

Planning & Zoning Meeting
June 14, 2022

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

Acting Chairman Schroeder led the audience in recitation of the pledge of allegiance.

Acting Chairman Schroeder called the Public Hearing to order at 7:01 p.m.

Public Hearing for a request from Yadira Godoy for a Special Use Permit renewal allowing a home occupation, a beauty salon, on the property located at Lot 16, Block 109 Jerome Townsite (NE 24-8-16), more commonly known as 500 West Avenue C, Jerome, Idaho.

Staff Report: Ms. Covcic stated Ms. Godoy received a Special Use Permit for a home occupation allowing beauty salon services in April 2021. The location is in a Residential-3 (R-3) zone and is not creating a disturbance to neighboring uses. An accessory structure, approximately 875 sq. ft. will be built with no more than 400 sq. ft. being used for the home occupation; the remaining area will be used for personal storage. The accessory structure has not been completed due to circumstances outside of applicant's control.

The property in question 500 West Ave E. Jerome, ID 83338 is zoned Residential-3 (R-3). The proposed use, a home occupation, requires a Special Use Permit from the Planning & Zoning Commission. In this case, Ms. Godoy would like to continue using a portion of the home for beauty salon services which constitutes a home occupation.

Title 16 has no bearing on this special use permit request.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated this request is in compliance with the Comprehensive Plan as defined in the following sections: Chapter 7, Policy 8 which states, "Continue to provide an atmosphere for successful business development."

Ms. Covcic reminded the commission of the regulations regarding the home occupation. Any use which changes or may change the character of the neighborhood will not be permitted. No more than one (1) person other than members of the family residing on the premises shall be engaged in such occupation. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall be conducted entirely within a dwelling unit or accessory structure. A detached accessory structure shall be located in the rear or side yard. Not more than four hundred (400) square feet of the floor area of the dwelling unit or accessory structure shall be used in the conduct of

the home occupation. The appearance of the dwelling unit or accessory structure shall not be altered. No significant traffic shall be generated by such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable or objectionable to the normal senses off the lot, if the occupation is conducted in a single family residence. No storage of materials or supplies outdoors. A home occupation shall not involve the use of signs and structures other than those permitted in the zone which the property is located.

If approved, Ms. Covcic recommended the following conditions: Customers shall park on the property located on the side yard; Comply with Building and Fire requirements and inspections; Comply with all City, State, Federal requirements; and Special use permit shall be allowed for one (1) year, renewable upon expiration.

Upon inquiry from Commissioner Reed, Ms. Covcic stated this is a renewal for the Special Use Permit.

Applicant Testimony: Yadira Godoy, 500 West Ave C, testified the contractor they first hired stole some of their money so they had to start again. They started in February but should be completed this year. Upon inquiry from Acting Chairman Schroeder, Ms. Covcic stated they have not received any comments or concerns regarding the applicant.

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

Galen Driesel
623 11th Avenue East, Jerome, Idaho 83338
I own property at 524 West C in Jerome

Support the application
No further comments were provided.

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

Consider a request from Yadira Godoy for a Special Use Permit renewal allowing a home occupation, a beauty salon, on the property located at Lot 16, Block 109 Jerome Townsite (NE 24-8-16), more commonly known as 500 West Avenue C, Jerome, Idaho- *action item*

Commissioner Reed made a motion to approve the request from Yadira Godoy for a Special Use Permit renewal allowing a home occupation, a beauty salon, on the property located at Lot 16, Block 109 Jerome Townsite (NE 24-8-16), more commonly known as 500 West Avenue C, Jerome, Idaho, with the following conditions: Customers shall park on the property located on the side yard; Comply with Building and Fire requirements and inspections; Comply with all City, State, Federal requirements; and Special use permit shall be allowed for one (1) year, renewable upon expiration.

Second to the motion by Commissioner Fraser and carried.

After consideration, the motion passed by the following votes: AYE: Acting Chairman Jeff Schroeder, Commissioner Benjamin 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 24, 2022 regular meetings;
- B. Consider/Approve Findings and Conclusions for Endurance Holdings, LLC c/o Sophia Durham for a residential preliminary plat, on the property located at Tax 2174890 of SESE Jerome Unplatted (SE 12-8-16), more commonly known as northwest corner of North Lincoln and 16th Avenue West, Jerome, Idaho, approximately 38.70 acres.

FINDINGS AND CONCLUSIONS ON PUBLIC REVIEW OF SOPHIA DURHAM, REPRESENTING ENDURANCE HOLDING, LLC FOR A RESIDENTIAL PRELIMINARY PLAT ON THE PROPERTY LOCATED AT TAX 2174890 OF SESE JEROME UNPLATTED (SE 12-8-16) MORE COMMONLY KNOWN AS NORTHWEST CORNER OF NORTH LINCOLN AND 16TH AVENUE WEST, JEROME IDAHO

A public review was held, pursuant to notice on Tuesday, May, 24, 2022 at City Council Chambers, 100 East Avenue A, Jerome, Idaho, on the preliminary plat of Sophia Durham, representing Endurance Holdings, LLC, with respect to a parcel of real property described at Tax 2174890 of SESE Jerome Unplatted (SE 12-8-16), more commonly known as northwest corner of North Lincoln and 16th Avenue West, Jerome, Idaho, approximately 38.70 acres.

Staff Report: The review began with a staff report and brief background from City Planner, Ervina Covic. Ms. Covic stated the property in question, described as Tax 2174890 of SESE Jerome Unplatted (SE 12-8-16), containing approximately 38.70 acres, is currently zoned Residential-2 (R-2). The proposed project includes one hundred forty-two (142) single-family residential lots and two (2) open space lots owned and maintained by the Homeowners Association (HOA) for storm water retention and a pressure irrigation pump station site. The proposed project requires a preliminary plat recommendation from the Planning & Zoning Commission as detailed in Chapter 16.16 of the Jerome Municipal Code. The applicant is requesting preliminary approval on the complete plat with development of the subdivision in two (2) phases. The development will include widening of West 16th Avenue and North Lincoln Avenue. All interior residential roadways and utilities will be developed to City standards. Setbacks for the Residential-2 (R-2) zone: front 25- ft, rear 20- ft, interior side 7- ft, and street side- 15 ft. The maximum height is 35 ft and the minimum lot size is 5,000 sq. ft.

As it pertains to the Jerome Comprehensive Plan, Ms. Covcic stated the application meets objectives in Chapter 3 – Land Use: Objective 1 – Exploring the growth patterns for the city and plan and prepare for future growth opportunities; Meets objectives in Chapter 7 – Economic Development: Objective 2 – Promote the City as an ideal location for new development of residential commercial and industrial areas; Meets objectives in Chapter 13 – Housing; and Objective 3 – Encourage residential developments that are well planned and encourage the development of various housing types to meet the needs of the citizens of Jerome. The Comprehensive Plan Map designated the property in question as Residential.

Regarding the Preliminary Plat criteria for subdivisions, Ms. Covcic stated the applicant has met with the predevelopment team at the City to discuss the proposed project. Regarding the preliminary plat, the applicant has provided a complete subdivision application with adequate information to review the preliminary plat. The subdivision application was deemed complete and scheduled for the next available meeting date which would allow staff to review the application, take comments from other agencies and property notice for the public hearing. Mailed notice was sent to adjacent property owners on May 6th, 2021 as required by code. The following agencies were sent a notice regarding the proposed subdivision: (a) Idaho Power; (b) Intermountain Gas; (c) School District; (d) Jerome County; (e) Northside Canal Co.; and (f) the Post Office.

Northside Canal Co. submitted a letter that has been sent to the developer and included with this file regarding water shares and irrigation. No comments have been received from other agencies. City departments including Building, Engineering, Fire, Public Works and Wastewater were given the opportunity to comment on this application.

The applicant shall have one (1) year to file and obtain the certification of the acceptance of the final plat application by the administrator within one (1) year after action by the Commission. Failure to do so shall cause all approvals of said preliminary plat to be null and void, unless an extension of time is applied for by the sub divider and granted by the Commission.

Regarding lot requirements, as proposed, all lots meet the minimum lot size for the respective zone.

Regarding streets and dedication of streets, the application proposes local streets meeting the City standards. The application notes all streets will be dedicated to public use and constructed to meet City standards aside from two (2) private streets. Access to the subdivision will come from West 16th Avenue and North Lincoln Avenue.

Regarding street location and street specifications, the streets are located accordingly to serve all proposed lots. The streets meet the required horizontal and vertical geometry and minimum and maximum grades.

Regarding street names, all street names conform. Continuations of North Birth Street, West 17th Avenue, West 18th Avenue, West 19th Avenue and West 20th Avenue are included.

Regarding street intersections, the streets meet the requirements for angle, sight triangle and vertical alignment.

Regarding alleys, the application does not propose any alleys due to the configuration of the lots and street layout.

Regarding easements, the plat proposes easements in accordance with City standards.

Regarding sewage system and water mains, water and sewer models will need to be prepared before a Will Serve letter can be issued. The sewer and water will connect and extend from the corner of West 16th Avenue and North Lincoln Avenue.

Regarding stormwater retention/detention, the materials show the retention pond on the west side of the development on Lot 9 Block 1. Stormwater retention/detention has been calculated to meet the City of Jerome requirements.

Regarding curb, gutter and sidewalk, the development proposes a 10' wide path behind back of curb adjacent to 16th Avenue West and North Lincoln Avenue.

Regarding irrigation lines and water stocks, pressurized surface irrigation will be provided to all lots. Lot 1 Block 7 will be utilized as a common area lot with a pressure irrigation pump station and public utilities. They have acknowledged per municipal code that water shares will be transferred to the City for delivery of irrigation.

Regarding the required improvements, Ms. Covcic stated fire hydrants, mailboxes and street lights have been included on the preliminary plat.

Regarding landscape and fencing, Ms. Covcic stated a 10' wide path behind back of curb is being proposed adjacent to 16th Avenue West and North Lincoln Avenue. All planned improvements will further expand and enhance access to vehicular, pedestrian, and bicycle modes of transportation as outlined in the comprehensive plan.

Ms. Covcic reminded the Commission on what their action is for a Preliminary Plat explained in JMC 16.16.050. In determining the acceptance of a proposed subdivision, the Commission shall consider the objectives of this title and at least the following: (a) the conformance of the subdivision with the comprehensive plan; (b) the availability of public services to accommodate the proposed development; (c) the continuity of the proposed development with the capital improvement program of the city; (d) the public financial capability of supporting services for the proposed development; and (e) the other health, safety of environmental problems that may be brought to the commission's attention.

If approved, Ms. Covic recommended the following conditions: (a) Comply with all City of Jerome department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements; (b) A final plat or any part thereof shall be submitted for review and approval by the City Council prior to recording with the County; and (c) Comply with all City, State and Federal requirements.

Applicant Testimony: Tim Vawser, representing EHM Engineering, 711 Birch Street, Kimberly, previously sworn in, appeared and testified before the Commission. Mr. Vawser stated this plat has been through a few revisions since the rezone application, still has the same lot count and similar layout. There will be 142 single family homes with two open lots. The larger lot will be half used for storm water retention. Lot 1, Block 7 will be where the irrigation will be delivered to, it is currently an irrigation pond. There will be two (2) phases. Mr. Vawser stated prices for material has risen and hydrants and pipes are taking more than 12 weeks to be delivered. The first phase will be 69 lots. The second phase will be the most northern lots. They will start from 16th West and build north if all goes as planned. They are hoping to get everything started soon to get lots starting to sell by next year. Mr. Vawser stated he is working with the public works and engineering departments to help extending water and sewer so there are connection points for future expansion of the city.

Upon inquiry from Chairman Mink, Mr. Vawser stated they will be widening North Lincoln and 16th Street West to be 24 feet from face to curb with a 10' concrete path to help with the connectivity of the City. The subdivision will have the standard five (5') foot sidewalks throughout.

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

Dear Ms. Covic,

I received the notice for public hearing for the above referenced subdivision preliminary plat and North Side Canal Company (NSCC) has the following comments:

1. There are 39.85 shares of water associated with the property.
2. The land developer should be made aware that no improvements such as fences, buildings, structures, etc. are allowed with canal right-of-way without written authorization from NSCC. The land developer may contact NSCC prior to construction of any improvements near a canal and a representative will meet with them to discuss their plans.
3. Potential flooding of the property should be minimal. However, the applicant should be made aware that NSCC will not be liable for damages due to flooding caused by factors beyond its control.
4. A pressurized irrigation system is planned for this project with a common pump station on lot 1. NSCC requests that a single point of contact and one alternate individual be established within the homeowners association that will be responsible for coordinating irrigation water delivery with the other users in the shared head gate and NSCC.

If you have any questions feel free to contact me at (208) 324-2319.

Sincerely,
Alan W. Hansten, General Manager.

Testimony in Favor: None.

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

Kevin and Raylene Anderson, 412 15th Ave. W, Jerome, ID
Oppose the application. No further comments were provided.

Testimony in Rebuttal: Mr. Vawser, testified he understands opposition in general. He spoke with Alan from NSCC about the development and will continue to keep in contact as the subdivision develops.

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the residential preliminary plat application, testimony, 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 application for a residential preliminary plat is complete;
- B. The subdivision preliminary plat as presented is complete pursuant to JMC 16.16.050 and consistent with Chapter 3, Objective 1; Chapter 7, Objective 2; and Chapter 13, Objective 3 of the Comprehensive Plan as described in Ms. Covcic's report;
- C. No evidence contradicting Ms. Covcic's report was presented. And, the project, as described by Ms. Covcic and by the applicant does in fact appear to promote the objectives and policies of the Comprehensive Plan in the manner described by Ms. Covcic;
- D. Based upon the Staff Report, lot requirements meet the City requirements;
- E. Based upon the Staff Report, street locations and specifications meet the City requirements. Street names conform and intersections meet the requirements;
- F. Based upon the Staff Report, no alleys are present in the plat and all easements meet with the City requirements;
- G. Based upon the Staff Report and applicant's testimony, water and sewer connections are available for the plat and will connect from current systems.
- H. Based upon the Staff Report, stormwater retention/detention meets with City requirements;

- I. Based upon the Staff Report, sidewalks with curb and gutter are proposed within the plat;
- J. Based upon the Staff Report, irrigation lines and water stock will be utilized within the plat;
- K. Based upon the Staff Report, landscaping and fencing will be planned improvements to further expand and enhance the plat in accordance with the Comprehensive Plan.

II. Conclusions

- A. The proposed preliminary plat is in accordance with and satisfies the requirements of Title 16, Chapter 16 of the Jerome Municipal Code.
- B. The residential preliminary plat located at Tax 2174890 of SESE Jerome Unplatted (SE 12-8-16), more commonly known as northwest corner of North Lincoln and 16th Avenue West, Jerome, Idaho, approximately 38.70 acres, is approved on the following conditions:
 - 1. Comply with all City of Jerome department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements;
 - 2. A final plat or any part thereof shall be submitted for review and approval by the City Council prior to recording with the County; and
 - 3. Comply with all City, State and Federal requirements.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 24th day of May, 2022, in support of the decision of the Planning and Zoning Commission on the 14th day of June, 2022 to approve the application as specified herein is hereby made final this 24th day of May, 2022.

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

- C. Consider/Approve Findings and Conclusions for Endurance Holdings, LLC c/o Sophia Durham for a residential preliminary plat, on the property located at Tax 2174890 of SESE Jerome Unplatted (SE 12-8-16), more commonly known as northwest corner of North Lincoln and 16th Avenue West, Jerome, Idaho, approximately 38.70 acres.

FINDINGS AND CONCLUSIONS ON PUBLIC REVIEW OF MSJ DEVELOPMENT LLC, FOR A RESIDENTIAL PRELIMINARY PLAT ON THE PROPERTY LOCATED AT TAX 2220429 OF S½S½ (COUNTY PORTION) SEC 12 T 8 R16, MORE COMMONLY KNOWN AS THE FARMLAND STARTING APPROXIMATELY 1,300 FEET FROM THE NORTHWEST CORNER OF NORTH LINCOLN AVE AND 16TH AVENUE WEST, GOING NORTH FOR APPROXIMATELY 1,300 FEET, TURNING

**WEST FOR APPROXIMATELY 1,400 TO THE “J” CANAL AND TURNING SOUTH FOLLOWING THE
“J” CANAL TO NORTH 100 WEST ROAD, JEROME, IDAHO**

A public review was held, pursuant to notice on Tuesday, May, 24, 2022 at City Council Chambers, 100 East Avenue A, Jerome, Idaho, on the preliminary plat of MSJ Development LLC, for a residential preliminary plat on the property located at Tax 2220429 of S½S½ (County Portion) Sec 12 T 8 R16, more commonly known as the farmland starting approximately 1,300 feet from the northwest corner of North Lincoln Ave and 16th Avenue West, going north for approximately 1,300 feet, turning west for approximately 1,400 to the “J” Canal and turning south following the “J” Canal to North 100 West Road, Jerome, Idaho, approximately 43.27 acres.

Staff Report: The review began with a staff report and brief background from City Planner, Ervina Covcic. Ms. Covcic stated property in question, described as Tax 2220429 of S½S½ (County Portion) Section 12, Township 8 South, Range 16 East, is currently zoned Residential-2 (R-2). The proposed project includes one sixteen (116) residential lots total. The subdivision will consist of ninety-four (94) 10,000 sq. ft. minimum single-family lots, twenty-two (22) 10,000 sq. ft. minimum duplex lots, a retention basin for stormwater, a lift station, and a dedicated space for pressure irrigation maintenance and control. The applicant is requesting preliminary approval on the complete plat with development of the subdivision in three (3) phases.

All interior residential roadways and utilities will be developed to City standards. Setbacks for the Residential-2 (R-2) zone: front- 25 ft, rear- 20 ft, interior side- 7 ft, and street side- 15 ft. The maximum height is 35 ft and the minimum lot size is 5,000 sq. ft.

As it pertains to the Jerome Comprehensive Plan, Ms. Covcic stated the application meets objectives in Chapter 3 – Land Use: Objective 1 – Exploring the growth patterns for the city and plan and prepare for future growth opportunities; Meets objectives in Chapter 7 – Economic Development; Objective 2 – Promote the City as an ideal location for new development of residential commercial and industrial areas; Meets objectives in Chapter 13 – Housing; and Objective 3 – Encourage residential developments that are well planned and encourage the development of various housing types to meet the needs of the citizens of Jerome. The Comprehensive Plan Map designated the property in question as Residential.

Regarding the Preliminary Plat criteria, Ms. Covcic stated the applicant has met with the predevelopment team at the City to discuss the proposed project. The applicant has provided a complete subdivision application with adequate information to review the preliminary plat. The subdivision application was deemed complete and mailed notice was sent to adjacent property owners on May 6th, 2021 as required by code.

The following agencies were sent a notice regarding the proposed subdivision: (a) Idaho Power; (b) Intermountain Gas; (c) School District; (d) Jerome County; (e) Northside Canal Co.; and (f) the Post Office.

No comments have been received from agencies. City departments including Building, Engineering, Fire, Public Works and Wastewater were given the opportunity to comment on this application.

The applicant shall have one (1) year to file and obtain the certification of the acceptance of the final plat application by the administrator within one (1) year after action by the Commission. Failure to do so shall cause all approvals of said preliminary plat to be null and void, unless an extension of time is applied for by the subdivider and granted by the commission.

As proposed, all lots meet the minimum lot size for the respective zone.

Regarding streets and dedication of streets, access to the property will consist of the 64-foot public road rights-of-way of Fir Street. Local roads within the subdivision shall conform to City standards of 56-foot public road right-of-way. Future right-of-way extensions of Fir Street to the North provided to facilitate any future growth. Pedestrian routes will connect at the proposed 10-foot pathway along 16th Avenue. New pedestrian routes are being provided adjacent to the home sites and interconnect the subdivision's park and pedestrian pathway.

Regarding street location and street specifications, the streets are located accordingly to serve all proposed lots. The streets meet the required horizontal and vertical geometry and minimum and maximum grades.

Regarding street names, all street names conform. North Fir Street, West 17th Avenue, West 18th Avenue, West 19th Avenue and West 20th Avenue are included.

Regarding street intersections, the streets meet the requirements for angle, sight triangle and vertical alignment.

Regarding alleys, the application does not propose any alleys in the application.

Regarding easements, the plat proposes easements in accordance with City standards.

Regarding sewage system and water mains, water and sewer models will need to be prepared before a Will Serve letter can be issued. Water will be provided to the residential lots by an extension of the existing water main on 16th Avenue. All water mains shall be installed to City specifications and standards and reside in the public right of way. Wastewater will be provided to the residential lots by an extension of the City of Jerome's sanitary sewer system. All sewer main shall be installed to City specifications and standards and reside in the public right of way. All sewer mains will be collected to a lift station pumped to a manhole on Fir Street south of the project.

Regarding stormwater retention/detention, the materials show the retention pond on the west side of the development on Lot 2 Block 1. Stormwater retention/detention has been calculated to meet the City of Jerome requirements.

Regarding curb, gutter and sidewalk, roads shall be constructed to city standards; have asphalt paving, concrete rolled and vertical curb and gutter. A 5-foot concrete sidewalk adjacent to the back of curb is typical.

Regarding irrigation lines and water stocks, irrigation will be provided to the development by a pressurized system owned and maintained by the homeowner's association. Design of the irrigation system will be in compliance with city requirements. They have acknowledged per municipal code that water shares will be transferred to the City for delivery of irrigation.

Regarding required improvements, fire hydrants, mailboxes and street lights have been included on the preliminary plat meeting the requirements of code.

Regarding landscape and fencing, pedestrian routes will connect at the proposed 10-foot pathway along 16th Avenue. New pedestrian routes are being provided adjacent to the home sites and interconnect the subdivision's park and pedestrian pathway.

Ms. Covcic reminded the Commission on what their action is for a Preliminary Plat explained in JMC 16.16.050. In determining the acceptance of a proposed subdivision, the Commission shall consider the objectives of this title and at least the following: (a) the conformance of the subdivision with the comprehensive plan; (b) the availability of public services to accommodate the proposed development; (c) the continuity of the proposed development with the capital improvement program of the city; (d) the public financial capability of supporting services for the proposed development; and (e) the other health, safety of environmental problems that may be brought to the Commission's attention.

If approved, Ms. Covcic recommended the following conditions: (a) Comply with all City of Jerome department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements; (b) A final plat or any part thereof shall be submitted for review and approval by the City Council prior to recording with the County; and (c) Comply with all City, State and Federal requirements.

Upon inquiry from Commissioner Johnson, Ms. Covcic stated she would let the applicant address the lift station.

Applicant Testimony: Aaron Wert, representing HMH Engineering, 486 Pebblebrook Lane, Twin Falls, appeared and testified before the Commission. Mr. Wert testified the project will be residential lots of 10,000 square feet or more. They will have some multifamily lots that will be around 13,000 square feet. The lift station will be put in by the subdivision to make sure the sewage is lifted down for the wastewater plant. The irrigation will be in the northeast

corner. The most northwest block of the subdivision will conform to the requirements for the North Side Canal Company.

Upon inquiry from Chairman Mink, Mr. Wert stated the two (2) family lots will be all of Blocks 3 and 5 in the subdivision.

Upon inquiry from Commissioner Johnson, Mr. Wert stated they would be building the lift station and would then turn it over to the City for maintenance.

Upon inquiry from Chairman Mink, Mr. Wert stated he believed they exceeded the zoning requirements with the subdivision

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

Dear Ms. Covic,

I received the notice for public hearing for the above referenced subdivision preliminary plat and North Side Canal Company (NSCC) has the following comments:

1. 43.273 shares of water should be associated with the property for lot and landscape irrigation purposes.
2. The M-5 canal runs along the north boundary of this subdivision. I've contacted Aaron Wert, project engineer, and he has informed me that they plan to install pipe and eliminate the open ditch. 20-feet of right-of-way centered over the pipeline will be needed to access and maintain the pipeline. A draft agreement for the pipeline will be provided by NSCC to the developer to consider.
3. The land developer and future homeowners should be made aware that no improvements such as fences, buildings, structures, etc. are allowed within canal right-of-way without written authorization from NSCC. The land developer and owners may contact NSCC prior to construction of any improvements near a canal and a representative will meet with them to discuss their plans.
4. Potential flooding of the property should be minimal. However, the applicant should be made aware that NSCC will not be liable for damages due to flooding caused by factors beyond its control.
5. A pressurized irrigation system is planned for this project with a common pump station on Lot 14, Block 10. NSCC requests that a single point of contact and one alternate individual be established within the homeowners association that will be responsible for coordinating irrigation water delivery with NSCC.

If you have any questions feel free to contact me at (208) 324-2319.

Sincerely,
Alan W. Hansten, General Manager.

Testimony in Neutral: None.

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

Kevin and Raylene Anderson, 412 15th Ave. W, Jerome, ID
Oppose the application. No further comments were provided.

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the residential preliminary plat application, testimony, 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 application for a residential preliminary plat is complete;
- B. The subdivision preliminary plat as presented is complete pursuant to JMC 16.16.050 and consistent with Chapter 3, Objective 1; Chapter 7, Objective 2; and Chapter 13, Objective 3 of the Comprehensive Plan as described in Ms. Covcic's report;
- C. No evidence contradicting Ms. Covcic's report was presented. And, the project, as described by Ms. Covcic and by the applicant does in fact appear to promote the objectives and policies of the Comprehensive Plan in the manner described by Ms. Covcic;
- D. Based upon the Staff Report, lot requirements meet the City requirements;
- E. Based upon the Staff Report, street locations and specifications meet the City requirements. Street names conform and intersections meet the requirements;
- F. Based upon the Staff Report, no alleys are present in the plat and all easements meet with the City requirements;
- G. Based upon the Staff Report and applicant's testimony, water and sewer connections are available for the plat and will connect from current systems. The sewer main will be installed to City specification, to include a lift station;
- H. Based upon the Staff Report, stormwater retention/detention meets with City requirements;
- I. Based upon the Staff Report, sidewalks with curb and gutter are proposed within the plat;
- J. Based upon the Staff Report, irrigation lines and water stock will be utilized within the plat and comply with the City specifications;
- K. Based upon the Staff Report, landscaping and fencing will be planned improvements to further expand and enhance the plat in accordance with the Comprehensive Plan.

II. Conclusions

- A. The proposed preliminary plat is in accordance with and satisfies the requirements of Title 16, Chapter 16 of the Jerome Municipal Code.
- B. The residential preliminary plat located at Tax 2220429 of S½S½ (County Portion) Sec 12 T 8 R16, more commonly known as the farmland starting approximately 1,300 feet from the northwest corner of North Lincoln Ave and 16th Avenue West, going north for approximately 1,300 feet, turning west for approximately 1,400 to the “J” Canal and turning south following the “J” Canal to North 100 West Road, Jerome, Idaho, approximately 43.27 acres, is approved on the following conditions:
 - 1. Comply with all City of Jerome department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements;
 - 2. A final plat or any part thereof shall be submitted for review and approval by the City Council prior to recording with the County; and
 - 3. Comply with all City, State and Federal requirements.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 24th day of May, 2022, in support of the decision of the Planning and Zoning Commission on the 14th day of June, 2022 to approve the application as specified herein is hereby made final this 24th day of May, 2022.

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 Reed and carried.

After consideration, the motion passed by the following votes: AYE: Acting Chairman Jeff Schroeder, Commissioner Benjamin Reed, Commissioner Shonna Fraser, and Commissioner Paul Johnson. NAYE: None.

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Covcic stated the next meeting will be July 12th. She stated they currently have one renewal for the meeting and they may have another additional renewal for that meeting.

There being no further discussion, Acting Chairman Schroeder closed this regular meeting at 7:10 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary