendix A:

Following a 16-month public process, the City of Jerome has prepared “Welcome 2040: City of Jerome Comprehensive Plan” for consideration by the Planning and Zoning Commission. The City’s current Comprehensive Plan was last updated in 2010 from a document initially prepared in 2005. In 2021 the City began to consider drafting a plan that would establish new goals, objectives and strategies into the year 2040. In December 2021 the City was awarded a grant from the Blue Cross of Idaho Foundation for Health to support the planning process.

The geographic extent of the plan extends beyond the city limits to include an Area of City Impact jointly administered with Jerome County. The plan is organized into seven chapters beginning with an introductory chapter summarizing the purpose of the plan, the preparation process, and the plan contents. Chapter 2 introduces the reader to the City of Jerome, its setting, history, and demographics. Chapters 3 through 6 include numerous plan components, as required by Idaho Code Section 67-6508: Natural Environment, Built Environment, Public Services and Quality of Life. The Community Health discussion appears in the Quality of Life section. The Future Land Use Map appears in the Built Environment section. Chapter 7 presents an Implementation Program derived from the plan strategies organized to provide guidance to realize community priorities. Appendices with supporting documentation may be found at the end of the plan, including documentation of all public outreach associated with the planning process.

To view the Draft Comprehensive Plan electronically, please visit <https://bit.ly/40NTcYJ>; for a physical copy, please visit City Hall during business hours. To view the new Future Land Use Map (FLUM) electronically, please visit <https://bit.ly/40NTcYJ> (page 24); for a physical copy, please visit City Hall during business hours.