

Planning & Zoning Meeting
June 13, 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 Jeff Schroeder, and Commissioner Paul Johnson. Also present were Legal Counsel, BJ Hess, City Administrator, Mike Williams, and Secretary, Katie Elliott. Commissioner Shonna Fraser was excused.

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

Chairman Mink requested to amend the agenda to remove the Dish Wireless Design Review.

Commissioner Johnson made a motion to amend the agenda to remove the Dish Wireless Design Review.

Second to the motion by Commissioner Schroeder and carried.

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

Consider a Design Review for 2680 South Lincoln, Jerome, Idaho- *action item*

Staff Report: Mr. Williams stated Walmart is updating the paint and signage of the exterior to support a new merchandise pickup location. The paint palette will be the same as the brand has always been but with a few more blue areas. The architectural representative is present.

The following Design Review Guidelines should be considered: Guidelines #11 On Site Parking- On-site parking will not be affected to the west side. A merchandise pickup area will be on the north side of the building. Guidelines #24 Wall Colors- The current color scheme will be maintained, but with slight adjustments. The dark grey color at entrances will be replaced with blue. The color at the center of the front elevation will be repainted to accent the new badge sign. Color blocking will be added to highlight the directional signs for Pickup, Auto care and Outdoor on the north end. The Auto Care stall signage will be changed from white to black to make the signs easier to see. Colors included are Dark Gray, Walmart Blue, Light Gray, Medium Gray, Black Gray, Safety Yellow, and Red.

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

Clay Bridge, LK Architects, stated Walmart is looking to add some grey around the entry way instead of having it all blue. They are also going to have a larger spark with the "Walmart" name smaller. They are adding a larger pick-up area in-store. They are just changing a few

things around. Mr. Bridge stated it is the same palette with blue in different areas. Upon inquiry from Commissioner Reed, Mr. Bridge stated they will not have any orange on the building.

Chairman Mink stated they are just shuffling the same colors around. He continued that it seems like some major businesses are starting to go away from some of the brighter colors. Mr. Williams stated more of the brighter colors are moving to accent colors.

Commissioner Johnson made a motion to approve a Design Review for 2680 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 Schroeder and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Ben Reed, Commissioner Jeff Schroeder, 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 23, 2023 regular meeting;
- B. Consider/Approve Findings and Conclusions for 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.

FINDINGS AND CONCLUSIONS ON APPLICATION OF 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

A public hearing on the application of Daniel Guadarrama concerning the use of real property located at 221 15th Avenue East, Jerome, Idaho, for a renewal of the special use permit was held, pursuant to notice, on Tuesday, May 23, 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 received a special use

permit for renting of tables, chairs and bounce houses out of the home in April 2019, which was renewed in May 2020, for three (3) years.

The property in question at 221 15th Avenue East Jerome, Idaho, 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: (a) Obtain a fire inspection of the home occupation storage area; (b) Comply with all City, State and Federal requirements; and (c) Special Use Permit shall be allowed for five (5) years, renewable upon expiration.

Applicant Testimony: Daniel Guadarrama, 221 15th Avenue East, Jerome, Idaho, appeared and testified before the Commission. Mr. Guadarrama testified, he has been doing this for more than three (3) 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 North Adams Strette, Jerome

“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.”

Testimony in Rebuttal: Mr. Guadarrama stated Kim Stadig is the same person who has opposed the application in the past. She lives around the corner from the applicant and on a different street.

The Jerome City Planning and Zoning Commission having heard the testimony presented by Mr. Guadarrama, 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. 221 15th 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 a home occupation, specifically a party rental supply storage, on this lot in the R-1 Zone for the City of Jerome.
- B. A special use permit allowing a home occupation, specifically a party rental supply storage, in the R-1 Zone is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of Daniel Guadarrama for a renewed special use permit allowing a home occupation, specifically a party rental supply storage, on the property commonly known as 221 15th Avenue East, Jerome, Idaho, subject to the following conditions:
 - a. Obtain a fire inspection of the home occupation storage area;
 - b. Comply with all City, State and Federal requirements; and
 - c. Special Use Permit shall be allowed for five (5) years, renewable upon expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 13th day of June, 2023, in support of the decision of the Planning and Zoning Commission on the 23rd day of May, 2023, to approve the renewal application as specified herein is hereby made final this 13th day of June, 2023.

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

- C. Consider/Approve Findings and Conclusions for 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.

FINDINGS AND CONCLUSIONS ON APPLICATION OF 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

A public hearing on the application of Dawn Higley concerning the use of real property located at 1950 South Lincoln, Jerome, Idaho, for a renewal of the special use permit was held, pursuant to notice, on Tuesday, May 23, 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 renewal to use the property at 1950 South Lincoln Avenue Jerome, Idaho, for domestic animal kenneling, grooming, daycare and retail sales. The property received a special use permit at the May 10, 2022, Planning and Zoning Commission meeting. There are no changes to the renewal.

Ms. Covcic stated the property in question at 1950 South Lincoln Avenue Jerome, Idaho, 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: (a) Comply with Building and Fire department requirements and inspections; (b) Comply with all City, State and Federal requirements; and (c) Special Use Permit shall be allowed for two (2) years, renewable upon expiration.

Applicant Testimony: Dawn Higley, 157 West 46 South, Jerome, Idaho, appeared and testified before the Commission. Ms. Higley testified, they opened August 1, 2022, 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.

The Jerome City Planning and Zoning Commission having heard the testimony presented by Ms. Higley, 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. 1950 South Lincoln, is in the City of Jerome and is currently zoned General Business (C-2).
- B. The proposed use allowing horses on the property, requires a renewal of the special use permit in a C-2 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 a domestic animal kenneling, grooming, daycare and retail sales, on this lot in the C-2 Zone for the City of Jerome.
- B. A special use permit allowing a domestic animal kenneling, grooming, daycare and retail sales, in the C-2 Zone is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of Dawn Higley for a renewed special use permit allowing domestic animal kenneling, grooming, daycare and retail sales, on the property commonly known as 1950 South Lincoln, Jerome, Idaho, subject to the following conditions:
 - a. Comply with Building and Fire department requirements and inspections;
 - b. Comply with all City, State and Federal requirements; and
 - c. Special Use Permit shall be allowed for four (4) years, renewable upon expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 13th day of June, 2023, in support of the decision of the Planning and Zoning Commission on the 23rd day of May, 2023, to approve the renewal application as specified herein is hereby made final this 13th day of June, 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 Johnson and carried.

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

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Mr. Williams stated Ms. Covic had her last day at work today. He expressed appreciation for her services and noted she would be missed. He continued that he and Ms. Chavez will be helping with Planning and Zoning until we get the position filled. Mr. Williams stated the Comp Plan will be reviewed before the City Council on June 20th during a Public Hearing. He also stated there are a couple of projects coming to fruition. He stated there are two housing

developments that are coming together, one at 10th & North Lincoln, and the other south of Dairy Queen. Another project that is starting to come together is the new park on East Nez Perce. This project is starting to get more work done. Mr. Williams stated CSI is partnering with the City on this project as they will have all of their home soccer games in the park. There are more projects that will be coming forward.

Commissioner Reed stated he has had some concerned citizens come to him regarding the irrigation assessment when they don't have access to the water. He stated it may need to be explained a little more. He also stated when he has been out in the community, he has noticed that lawns have been really ratty and unkept this year. He stated he knows code enforcement has been out.

Mr. Williams asked to have Mr. Reed email him the areas of concerns and went over the code for lawns with the commission. Regarding the irrigation assessments, Mr. Williams stated to please have the concerned citizens go to the Public Works office or to his office as there is a tiered system for access to the system. Mr. Williams explained if irrigation can be accessed on the property or the infrastructure passes their property, there is a minimal assessment. It is part of the code to pay for the infrastructure. Discussion was held on areas of the city that have water but cannot access it. Mr. Williams stated it could be as simple as replacing an irrigation box that was taken out of the property from previous owners but they need to reach out to Public Works to see what can be done.

There being no further discussion, Chairman Mink closed this regular meeting at 7:18 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary