

Planning & Zoning Meeting  
June 27, 2023

This regular meeting of the City of Jerome Planning & Zoning Commission was called to order at 7:15 p.m. Present were Acting Chairwoman Shonna Fraser and Commissioner Benjamin Reed. Commissioner Paul Johnson joined via telephone. Also present were Legal Counsel, BJ Hess, HR & Planning Manager, Esmeralda Chavez, and Secretary, Katie Elliott. Chairman Rod Mink, and Commissioner Jeff Schroeder were excused.

Acting Chairwoman Fraser led the audience in recitation of the pledge of allegiance.

Acting Chairwoman Fraser called the Public Hearing to order at 7:16 p.m.

**Public Hearing** for a request from A Perfect Family LLC for a renewal of a Special Use Permit allowing residential use, on the property located at S50; of Lots 9 & 10 Block 137 Jerome Townsite (NW 19-8-17), more commonly known as 634 South Lincoln, Jerome, Idaho.

Staff Report: Ms. Chavez stated the applicant requests to continue using the east end, approximately 1,100 sq. ft. of the building at 634 South Lincoln Avenue Jerome, ID 83338 as a residential use. They received a temporary special use permit for one year in 2022 and are seeking renewal at this time.

The property in question, 634 South Lincoln in Jerome is currently zoned Central Business District (CBD). The proposed use, a residential use, requires a Special Use Permit from the Planning and Zoning Commission.

Title 16 has no bearing on this Special Use Permit request.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Chavez stated the request is in accordance with: Chapter 13, Objective 2, which states that the City of Jerome will, "Provide for areas of different residential densities and uses"; Chapter 13, Objective 6 which states that "Housing policies should be developed to assure the upgrading and rehabilitation of homes is encouraged"; and Chapter 13, Policy 6 which states that the City of Jerome will "Promote a wide range of housing types and housing diversity to meet the needs of Jerome's diverse population."

Ms. Chavez went over the General Standards for Special Use Permits with the commission.

Regarding Standard A- Will, in fact, constitute a special use as established in section 17.60.060 of this chapter for the zoning district involved; Ms. Chavez stated the Planning and Zoning Code allows residential uses in the CBD 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; Ms. Chavez stated the

request appears to be harmonious with the objectives of Title 17 of the Jerome Municipal Code and the Comprehensive Plan.

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 vicinity and that such use will not change the essential character of the same area; Ms. Chavez stated the application indicates there will not be any exterior modifications to the building.

Regarding Standard D- Will not be hazardous or disturbing to existing or future neighboring uses; Ms. Chavez stated it is not anticipated that the proposed residential use will be hazardous or disturbing to existing or future neighboring uses.

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; Ms. Chavez stated the building will be served by existing utilities. No additional utilities will be needed to accommodate this request.

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; Ms. Chavez stated there is no indication that the residential use will create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

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; Ms. Chavez stated it is not anticipated that the residential use will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, odors, noise, smoke, fumes, or glare.

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; Ms. Chavez stated there are no proposed changes to the vehicular approaches to the site and parking will remain unchanged.

Regarding Standard I- Will not result in the destruction, loss or damage of a natural, scenic or historic feature of major importance; Ms. Chavez stated there is no indication that the residential use will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Ms. Chavez stated she sent the application out to City Staff and did not receive any comments or concerns.

If approved, Ms. Chavez recommended the following conditions: Receive any and all required building and/or fire department permits and inspections; Comply with all city, state, and federal requirements; and Special use permit shall be allowed for up to five (5) years, renewable upon expiration.

Ms. Elliott stated the applicant was not present. Discussion was held on the continuation of the hearing with the applicant not present. It was agreed to continue since it was a renewal.

Testimony in Favor: None

Testimony in Neutral: None

Testimony in Opposition: None

There being no other testimony in favor, neutral or in opposition, Acting Chairwoman Fraser closed the Public Hearing at 7:20 p.m.

**Consider** a request from A Perfect Family LLC for a renewal of a Special Use Permit allowing residential use, on the property located at S50; of Lots 9 & 10 Block 137 Jerome Townsite (NW 19-8-17), more commonly known as 634 South Lincoln, Jerome, Idaho- *action item*

Commissioner Johnson stated he would like to renew this application for five (5) years.

Commissioner Reed made a motion to approve a request from A Perfect Family LLC for a renewal of a Special Use Permit allowing residential use, on the property located at S50; of Lots 9 & 10 Block 137 Jerome Townsite (NW 19-8-17), more commonly known as 634 South Lincoln, Jerome, Idaho, with the following conditions: Receive any and all required building and/or fire department permits and inspections; Comply with all city, state, and federal requirements; and Special use permit shall be allowed for up to five (5) years, renewable upon expiration.

Second to the motion by Commissioner Johnson and carried.

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

**Consider** a Design Review for 942 South Lincoln Avenue, Jerome, Idaho- *action item*

Staff Report: Ms. Chavez stated the property is located at 942 South Lincoln Avenue and is an existing building. The applicant is proposing to change the façade. The business is located in the General Business (C2) zone. The application proposes a façade update that will provide a new color to the building. The application notes the building will be painted a dark gray color,

Welded Iron. The trim around the windows and doors will be painted white. Additionally, the application notes that an 8' concrete barricade will be installed to separate the parking from the building to the north.

The following Design Review Guidelines should be considered: Ms. Chavez went over Guideline #24- Wall Colors. The guidelines explain wall colors can be difficult to dictate but it suggests warm earth tones and hues. A primary color with a brighter accent color is also acceptable. The building structure will remain as is with a new exterior color and trim. There will be two distinct colors with the primary color being Welded Iron and the trim being White. The applicant understand that the painting will need to be done in a professional manner and workmanship.

Ms. Chavez passed the color swatch around to the commission. The colors were described to Commissioner Johnson. Commissioner Reed stated the colors look aesthetically pleasing.

Jacob Riordan stated the reason why they are wanting the 8-foot concrete block is for safety. He stated he has been in the area for August and he has asked his neighbor to stop driving through his property. They have continued to use it and almost got into an accident tonight. He stated there is always car parts or cars parked on the easement of his property. He just wants to be able to keep his property and people safe. He stated this has been a battle.

Discussion was held to see if the 8-foot barrier would be considered part of the Design Review or who he needs to contact. Ms. Elliott stated she would see who he would need to talk to regarding the barrier.

Commissioner Reed made a motion to approve the Design Review for 942 South Lincoln Avenue, Jerome, Idaho, with the agreed colors.

Second to the motion by Commissioner Johnson and carried.

After consideration, the motion passed by the following votes: AYE: Acting Chairwoman Shonna Fraser, Commissioner Ben Reed, 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 June 13, 2023 regular meeting;

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: Acting Chairwoman Shonna Fraser, Commissioner Ben Reed, and Commissioner Paul Johnson NAYE: None.

**CITIZEN CORRESPONDENCE AND ISSUES**

None

**DISCUSSION PERIOD & STAFF REPORTS**

Ms. Chavez stated with Ervina leaving, she will be attending the meetings. She noted the next meeting will be July 11<sup>th</sup>. Commissioner Johnson inquired about the building next to Maverick (Appliance Etc). Ms. Elliott stated they just submitted a façade update as they had a car go through the front of it. They should be on the next meeting.

There being no further discussion, Acting Chairwoman Fraser closed this regular meeting at 7:33 p.m.

---

Rod Mink, Chairman

---

Katie Elliott, Secretary