

Planning & Zoning Meeting
April 25, 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 Benjamin Reed, and Commissioner Shonna Fraser. Also present were Legal Counsel, BJ Hess, City Planning, Ervina Covcic, City Engineer, Tyson Carpenter, and Secretary, Katie Elliott. Commissioner Jeff Schroeder and Commissioner Paul Johnson were 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 to consider a 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.

Staff Report: Ms. Covcic stated the property in question at 503 18th Avenue East Jerome, ID 83338 is 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 detached accessory structures on the property will not be less than three (3) feet from the rear or side property lines.

Ms. Covcic went over the Unique Land Uses for chickens with the commission. She stated no household or parcel of property shall keep more than six (6) chickens, poultry or fowl; roosters are prohibited; the chickens, poultry or fowl shall be contained to the site; accessory structure setback requirements are required; chickens, poultry or fowl shall not be kept in the front yard; and Special Use Permits shall be allowed for up to two (2) years and renewed on a biennial basis.

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 it relates to Rural Residential Land Uses requiring Special Use Permits in Section 3.1.1.

Ms. Covcic reminded the commission that chicken manure is considered a public nuisance based on the definition citing stable matter and should be properly disposed of.

Ms. Covcic went over the Special Use Permit Guidelines with the commission.

Regarding Guideline A- Will, in fact, constitute a special use as established in City code for the zoning district involved. The Planning and Zoning Code allows up to six (6) chickens, poultry or fowl in the R-1 zone with an approved Special Use Permit.

Regarding Guideline 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 request appears to be harmonious with the objectives of the Comprehensive Plan and Title 17 of the JMC.

Regarding Guideline 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 chickens will be kept in an existing shed in the backyard as a coop.

Regarding Guideline D- Will not be hazardous or disturbing to existing or future neighboring uses. The application notes that the request will not be hazardous.

Regarding Guideline 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. There is no indication that additional services will be needed to serve this use.

Regarding Guideline 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. There is no indication that there will be cost to the community for this request and will not be detrimental.

Regarding Guideline 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 request does not appear to involve uses that will be detrimental to the general welfare.

Regarding Guideline 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 request does not appear to have interference with traffic.

Regarding Guideline I- Will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance. It does not appear that the animals will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

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

Applicant Testimony: Ashley Romeri, 503 18th Ave E, testified, they have an existing shed in the back that they do not use and they would like to get some chickens to minimize some of the cost of groceries. Upon inquiry from Commissioner Reed, Ms. Romeri stated the chicken coop will not be close to neighbors as they are on the corner. She described that there is a fence but it is more than three feet from the property line. Upon inquiry from Chairman Mink, Ms. Romeri stated they will have a run that is along the side of the shed that will be covered with chicken wire.

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

Beverly Meyers
1809 North Davis, Jerome

Support the application. Fine with me

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

Sandi McDonell
539 18th Ave. East

Neutral

I don't care if people have chickens or ducks, but I do feel that if one person should have to require a permit to have them that it should apply to all. There's another family that has never applied for a permit & they have both.

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:10 p.m.

Consider a 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- *action item*

Commissioner Fraser made a motion to approve a request 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, with the following conditions: Any coop shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare; and Special Use Permit shall be allowed for one (1) year, renewable upon expiration.

Second to the motion by Commissioner Reed and carried.

After consideration, the motion passed by the following votes: AYE: Chairman Mink, Commissioner Ben Reed, Commissioner Shonna Fraser. NAYE: None.

Chairman Mink called the Public Hearing to order at 7:12 p.m.

Public Hearing to consider AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME CREATING TITLE 16 CHAPTER 16.048 OF THE JEROME MUNICIPAL CODE FOR THE PUBLIC HEALTH, SAFETY AND WELFARE OF PURCHASERS AND RESIDENTS OF TOWNHOUSE SUBDIVISIONS, WITHIN THE CITY OF JEROME.

Staff Report: Ms. Covcic stated they recently had this as a discussion at the previous meeting. This is coming back as an ordinance. As of right now, current code does not designate a process or procedure to allow townhouse subdivisions. A Townhouse Subdivision is defined as three or more attached units. Staff and legal counsel have conducted research on various communities that have such a process outlined in code. Staff has provided comments and the draft has been updated to reflect most of those. Ms. Covcic stated the last time the commission met, they had a discussion regarding the minimum lot sizes. They received feedback from developers who have other developments with similar projects with lots as small at 1,064 sq ft. Ms. Covcic stated she put 1,500 sq ft to get the discussion started. She also stated regarding garages, they are proposing to have the ordinance read garages shall be attached to the townhouse unit. Discussion was held on the square footage of the lot and the percentage of common space in respect with the lot square footage. Commissioner Reed stated Jerome is a rural community and he would like to keep the lots on the larger size to keep from being more urban. More discussion was held on the square footage of the lots, common space percentage, trying not to deter developers, density of townhouses per acre, helping maintain the rural feel for the community, if they adjust the lot size they need to adjust the common open space requirement, and recommending a minimum lot requirement of being 1,700 sq ft with a common space of 20%.

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:27 p.m.

Consider AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME CREATING TITLE 16 CHAPTER 16.048 OF THE JEROME MUNICIPAL CODE FOR THE PUBLIC HEALTH, SAFETY AND WELFARE OF PURCHASERS AND RESIDENTS OF TOWNHOUSE SUBDIVISIONS, WITHIN THE CITY OF JEROME- *action item*

Commissioner Reed made a motion to recommend an ordinance creating Title 16 Chapter 16.048 of the Jerome Municipal Code for the public health, safety and welfare of purchasers and residents of townhouse subdivisions, within the City of Jerome, and providing for an effective date be approved with the following amended conditions: the 1,700 sq. foot minimum lot size requirement and a 20% of the total area for common spaces.

Second to the motion by Commissioner Fraser and carried.

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

Consider a Resolution of the Planning and Zoning Commission for the City of Jerome, Idaho, validating conformity of the First Amendment to the Urban Renewal Plan for the Area 5 Urban Renewal Project with the City of Jerome’s Comprehensive Plan- action item

Ms. Covcic stated the City recently annexed in a portion of property into the City and would like to add this property into the URA Area 5. Ms. Covcic showed the area on the map.

Ms. Elliott read the Resolution as follows:

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF JEROME, IDAHO, VALIDATING CONFORMITY OF THE FIRST AMENDMENT TO THE URBAN RENEWAL PLAN FOR THE AREA 5 URBAN RENEWAL PROJECT WITH THE CITY OF JEROME’S COMPREHENSIVE PLAN

WHEREAS, the Urban Renewal Agency of the City of Jerome (the “City”), Idaho, also known as Jerome Urban Renewal Agency (hereinafter “Agency”), the duly constituted and authorized urban renewal agency of the City, has submitted the proposed First Amendment to the Urban Renewal Plan for the Area 5 Urban Renewal Project (the “First Amendment”) to the City; and

WHEREAS, the Mayor and Jerome City Council referred the First Amendment to the City Planning and Zoning Commission for review and recommendations concerning the conformity of said First Amendment with the City’s Comprehensive Plan; and

WHEREAS, on April 25, 2023, the City Planning and Zoning Commission met to consider whether the First Amendment conforms with the Comprehensive Plan as required by Idaho Code § 50-2008(b); and

WHEREAS, the City Planning and Zoning Commission has reviewed said First Amendment in view of the Comprehensive Plan; and

WHEREAS, the City Planning and Zoning Commission has determined that the First Amendment is in all respects in conformity with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION FOR THE CITY OF JEROME, IDAHO:

Section 1. That the First Amendment, submitted by the Agency and referred to this Commission by the Mayor and City Council for review, is in all respects in conformity with the City’s Comprehensive Plan.

Section 2. That the Chair of the Planning and Zoning Commission is hereby authorized and directed to provide the Mayor and City Council with a signed copy of this Resolution relating to said First Amendment.

Section 3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED by the Planning and Zoning Commission of the City of Jerome, Idaho, this 25th day of April 2023.

APPROVED:

ATTEST:

Chair, Planning and Zoning Commission

City Planner

Commissioner Fraser made a motion to approve the resolution of the Planning and Zoning Commission for the City of Jerome, Idaho, validating conformity of the First Amendment to the Urban Renewal Plan for the Area 5 Urban Renewal Project with the City of Jerome's Comprehensive Plan.

Second to the motion by Commissioner Reed and carried.

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

Discussion- Title 17 Definitions and District Use Regulations Ordinance.

Ms. Covcic stated, like previous ordinances they have recently brought before the commission, she wanted to bring this ordinance back to the commission for some feedback before they present it in a public hearing. Ms. Covcic stated this ordinance has been through multiple revisions over the last few years. She went over the highlights of the updates in the ordinance. Some of those highlights were updated definitions for Industries; updating the use table to coincide with the definitions; added some uses like Quasi Public and where it could be used on the map; updated the farm/ animal section to define the amount of property for certain livestock; and added language for a RV Park. Ms. Covcic stated these are some highlights of the revision but would like the commission to review it. Commissioner Reed inquired if there was an exclusion of exotic animals in the code. Discussion was held on what an exotic animal was; if there were Federal or local laws on those; and if they would need to have a Special Use Permit if they are within the city limits. Ms. Covcic stated she would print this ordinance off and it would be available for those that would like it. Chairman Mink suggested having a definition of what an animal is. Ms. Covcic stated this is just a discussion and if the commission had any comments, to please let her know.

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 April 11, 2023 regular meeting;
- B. Consider/Approve Findings and Conclusions for request from Scott & Sandy Welsh, for renewal of a Special Use Permit allowing four (4) horses, on the property located at Tax 2213197 of Lot 4 & SESW Jerome Unplatted (SW 7-8-17), more commonly known as 204 16th Avenue East, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF SCOTT AND SANDY WELSH FOR THE RENEWAL OF A SPECIAL USE PERMIT ALLOWING FOUR (4) HORSES, ON THE PROPERTY LOCATED AT TAX 2213197 OF LOT 4 AND SESW JEROME UNPLATTED (SW 7-8-17), MORE COMMONLY KNOWN AS 204 16TH AVENUE EAST, JEROME, IDAHO

A public hearing on the application of Scott and Sandy Welch concerning the use of real property located at 204 16th Avenue East, Jerome, Idaho, for a renewal of the special use permit was held, pursuant to notice, on Tuesday, April 11, 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. and Mrs. Welsh have received a special use permit allowing four (4) horses in 2017 and 2019 and it is now up for renewal in 2023. There are no changes in the renewal request. The horses are kept in a fenced area behind the home. The pasture is watered and the manure is disposed of properly.

The property in question, 204 16th Avenue East Jerome, Idaho, is zoned Residential 1 (R-1). The proposed use, allowing horses thereon, requires a Special Use Permit from the Planning & Zoning Commission as detailed in 17.14.010 of the JMC. Regardless of use, setbacks for the property are as follows: Front: 25 feet; Rear: 20 feet; Interior Side: 7 feet; Side Street: 15 feet.

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 it related to Rural Residential Land Uses requiring Special Use Permits in Section 3.1.1.

Ms. Covcic reminded the commission stable matter is considered a public nuisance and needs to be properly disposed of.

If approved, Ms. Covcic recommended the following conditions: (a) Horses shall not create odors, excessive noise, nor be detrimental to persons, property or the general welfare; (b) Comply with all City, State and Federal requirements; and (c) Special Use Permit shall be allowed for up to five (5) years, renewable upon expiration.

Applicant Testimony: Scott Welsh, 204 16th Avenue East, Jerome, Idaho, appeared and testified before the Commission. Mr. Welsh stated he is here for a renewal and has had these horses for years.

Upon inquiry from Chairman Mink, Mr. Welsh stated they have about 5.44 acres total and water is available. Mr. Welsh stated they are not changing anything from previous applications.

Testimony in Favor: Ms. Coderniz read the following comment for the record:

Shirley Buttram
313 16th Avenue East, Jerome, Idaho

“Support the application.” No further comments were provided.

Testimony in Neutral: None.

Testimony in Opposition: None.

The Jerome City Planning and Zoning Commission having heard the testimony presented by Mr. Welsh, 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. 204 16th Avenue East, is in the City of Jerome and is currently zoned Residential 1 (R-1).
- B. The proposed use allowing horses on the property, requires a renewal of the special use permit in an R-1 zone.
- C. The request is in compliance with the City of Jerome’s Comprehensive Land Use Plan, and the Rural Residential Land Uses for special use permits at Section 3.1.1.

II. Conclusions

- A. A renewed special use permit is required for the applicant to continue to have horses on this lot in the R-1 Zone for the City of Jerome.
- B. A special use permit allowing horses in the R-1 Zone is consistent with the City of Jerome Comprehensive Plan.

- C. The Commission approves the application of Scott and Sandy Welsh for a renewed special use permit allowing four (4) horses, on the property commonly known as 204 16th Avenue East, Jerome, Idaho, subject to the following conditions:
- a. Horses shall not create odors, excessive noise, nor be detrimental to persons, property or the general welfare;
 - b. Comply with all City, State and Federal requirements; and
 - c. Special Use Permit shall be allowed for up to five (5) years, renewable upon expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 25th day of April, 2023, in support of the decision of the Planning and Zoning Commission on the 11th day of April, 2023, to approve the renewal application as specified herein is hereby made final this 25th day of April, 2023.

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

- C. Consider/Approve Findings and Conclusions for a request from Petaluma United Group LLC c/o Edmund Brush, for Special Use Permit allowing a terminal yard, trucking, on the property located at Lot 2 Block 3 Jerome South Industrial Park Subdivision Phase 2 (25-8-16), more commonly known as 237 Nez Perce Avenue West, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF PETALUMA UNITED GROUP LLC C/O EDMUND BRUSH, FOR SPECIAL USE PERMIT ALLOWING A TERMINAL YARD, TRUCKING, ON THE PROPERTY LOCATED AT LOT 2 BLOCK 3 JEROME SOUTH INDUSTRIAL PARK SUBDIVISION PHASE 2 (25-8-16), MORE COMMONLY KNOWN AS 237 NEZ PERCE AVENUE WEST, JEROME, IDAHO.

A public hearing on the application of Petaluma United Group LLC, c/o Edmund Brush, 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 7:00 p.m. on Tuesday, April 11, 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 requests

a special use permit to allow for a terminal yard, trucking. The company plans to have a truck depot and dispatch operations on the property and it is anticipated that permanent structures, perimeter fencing and parking/storage yard areas will be developed on site.

As it pertains to Title 17 of the JMC, the Land Use Ordinance, Ms. Covcic stated the property in question at 237 West Nez Perce Avenue is zoned Light Industrial (M-1). According to 17.14.010, terminal yard, trucking is permitted in Light Industrial (M-1) zone by special use permit only.

Title 16 has no bearing on this request.

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

Ms. Covcic went over the General Standards for a Special Use Permit with the Commission.

Regarding 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 the use of terminal yard, trucking in the Light Industrial (M-1) zone with an approved Special Use Permit.

Regarding Standard B - Will be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan and/or this title. The application notes that utilities are adjacent to the site and that sufficient access is available from Nez Perce Avenue to South Lincoln Avenue.

Regarding Standard C - Will be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general cavity and that such use will not change the essential character of the same area. The application notes an office permanent structure is planned at the entrance to the site.

Regarding Standard D - Will not be hazardous or disturbing to existing or future neighboring uses. The application notes that the proposed use will be similar to that of neighboring properties, including Rich Thompson Trucking.

Regarding Standard E- Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse

disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services. The application notes that the site is accessed directly from Nez Perce Avenue. The applicant anticipates that waste collection services will be retained to periodically collect garbage generated from the site.

Regarding Standard F- Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. The application notes that no excessive additional costs to the public and detriments to economic welfare are identified.

Regarding Standard G- Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise smoke, fumes, glare, or odors. The application notes that additional truck traffic will be generated. Nez Perce Avenue is an arterial street with access to South Lincoln Avenue, I-84 and USH-93. Noise will be related to diesel powered, combustible engines. Smoke, fumes, glares and odors would be consistent with other motor vehicle uses in the area.

Regarding Standard H- Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares. The applicant notes that access will be through Nez Perce Avenue West.

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

Ms. Covcic stated she sent the application out to staff and received the following comment:

Engineering- They need to do curb, gutter and sidewalk on Nez Perce Ave as mentioned in the pre-development meeting and either pave the parking lot, or at least pave the approach and drive aisles. Otherwise, this will be a dust nightmare for the offices next door.

If approved, Ms. Covcic recommended the following conditions: (a) Provide dust control of operations from neighbors; (b) Comply with all City, State and Federal requirements; and (c) Special Use Permit shall be permanent.

Upon inquiry from Commissioner Johnson, Ms. Covcic stated the lot is currently empty but a few years back, it stored tires on it.

Applicant Testimony: David Thibault 621 North College Road, Twin Falls, Idaho, representing MOGA Transport, presented before the Commission. Mr. Thibault testified on this application, spoke of the property and its location. Applicant is proposing the site layout and expects to comply with all the requirements. They will be paving the vehicle approach and the ADA accessible parking that will be installed. They would like to keep the remaining of parking lot gravel, similar to nearby neighbor lots.

Regarding controlling and maintaining dust, MOGA transport won't object to maintain the gravel lot with regular watering, applying magnesium chloride, or putting down a thicker layer of wash gravel with less particulates to help with dust. They would rather not pave entire 5-acre lot.

Upon inquiry from Chairman Mink, Mr. Thibault went over the slope of the lot with the Commission stating the property slopes North to South. They are proposing a retaining basin.

Regarding the approaches, Mr. Thibault stated there is one entrance off of Nez Perce and all response vehicles can be accommodated on that property.

Upon inquiry from Commissioner Reed, Mr. Thibault stated they are proposing 70 spaces but not all are trailer length. Mr. Thibault stated he is guessing there will be 30-50 vehicle trips per day estimated starting. He said trips are impactful based on time of day. He stated this property is serving as a depot where the trucks are running for the dairy industry where they will be running around the clock.

Upon inquiry from Commissioner Johnson, Mr. Thibault stated the office area will be around 5,000 square feet. They are not proposing a fueling station at this time.

Upon inquiry from Commissioner Fraser, Mr. Thibault stated City Staff determined this use was defined by code as a truck terminal which is parking, depot, and dispatch. If they are operating as similar business in the area, they may be having shift drivers and will be running around the clock and may not have too many sitting as one time.

Upon inquiry from Chairman Mink, Mr. Thibault stated they will have landscaping running along Nez Perce. They are looking at some trees, and shrubs. He believes there will be lawn also but he has yet to see any formal designs. He believes this landscape is consistent with what is to the east and to the north of the property.

Commissioner Johnson inquired where the asphalt would be located. Mr. Thibault stated the asphalt would start with the approach and would run into the ADA parking spaces. He continued they have not got to the exact plans for the building.

Commissioner Schroeder inquired about water staying within the property lines. Mr. Thibault stated with industries, their projects are designed for a 50 year/24-hour storm intensity where the code is 1.8" per hour of drainage. Mr. Thibault went over the difference of gravel runoff verses asphalt runoff. He stated they have a rather large retention facility.

Upon inquiry from Commissioner Johnson, Mr. Thibault stated this facility will be an open basin.

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

Earl Hargrave, Debbie Hargrave
524 East Avenue G, Jerome, Idaho
"Support the application." No further comments were provided

Testimony in Neutral: None.

Testimony in Opposition: None.

The Jerome City Planning and Zoning Commission having heard the testimony presented by Mr. Thibault, 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 located at Lot 2 Block 3 Jerome South Industrial Park Subdivision Phase 2 (25-8-16), more commonly known as 237 Nez Perce Avenue West, Jerome, Idaho herein is in the City of Jerome and is currently zoned Light Industrial (M-1).
- B. The proposed use, a terminal trucking yard, requires a special use permit to operate in all zoning districts.
- C. JMC 17.14.010 provides the standards for special use permits.
- D. The proposed use is harmonious with the general standards (A-I) of the City of Jerome's Comprehensive Land Use Plan in that it promotes economic development and growth.

- E. The proposed use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity in that it is located in a M-1 area and the impact on neighboring uses.

II. Conclusions

- A. A special use permit is required to allow a terminal trucking yard in a M-1 zone, on the above described property.
- B. The Commission approves the application of Petaluma United Group, LLC, c/o Edmund Brush, allowing a terminal trucking yard on the property located at Lot 2 Block 3 Jerome South Industrial Park Subdivision Phase 2 (15-8-16), more commonly known as 237 Nez Perce Avenue West, Jerome, Idaho, subject to the following conditions:
 - 1. Providing dust control of operations from neighbors by using washed gravel for dust control;
 - 2. Comply with all City, State and Federal requirements;
 - 3. Comply with all City of Jerome department requirements; and
 - 4. Special Use Permit shall be permanent.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 25th day of April, 2023, in support of the decision of the Planning and Zoning Commission on the 11th day of April, 2023, to approve the application as specified herein is hereby made final this 25th day of April, 2023.

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

Commissioner Reed 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 Ben Reed, and Commissioner Shonna Fraser. NAYE: None.

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Chairman Mink inquired if there were any comments or concerns regarding the joint meeting they just had with the City Council regarding the Comp Plan. Commissioner Reed stated it looks

good, and it was very thorough. He stated it was wise to consider the airport in the plan in the area of impact. He stated there were some disparities in the numbers as there are more people in the city that are being counted and believes it is more diverse than what the numbers are saying. He believes it is a pretty solid plan. Ms. Covcic stated each commissioner should have received a packet of the new plan and would like the commissioners to read through it. She stated she believed the meeting went well and if there are any comments, please direct them to her and she would get them back to the appropriate person. Chairman Mink stated the Comp plan is very vague but it is on purpose as it helps with council and commission have some leeway. Discussion was held on some of the highlights that were presented at the workshop regarding downtown with shutting down some streets, and creating a historic district. Ms. Covcic reminded the commission that she uses the Comp Plan in every staff report that is presented to the commission for many requests.

Ms. Covcic stated the Duplex Lot Split Ordinance was passed by City Council at the last meeting. They did change the minimum lot size to 3500 sq feet from 3100 sq feet in response to the City Engineer's comment regarding buildable area and the impact on utilities.

Ms. Covcic stated they may not have the May 9th meeting as they currently do not have any projects. She stated she would let them know for sure. She stated they do have one public hearing set for the May 23rd meeting.

There being no further discussion, Chairman Mink closed this regular meeting at 8:00 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary