

Planning & Zoning Meeting
February 28, 2023

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

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

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

Public Hearing for a request from Robert Reeder, Agent for Calvary Church, for a Special Use Permit allowing an Electronic Message Display Sign on the property located at Tax 2205151 of Block A-225 Jerome Townsite NW (18-8-17), more commonly known as 900 North Lincoln Avenue, Jerome, Idaho.

Staff Report: Ms. Covcic gave a brief background on the project. The previous freestanding sign at Calvary Chapel was damaged due to vehicle impact and the applicant requests to replace it to include an Electronic Message Display (EMD). An electronic message display is allowed by special use permit only. The freestanding sign will have a total area of 74.38sqft, 18sqft of that will include an EMD.

The property in question at 900 North Lincoln Avenue Jerome, ID 83338 is zoned General Business (C-2).

Ms. Covcic briefly went over a few of the general sign provisions with the commission. Shall contain static messages only; each message or frame must be displayed for a minimum of three (3) seconds; area shall not occupy more than seventy-five (75) percent of the sign; to limit the nits output to five thousand (5,000) on clear days and five hundred (500) nits from dawn to dusk; letters no higher than twelve (12) inches may scroll; maximum area for such displays is sixty (60) square feet; and each parcel of real property may have one electronic message display. Ms. Covcic stated the applicant has acknowledged and intends to comply with the provisions.

Title 16 has no bearing on this request.

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

Regarding the Special Use Permit Criteria, Ms. Covcic went over the following:

Standard A- Will, in fact, constitute a special use as established in City code for the zoning district involved; the Planning and Zoning Code allows electronic message displays with an approved Special Use Permit, 17.32.040.

Standard B- Will be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan and/or this title; the application notes that the EMD will be incorporated into the new sign that will replace an existing sign that was damaged.

Standard C- Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general cavity and that such use will not change the essential character of the same area; the application notes that the new sign will be similar as the previous in height, square footage and location with the exception of the EMD.

Standard D- Will not be hazardous or disturbing to existing or future neighboring uses; the application notes that the sign will not be in a location to adversely affect existing or future neighbors.

Standard E- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services; the application notes that the sign will not require any public facilities or services.

Standard F- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community; the application notes that the sign will have no bearing on economic welfare.

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

Standard H- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares; the application notes that there will be no interference with traffic. The sign will not flash and will have automatic dimmers for decreasing the light level at dusk.

Standard I- Will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance; the application notes that the sign will be in the same location as the previous. There will be no change to impact.

If approved, Ms. Covic recommended the following conditions: Comply with all City, State and Federal requirements; and Special Use Permit shall be permanent.

Applicant Testimony: Justin Sims, 972 Caswell Avenue West, representing Calvary Chapel, testified the sign was hit and they are wanting to go to the electronic sign so they do not need to go out and manually change it. They have noticed churches were going towards the electronic signs. Ms. Sims stated the new sign will be the same dimensions as the previous sign. The old footings are still in place but they are setting the new sign a few feet back from the old sign placement.

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

Justin Gillman
324 E Ave D, Jerome, ID

Support the application

As the property owner of 800 N Lincoln I support the application of Calvary Church.

Testimony in Neutral: None

Testimony in Opposition: None

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:07 p.m.

Consider a request from Robert Reeder, Agent for Calvary Church, for a Special Use Permit allowing an Electronic Message Display Sign on the property located at Tax 2205151 of Block A-225 Jerome Townsite NW (18-8-17), more commonly known as 900 North Lincoln Avenue, Jerome, Idaho- *action item*

Commissioner Johnson stated he had no problem with the application. Commissioner Fraser stated there was already a sign but does not have any concerns. Chairman Mink stated he has had some issues with previous signs being too bright but these concerns have been addressed with this application. Discussion was held on if there was a timer or photocell for the sign.

Commissioner Johnson made a motion to approve the request from Robert Reeder, Agent for Calvary Church, for a Special Use Permit allowing an Electronic Message Display Sign on the property located at Tax 2205151 of Block A-225 Jerome Townsite NW (18-8-17), more commonly known as 900 North Lincoln Avenue, Jerome, Idaho with the following conditions: Comply with all City, State and Federal requirements; and Special Use Permit shall be permanent.

Second to the motion by Commissioner Fraser and carried.

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

Consent Agenda

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

- A. Approve the minutes from the January 10, 2023 regular meeting, and February 15, 2023 special meeting;
- B. Consider/Approve Findings and Conclusions for Juan Gonzalez for a Special Use Permit renewal allowing a commercial entertainment facility (indoors) on the property located at Lots 16 & 17, Block 76 Jerome Townsite SE (13-8-16), more commonly known as 160 West Main Street, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF JUAN GONZALEZ FOR 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.

A public hearing on the application of Juan Gonzalez concerning the use of real property described herein within the City of Jerome, Idaho, for renewal of the special use permit was held, pursuant to notice, commencing at 7:00 p.m. on Tuesday, January 10, 2023, 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, Ervina Covcic, provided a brief background and staff report on the application and on the property. Ms. Covcic stated Mr. Gonzalez received a special use permit for a commercial entertainment facility (indoor) in 2019 and has since been renewed in 2020 and 2022, and is now up for renewal in 2023. There are no changes in the renewal request.

Ms. Covcic stated the property in question, 160 West Main Street Jerome, Idaho, 83338, is zoned Central Business District (CBD). The proposed use, a commercial entertainment facility (indoor), requires a Special Use Permit from the Planning & Zoning Commission.

Title 16 has no bearing on this request.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated the request is in compliance with the Comprehensive Plan as defined in the following sections: Chapter 7, Objective 1 "Provide an environment that encourages expansion of existing business and the attraction of new jobs to the community."; Chapter 7, Policy 8 "Continue to provide an atmosphere for successful business development."

As it pertains to Title 17 of the JMC, the ordinance addressing off street parking, Ms. Covcic stated parking spaces shall be located not more than seven hundred feet (700') from the principal use measured along the sidewalk or walkway available for public use, from the primary entrance of the principal use to the furthest parking space within the parking lot. 17.26.150: Schedule of Parking Requirements, restaurants, dining rooms, taverns, nightclubs, etc. shall have one (1) per 150 square feet of gross floor area; plus one (1) per 35 square feet of dance floor.

Ms. Covcic went over the application with City Staff and received the following comments: (1) Police- If alcohol will be served on premises and applicant does not have its own license, Police has concerns; and (2) Fire- Applicant is required to pass a fire inspection.

If approved, Ms. Covcic recommended the following conditions: (a) Receive any and all required Building Department and Fire Departments permits and inspections; (b) Complete a parking lot inspection within 24 hours of an event; (c) Comply with all City, State, Federal requirements; and (d) Special Use Permit shall be allowed for two (2) years, renewable upon expiration.

Applicant Testimony: Juan Gonzalez, 145 1st Ave East, Jerome, Idaho, presented before the Commission and testified on this application. Mr. Gonzalez testified he is requesting a renewal for his event center. He stated there have not been any complaints from the neighbors. Mr. Gonzalez stated they are keeping everything the same. He continued that they have security at each event to prevent minors from getting alcohol and alcohol leaving the premises.

Upon inquiry from Commissioner Johnson, Mr. Gonzalez stated they do not sell the alcohol. He stated they have private parties and they bring their own alcohol where they are requested to have their own security. He stated if he had an alcohol permit, he would have to serve the alcohol but he does not want to be serving all night. Mr. Gonzalez stated the alcohol is not for sale at any of the events.

Upon inquiry from Commissioner Fraser, Mr. Gonzalez confirmed the clients bring their own alcohol to the event center. He stated security checks all of the doors for individuals trying to get out of the doors with the alcohol.

Commissioner Reed stated he has been contracted by private individuals for private events that have rented to event center. He stated the event center is very secure and believes he has the best security in the area.

Chairman Mink stated he has heard of businesses getting into trouble if people bring in liquor to an establishment where the center already provided beer and wine. Mr. Hess stated if the applicant has an alcohol license, the private individuals cannot bring any in. But since he does not have a license, people can bring in their own alcohol.

Testimony in Favor: None.

Testimony in Neutral: None.

Testimony in Opposition: None.

The Jerome City Planning and Zoning Commission having heard the testimony presented by Mr. Gonzalez, and having reviewed the renewal application, Ms. Covcic'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 Commercial Business District (CBD).
- B. The proposed use, a commercial entertainment facility (indoor), requires a special use permit to operate in CBD.
- C. The Application is consistent with the General Standards for Special Uses as stated in JMC 17.60.030. The proposed special uses is harmonious with the general objectives of the comprehensive plan in that businesses serve a need of the community and provide convenience in an CBD zone, in appearance with the existing and intended character of the general vicinity in that there is no proposal to modify the exterior appearance of the property, will not create an interference with traffic on surrounding public thoroughfares, and will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.
- D. The parking, or lack thereof, has been effectively addressed in previous hearings by applicant and the Commissioners.

II. Conclusions

- A. A renewal of the special use permit is required for the applicant to be able to use the above described property for a commercial entertainment facility (indoor) in the CBD zone for the City of Jerome.
- B. A special use permit promoting an event facility is consistent with the City of Jerome Comprehensive Plan.
- C. The Planning and Zoning Commission allows event facilities in CBD zone.
- D. The Commission approves the renewed application of Juan Gonzalez for a commercial entertainment facility (indoor) located at the above described real property subject to the following conditions:

- a. Receive any and all required Building Department and Fire Departments permits and inspections;
- b. Complete a parking lot inspection within 24 hours of an event;
- c. Comply with all City, State, Federal requirements; and
- d. Special Use Permit shall be allowed for two (2) years, renewable upon expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 28th day of February, 2023, in support of the decision of the Planning and Zoning Commission on the 10th day of January, 2023, to approve the application as specified herein is hereby made final this 28th day of February, 2023.

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

- C. Consider/Approve Findings and Conclusions for Valley Wide Cooperative for a Special Use Permit renewal allowing bulk storage of petroleum products on the property located at Tax 2201158 of A-269 and A-270 Jerome Townsite 172'x340.31' NW (24-8-16), more commonly known as 150 West Blvd South, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF VALLEY WIDE COOPERATIVE FOR RENEWAL OF A SPECIAL USE PERMIT ALLOWING PETROLEUM STORAGE, ON THE PROPERTY LOCATED AT TAX 1 OF A-269 JEROME TOWNSITE 172' X 340.31' (NW 24-8-16), MORE COMMONLY KNOWN AS 150 WEST BLVD SOUTH, JEROME, IDAHO.

A public hearing on the application of Valley Wide Cooperative, represented by Tom Daniels, Regional Energy Manager for Valley Wide Cooperative, concerning the use of real property described herein within the City of Jerome, Idaho, for renewal of the special use permit was held, pursuant to notice, commencing at 7:00 p.m. on Tuesday, January 10, 2023, 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, Ervina Covcic, provided a brief background and staff report on the application and on the property. Ms. Covcic stated the applicant was granted a special use permit allowing bulk storage of petroleum products in 2021 for two years. The conditions of that approval were to (1) complete landscaping along West Blvd. and West Avenue B that is acceptable to City staff; (2) apply dust suppression as needed to not be disturbing to neighboring uses; (3) comply with all building and fire department inspections and

requirements for occupancy; and (4) comply with all city, state, federal requirements. The applicant requests a renewal of the special use permit with no changes.

The property in question, 150 West Blvd South Jerome, ID 83338 is zoned Light Industrial (M-1). The proposed use, petroleum storage, requires a Special Use Permit from the Planning & Zoning Commission.

Title 16 has no bearing on this request.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated the request is in compliance with the Comprehensive Plan as defined in the following sections: (i) Chapter 7, Objective 1 "Provide an environment that encourages expansion of existing business and the attraction of new jobs to the community."; (ii) Chapter 7, Objective 3 "Maintain and expand public/private partnerships to demonstrate the community's commitment to and support for economic expansion."; and (iii) Chapter 7, Policy 8 "Continue to provide an atmosphere for successful business development."

As it pertains to Title 17 of the JMC, the ordinance addressing landscaping, Ms. Covcic stated the landscaping requirements apply to all new development and to any change of use of an existing building, structure or parcel of land. Completing landscaping was a condition of the initial special use permit approval. The zoning and uses on the parcels to the south are residential.

If approved, Ms. Covcic recommended the following conditions: (a) Landscaping along West Blvd and West Avenue B that is acceptable to City staff; (b) Comply with all Building and Fire Department inspections and requirements; (c) Comply with all city, state, and federal requirements; and (d) Special Use Permit shall be allowed for one (1) year, renewable upon expiration.

Upon inquiry from Commissioner Schroeder, Ms. Covcic stated needing landscaping was one of the conditions from the previous permit and there were several departments that asked for this to be addressed at this renewal.

Applicant Testimony: Tom Daniels, 3986 N 3610 E, Kimberly, Idaho, presented before the Commission and testified on this application. Mr. Daniels testified they are seeking renewal for the oil storage warehouse. This was the old spud cellar where they have created a bulk warehouse for their stores.

Upon inquiry from Commissioner Johnson, Mr. Daniels stated they have done some minimal landscaping where they did not have much guidance from city staff. He stated they have put in a couple of trees where they have run water out to those trees. He knew it was very minimal and is willing to do more if he could get more direction.

Upon inquiry from Commissioner Reed, Ms. Covcic stated when she spoke with Mr. Daniels, it was found that he spoke the previous City Planner but there was not much discussed regarding the landscaping so she thought it needed to be brought up again. Mr. Daniels stated there is a city owned ditch that runs along the side of the property that needed a little work. He was not sure if the work has been completed. He stated he wanted to make sure everything is done correct. Chairman Mink stated they had done the landscape requirements a few years ago and he was not sure where it now sits.

Upon inquiry from Chairman Mink, Mr. Daniels stated they do not have a berm anymore as the lot is now gaveled.

Upon inquiry from Commissioner Schroeder, Mr. Daniels went over the dust abatement schedule with the Commission. He stated with the property to the west being developed, the dust has not been as bad.

Upon inquiry from Chairman Mink, Mr. Daniels went over the inventory of the building with the Commission.

Upon inquiry from Commissioner Fraser, Mr. Daniels stated they have completed a water and fire suppression for the building.

Upon inquiry from Commissioner Reed, Mr. Daniels went over the containment that is built within the building in the case of a spill. He stated they have all Class 3 materials in the building so they do not have any hazardous materials stored.

Testimony in Favor: None.

Testimony in Neutral: None.

Testimony in Opposition: None.

The Jerome City Planning and Zoning Commission having heard the testimony presented by Mr. Daniels, and having reviewed the renewal application, Ms. Covcic'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, 150 West Blvd South., Jerome, Idaho, is within the City of Jerome and is currently zoned Light Industrial (M-1).
- B. The proposed use, petroleum storage, requires a renewal of the special use permit to operate in M-1.
- C. JMC 17.60.030 provides the standards for special use permits.
- D. The proposed use is harmonious with the general objectives of the comprehensive plan in that allowing a business such as this one promotes

economic development and growth. Moreover, it is an industrial use in an area designated for the growth of industrial uses.

- E. The proposed use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity in that the general vicinity consists of property occupied by heavy industrial uses.
- F. The proposed use will not be hazardous or disturbing to existing or future neighboring uses. The applicant has provided testimony of the property being a central distribution warehouse.
- G. No additional public facilities will be necessary for the proposed use. The area has been adequately developed through the Urban Renewal Agency and no additional infrastructure is needed
- H. 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. No manufacturing will occur on property. Thus, the proposed use will not involve the creation of smoke, fumes, glare or odors. Lastly, the traffic and noise will be consistent with noise expected to be produced by an industrial use such as this.
- I. There is no evidence the vehicle approaches to the property will create an interference with traffic on surrounding public thoroughfares.
- J. There is no evidence the proposed use will result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

II. Conclusions

- A. A renewal of the special use permit is required to allow the applicant to store petroleum within a Light Industrial (M-1) zone for the City of Jerome.
- B. A special use permit allowing petroleum storage in the M-1 Zone is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of Valley Wide Cooperative, represented by Tom Daniels, the Regional Energy Manager for Valley Wide Cooperative, for a renewal of the special use permitting petroleum storage on the property commonly known as 150 West Blvd. South, Jerome, Idaho, subject to the following conditions:
 - a. Completion of landscaping along West Blvd and West Avenue B that is acceptable to City staff;
 - b. Comply with all Building and Fire Department inspections and requirements;
 - c. Comply with all city, state, and federal requirements; and
 - d. Special Use Permit shall be allowed for one (1) year, renewable upon expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 28th day of February, 2023, in support of the decision of the Planning and Zoning Commission on the 10th day of January, 2023, to approve the application as specified herein is hereby made final this 28th day of February, 2023.

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

- D. Consider/Approve Findings and Conclusions for Lora Rodriguez for a rezone from Public/Semipublic (PS) to Residential 3 (R-3) on the property located at Tax 2194644 Block A-228, Jerome Unplatted 1.01 acres NE (13-8-16), more commonly known as 108 10th Avenue West, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF LORA RODRIGUEZ, FOR A REZONE FROM TO PUBLIC/SEMI-PUBLIC (PS) ZONE TO RESIDENTIAL 3 (R-3) ON THE PROPERTY LOCATED AT TAX 2194644 BLOCK A-228, JEROME UNPLATTED 1.01 ACRES NE (13-8-16), MORE COMMONLY KNOWN AS 108 10th AVENUE WEST, JEROME, IDAHO

A Public Hearing at the request from Lora Rodriguez for a rezone from Public/Semi-Public (PS) to Residential 3 (R-3) on that parcel of land located at Tax 2194644 Block A-228, Jerome Unplatted 1.01 Acres NE (13-8-16), more commonly known as 108 10th Avenue West, Jerome, Idaho, (hereinafter referred to as the "Property") was held, pursuant to notice, on Tuesday January 10, 2023, 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, Ervina Covcic, gave a staff report and brief background on the application. Ms. Covcic stated the applicant is requesting a rezone to Residential 3 (R-3) to be more consistent with the use of the property which is residential. With a rezone, the applicant would be able to build onto their home or make other property changes which are restricted under the Public/Semipublic (P/S) zone.

Ms. Covcic went over the adjacent Land Use and Zoning Table with the Commission. To the North is public with the zone as Public/Semipublic (P/S). To the South is residential with the zone as Residential 3 (R-3). To the East is commercial with the zone as General Business (C-2). To the West is public with the zone as Public/Semipublic (P/S).

The Comprehensive Plan Land Use map designates the current parcel as Public.

As it pertains to Title 17 of the JMC, the Land Use Ordinance, Ms. Covcic stated the parcel is currently zoned Public/Semipublic (P/S). The Public/Semipublic (P/S) zone is intended to provide for public/semipublic development such as golf courses, parks, recreation facilities, schools and public service facilities such as government offices. There is no minimum lot size requirement in this zone. The setbacks are front 25', rear 20', interior side 20' and street side

20'. The proposed zone of Residential 3 (R-3) is intended for single-family, two-family and multi-family dwellings. The minimum lot size is 5,000 sq. ft. The setbacks are front 25', rear 20', interior side 7' and street side 15'.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, the request is in accordance with the following sections: Chapter 13 Housing – Objective 2: "Provide for areas of different residential densities and uses."

As it pertains to the demand for public infrastructure that is not currently available, including municipal sewer and water services, Ms. Covcic stated the application notes that the property has access to city water and trash removal. A septic tank is currently being used, however, if it fails, access to city sewer has been established to hook up to.

As it pertains to the compatibility with the zoning uses in the surrounding areas, the area is bordered by Public/Semipublic (P/S) to the north and west, General Business (C-2) to the east, and Residential 3 (R-3) to the south.

As it pertains to the creation of non-conforming uses, the parcel currently is being used as residential in Public/Semipublic (P/S) zone. Under a rezone to Residential 3 (R-3), no non-conforming uses would be created.

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

Ms. Covcic sent the application to City Staff and received the following comments: Building- Building department doesn't have any heartburn or issues. Actually, that would help us out on some of our code enforcement issues.

If approved, Ms. Covcic recommended the following conditions: (a) Comply with all city, state and federal requirements.

Applicant Testimony: Lora Rodriguez, 108 10th Ave West, Jerome, Idaho, presented and testified before the Commission. Ms. Rodriguez testified, the current zoning does not permit applicants to rebuild a garage that was taken down or add on to the house. Ms. Rodriguez stated they are not allowed to build a permanent building on the property as it is zoned now and if any of current buildings burned down, they would have to build it back in the exact same foot print. They do not want to add any apartments but they would like to build a garage closer to the house and maybe add another bedroom to the house. Ms. Rodriguez stated they have a septic system currently but have sewer plumbed to the house for when they need it. They have city water and trash currently. Ms. Rodriguez stated she would just like to rezone the property like other houses.

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, the stated 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 Residential 3 (R-3).
- C. The Property in question is bordered by Public/Semi-Public uses on the North and West borders; on the South border is Residential 3 (R-3); and to the East border is General Business (C-2).
- D. Rezoning from PS to R-3 will allow for developments within the parcel and 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 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 Lora Rodriguez, for the Property described above, for rezoning from Public/Semi-Public (PS) to Residential 3 (R-3) be approved.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 28th day of February, 2023, in support of the decision of the Planning and Zoning Commission on the 10th day of January, 2023, to approve the application as specified herein is hereby made final this 28th day of February, 2023.

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

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

Second to the motion by Commissioner Fraser and carried.

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

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Covic stated there may be two meetings next month. Ms. Chavez will be covering the first meeting in her absence.

There being no further discussion, Chairman Mink closed this regular meeting at 7:12 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary