

Planning & Zoning Meeting
May 23, 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, Commissioner Shonna Fraser, and Commissioner Paul Johnson. Also present were Legal Counsel, BJ Hess, City Planning, Ervina Covcic, HR & Planning Services Director, Esmeralda Chavez, and Secretary, Katie Elliott. Commissioner Jeff Schroeder was excused.

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

Consider a Design Review for 1225 South Lincoln, Jerome, Idaho- *action item*

Staff Report: Ms. Covcic stated Urgent Care will be located at 1225 South Lincoln Avenue Jerome in the General Business (C-2) zone. The proposal is regarding the design of a new construction project.

Ms. Covcic went over the Design Review Guidelines that applied with the application with the commission.

Regarding Guideline #1- Adjacent Buildings and Uses, Ms. Covcic stated the adjacent uses include commercial to the north and east, residential to the south and west.

Regarding Guidelines #6- Snow Storage, Ms. Covcic stated snow will be piled on-site in parking areas.

Regarding Guidelines #11 On Site Parking, Ms. Covcic stated all parking is proposed on site with approximately 40 spaces. The use of offices, medical and dental requires 1 space per 200sqft gross floor area = 36 spaces required.

Regarding Guidelines #22 Wall Materials, Ms. Covcic stated stucco, rock veneer, sun shade and metal cap will be used.

Regarding Guidelines #24 Wall Colors, Ms. Covcic stated paint colors will include Positive Red (SW 6871), Sensuous Gray (SW 7081), and Ice Cube (SW 6252).

Regarding Guidelines #28 Paving and Streetscape, Ms. Covcic stated plans show a 10ft asphalt pathway along South Lincoln Avenue.

Regarding Guidelines #29 Landscape, Ms. Covcic stated landscape is proposed mainly facing South Lincoln Avenue and will include Dwarf Burning Bush, Skyline Honey Locust, Skyrocket Juniper, Spring Snow Crabapple, Serbian Spruce, Dwarf Mugo Pine, Capital Flowering Pear and Flower Carpet Red Groundcover Rose. Mount Harrison boulders will be of random sizes. Mulch will include Rainbow Rock Mulch and Silver and Gold Rock Mulch.

Ms. Covcic stated she sent the application to City Staff and received a comment from the Engineering Department regarding the placing of trees as they go along existing water lines.

If approved, Ms. Covcic recommended the following conditions: Comply with all Building and Fire Department requirements and inspections; and Comply with all City, State and Federal requirements.

Andrew DiPietro, 1724 Brookfield Ct, Twin Falls, stated he is the construction manager. He also has Kyle James and Colby Ricks with him tonight. This will be the fourth Urgent Care location in the area. They have two in Twin Falls and one in Burley. This new building will have similar features as the new building in Twin Falls. They will be moving forward as soon as they can get the building permit. Upon inquiry from Commissioner Reed, Mr. DiPietro stated they will be moving the current practice from West Avenue A to the new location. Commissioner Reed stated it looks fantastic. Upon inquiry from Chairman Mink, Mr. DiPietro stated the drawings are a good representation of what it will be like.

Chairman Mink stated the building looks good and he likes the rock on it. Commissioner Reed stated it will be a nice contrast with the red colors. Chairman Mink stated he likes the landscaping. Commissioner Fraser stated she believes the landscaping issues will be worked out with staff.

Commissioner Fraser made a motion to approve a Design Review for 1225 South Lincoln, Jerome, Idaho, with the following conditions: Comply with all Building and Fire Department requirements and inspections; and Comply with all City, State and Federal requirements.

Second to the motion by Commissioner Johnson and carried.

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

Chairman Mink called the Public Hearing to order at 7:08 p.m.

Public Hearing to consider 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.

Staff Report: Ms. Covcic stated the applicant received a special use permit for renting out tables, chairs and bounce houses out of the home in April 2019 which was renewed in May 2020 for three years.

The property in question at 221 15th Avenue East Jerome, ID 83338 is zoned Residential 1 (R-1). According to 17.14.010, home occupations are permitted in Residential 1 (R-1) zone by special use permit only.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated the application is in compliance with Chapter 7 – Economic Development: addresses the need and objectives for business retention and expansion; and Chapter 7 – Economic Development, Policy 8 “continue to provide an atmosphere for successful business development.”

If approved, Ms. Covcic recommended the following conditions: Obtain a fire inspection of the home occupation storage area; Comply with all City, State and Federal requirements; and Special Use Permit shall be allowed for five (5) years, renewable upon expiration.

Applicant Testimony: Daniel Guadarrama, 221 15th Avenue East, testified, he has been doing this for more than three years and nothing has changed. He stated he has 80 chairs and 10 tables with a few bounce houses. He stated he does not bring very much traffic which is why he lives in the area. Mr. Guadarrama stated he delivers them to the customers as much as he can. He has kids and does not want a lot of cars in the area. He stated he currently has two fire extinguishers for his business. Upon inquiry from Chairman Mink, Mr. Guadarrama stated he has the chairs and tables in the shed where he takes them to his garage and then puts them in the cargo trailer to deliver. He stated it takes about 20 minutes to load into the trailer. Once he is done, he pulls the trailer in front of his garage, so he can unload them. He then sanitizes the tables and chairs and then puts back them back into shed. Upon inquiry from Commissioner Fraser, Mr. Guadarrama stated he is not aware of any complaints. He stated he previously spoke with his neighbors to make sure nothing was wrong.

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

Bryan Rosinski
229 15th Ave East, Jerome

Support the application

I remember getting a copy of the P&Z Department notification of the Guadarrama family special use permit a year or 2 ago. Since they moved in our area they have been excellent neighbors. Daniel has continued to make improvements to their home, support their neighbor & helpful in their projects. Their son is very well spoken & mannerly. I support their continued special use permit.

Testimony in Neutral: None

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

Kim Stadig

1506 N Adams St

Oppose the application

This is a residential subdivision there should not be allowed commercial buildings in this subdivision. I feel it will decrease our home values & invite more commercial buildings.

Rebuttal testimony: Mr. Guadarrama stated this is the same lady from last time but she lives around the corner on a different street.

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:16 p.m.

Consider 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-
action item

Commissioner Reed made a motion to approve a request 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, with the following conditions: Obtain a fire inspection of the home occupation storage area; Comply with all City, State and Federal requirements; and Special Use Permit shall be allowed for five (5) years, renewable upon expiration.

Second to the motion by Commissioner Fraser and carried.

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

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

Public Hearing for a request from 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.

Staff Report: Ms. Covcic stated the applicant requests a renewal to use the property at 1950 South Lincoln Avenue Jerome, ID 83338 for domestic animal kenneling, grooming, daycare and retail sales. The property received a special use permit at the May 10, 2022 PZ Commission meeting. There are no changes to the renewal.

Ms. Covcic stated the property in question at 1950 South Lincoln Avenue Jerome, ID 83338 is zoned General Business (C-2). According to 17.14.010, kennels are permitted in General Business (C-2) zone by special use permit only.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated the application is in compliance with Chapter 7 – Economic Development, Policy 8 “continue to provide an atmosphere for successful business development.”

Ms. Covcic stated they are actively working the applicant to install permanent signage.

If approved, Ms. Covcic recommended the following conditions: Comply with Building and Fire department requirements and inspections; Comply with all City, State and Federal requirements; and Special Use Permit shall be allowed for two (2) years, renewable upon expiration.

Applicant Testimony: Dawn Higley, 157 W 46 S, testified, they opened August 1st and they have been doing great. She wants to continue to grow, and continue what they are doing. Upon inquiry from Chairman Mink, Ms. Higley stated that the feedback she has received has been positive.

Testimony in Favor: None

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 7:20 p.m.

Consider 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- *action item*

Commissioner Johnson inquired about extending the permit for more than two years. Ms. Covcic stated it is up to the commission to decide on the time limit. Commissioner Fraser stated that there has always been animals on the property.

Commissioner Johnson made a motion to approve 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, with the following conditions: Comply with Building and Fire department requirements and inspections; Comply

with all City, State and Federal requirements; and Special Use Permit shall be allowed for four (4) years, renewable upon expiration.

Second to the motion by Commissioner Fraser and carried.

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

Chairman Mink called the Public Hearing to order at 7:24 p.m.

Public Hearing for a request to update the City of Jerome's Comprehensive Plan as described in Appendix A.

Staff Report: Ms. Covcic stated The City of Jerome began the process to update the Comprehensive Plan (Comp Plan) in 2022 with JUB Engineers after receiving a grant from Blue Cross of Idaho Foundation for \$50,000 to address community health. The Comp Plan will be used as a guide when making decisions that will impact the community and our residents.

Throughout the process, we have held stakeholder interviews, steering committee meetings and community advisory committee meetings. As part of public outreach, a public open house was held and online public surveys were produced for community members to share thoughts on various goals, objectives and strategies. City staff aided in further outreach to local groups, schools and through social media to spread information and gain engagement.

The proposed plan includes: Introduction, Who we are, Our natural environment, Our built environment, Our public services, Our quality of life, and Our future.

Commissioner Reed stated his concerns were in regards of the conflicting numbers of Hispanics in the City. He also has concerns in making 1st Avenue as a pedestrian area and having it closed off but thinks this plan is very thought out and insightful. Chairman Mink stated he sent his concerns to staff before but that his concerns were with 3.1.F regarding the Dark Sky Ordinance. He stated he does not have a problem with the concept but thinks they are restrictive and not conducive to a neighborhood. He also stated he is concerned with changing the zoning names just to change them. He stated they have done that before and it confuses people for a few years. Ms. Covcic stated to keep in mind the changes would be land uses and not necessarily for zoning. Chairman Mink stated he was also confused regarding the possible addition of a district for a civic center.

Sheri Freemuth from JUB Engineers, thanked the commission for their questions and concerns and believes they have addressed those concerns in this revised Comp Plan. Ms. Freemuth went over the high points of the Comp Plan with the commission. This document has been online for a couple of weeks for comments and follows the workshop that was held a few weeks back. Ms. Freemuth went over the Acknowledgements, Executive Summary (both in English and Spanish), Table of Contents, Introduction, and three (3) Appendices. Ms. Freemuth

stated they have recommended to slightly increase the Impact Area. The Impact Area cannot be changed unless agreed upon by both the City and the County. This is only a recommendation. She stated they had great discussion of growth for the City. Ms. Freemuth went over the process of the Comp Plan and where they are now.

Ms. Freemuth continued going over the plan with the rich history of the development of the area. She stated in Section B. Population, they tried to clear up the language in regards to the number of Hispanics in the City. Ms. Freemuth touched on the flooding concerns and believes they have a solution for that as well. Regarding the Dark Sky in Section 3.1.F, Ms. Freemuth stated they changed the language to say "Encourage lighting plans". Brief discussion was held on light pollution and the concerns regarding lights in neighborhoods.

Ms. Freemuth continued going over the Comp Plan and stated regarding Flooding, there was a suggestion from the City Engineer to add a strategy as 3.2.F, to explore routes to install new storm water lines, or upsize existing lines, to safely carry storm water from the east to the west side of town. Ms. Freemuth stated this plan is to help plant the seed for future needs to be addressed.

Ms. Freemuth continued with the Comp Plan and stated there were comments regarding pathways and trail connectivity. It was decided this would be more of a concern for the County so they added the County to the implementation table for 3.3.H.

Regarding Section 4, Our Built Environment, Ms. Freemuth stated, that the wording regarding poverty has been updated to include "White Non-Hispanic residents and Hispanic or Latino Residents". Ms. Freemuth stated there were also some concerns regarding housing where it was not addressed due to it being a multi-jurisdictional. They would like to recommend a Housing Action Plan to address the housing needs in the area. Ms. Freemuth showed the commission the Future Land Use map. She stated they are recommending categories where the City can have the flexibility to create zones if needed. The exception would be residential as there is a large distinction where it would be best to have single-family homes and higher density multi-family homes. Ms. Freemuth referenced the State Land Use Code which states all zoning must be consistent with the Comp Plan.

Regarding the Overlay Districts, Ms. Freemuth stated these districts are to help with the Economic Development of the City. Ms. Freemuth continued with showing the commission the Area of Impact map. She stated the green shaded area is the proposed expansion of the impact area. This would include the airport influence area. These developments would benefit from city services once they are extended in that area. Ms. Freemuth went over the Land Use Categories and Overlay Districts with the commission. She stated the Overlay Districts are not zoning just districts. She went over the Civic Center District where they would propose having the festivals, farmers markets, etc., since they would not be closing down the highway that went through town.

Regarding Section 5, Our Public Services, Ms. Freemuth stated this is for the City services and public entities. They added the new elementary to the map as well as the Recreation District. Regarding the Transport Plan, Ms. Freemuth stated that plan was recently updated. Along with being an improved downtown, the connect ability (sidewalks, roadways, etc.) was one of the primary public concerns.

Regarding Section 6, Quality of Life, Ms. Freemuth stated with the Economic Development, this helps create and retain jobs in the area. Community Design and Historic Resources are also included in this section. She continued they also have included Community Health in this section as this impacts each section in this plan. Ms. Freemuth showed the Food Desert Analysis to the commission. She highlighted the map that showed homes without vehicles and why they would recommend having a commercial area in the northern part of the city for more businesses.

Regarding Section 7, Our Future, Ms. Freemuth stated there are four goals for the future of Jerome and to meet these four goals, there are objectives and to get to the objectives, the City has strategies. Ms. Freemuth briefly went over the tables of strategies with the Commission.

Upon inquiry from Commissioner Johnson, Chairman Mink clarified that his concern was regarding the changing of zoning names not the changing of road names. Ms. Freemuth stated other than a couple of grammatical corrections, she did not have anything else that would change.

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 8:05 p.m.

Consider a request to update the City of Jerome's Comprehensive Plan as described in Appendix A. - action item

Commissioner Johnson made a motion to recommend a request to update the City of Jerome's Comprehensive Plan as described in Appendix A be amended with the amendment to 3.2.F Explore routes to install new storm water lines, or upsize existing lines, to safely carry storm water from the east to the west side of town.

Second to the motion by Commissioner Fraser and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Ben Reed, 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 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.

**FINDINGS AND CONCLUSIONS ON APPLICATION OF ASHLEY ROMERI
FOR A SPECIAL USE PERMIT ALLOWING SIX (6) LAYING 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**

A public hearing on the application of Ashley Romeri concerning that parcel commonly known as 503 18th Avenue East, Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, April 25, 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. The physical meeting was held at 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ervina Covcic, provided the staff report on the application. Ms. Covcic stated the property in question at 503 18th Avenue East Jerome, Idaho 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. Covcic recommended the following conditions: (a) Any coop shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; (b) Chickens will not create odors, noise, nor be detrimental to persons,

property or the general welfare; and (c) Special Use Permit shall be allowed for one (1) year, renewable upon expiration.

Applicant Testimony: Ashley Romeri, 503 18th Avenue East, Jerome, appeared before the Commission and testified on this application. Ma. Romeri 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 for the record:

Beverly Meyers, 1809 North Davis, Jerome.
"Support the application. Fine with me."

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

Sandi McDonell, 539 18th Avenue East, Jerome.
"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."

Testimony in Opposition: None.

There being no further testimony, Chairman Mink closed the public hearing at 7:10 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the application, 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. 503 18th Avenue East, Jerome, Idaho is zoned Residential 1 (R-1), which requires a special use permit for the proposed use, allowing six (6) laying hen chickens on the property.
- 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 in the surrounding area.

- D. The Commission finds the General Standards for Special Uses as outlined in JMC 17.60.030, are satisfied as follows:
1. As mentioned, the proposed use does constitute a special use as defined in JMC;
 2. The use is harmonious with and in compliance with the general objectives of the Comprehensive Plan relating to the objectives of Rural Residential Land Uses;
 3. The proposed use will be designed, constructed and maintained in harmony and appearance with the existing and intended character of the general vicinity by maintaining proper enclosures for the chickens, avoiding roosters, and keeping their enclosures clean.
 4. Pursuant to comment from City staff it is evident adequate infrastructure and services are available to accommodate the proposed use; and
 5. There was no evidence that the proposed use would create any additional requirements or public facilities or services, nor that it would be detrimental to any persons, property or the general welfare.
- E. The vehicular approaches are not an issue and there is no indication the proposed use will impact any 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 six (6) laying hen chickens on the herein described property.
- B. A special use permit promoting this use is consistent with the City of Jerome Comprehensive Plan, Section 3.1.1. and with JMC 17.60.030.
- C. The Commission approves the application of Ashley Romeri for a special use permit allowing no more than six (6) laying hen chickens on that property located at 503 18th Avenue East, Jerome, Idaho, 83338 subject to:
 - a. Any coop shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code;
 - b. Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare; and
 - c. 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 23rd day of May, 2023, in support of the decision of the Planning and Zoning Commission on the 25th day of April, 2023 to approve the application as specified herein is hereby made final this 23rd day of May, 2023.

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

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

Second to the motion by Commissioner Johnson and carried.

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

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Covcic stated the next meetings are set June 13th and June 27th. There are not any public hearings set for the June 13th meeting but may have Design Reviews.

There being no further discussion, Chairman Mink closed this regular meeting at 8:10 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary