

Planning & Zoning Meeting
July 11, 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, HR & Planning Manager, Esmeralda Chavez, and City Clerk Bernadette Coderniz. Secretary, Katie Elliott and Commissioner Jeff Schroeder were excused.

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

Consider a Design Review for 320 South Lincoln Avenue, Jerome, Idaho- *action item*

Staff Report: Ms. Chavez stated 320 South Lincoln is located in the Central Business District (CBD) zone. The design review proposal is regarding exterior façade updates to the existing building.

Ms. Chavez went over the appropriate design review guidelines with the commission. Plan copies were given to the commission to review.

Regarding Guideline #22 Wall Materials, Ms. Chavez stated the application notes new windows and doors will be installed. Additionally, a metal commercial grade eave in the color Gray (BM 212110) will be added approximately six feet down from the roof line. Stucco updates will be used for the exterior in the colors Egret White and Dove Tail.

Regarding Guideline #23 Shop Front Design, Ms. Chavez stated the application notes that the front design will be updated with stucco. New doors and windows will be added.

Regarding Guideline #24 Wall Colors, Ms. Chavez stated the application notes that the primary colors of stucco used will be Dove Tail (SW7018) and Egret White (SW7570). The colors appear neutral and earth tone and will complement each other well.

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

Commissioner Reed inquired what is Dove Tail, Ms. Chavez explained it is a color. Upon inquiry from Commissioner Fraser, Ms. Chavez stated the trim will be a steel color. The applicant affirmed the steel color.

Tyler Norris appeared and explained that a vehicle came through the large window on the Lincoln side of the building. He is requesting a new façade for the building. There will be two different colors because there could be two different businesses in the building in the future. Mr. Norris went over where each color will be on the building with the commission. From the

left side of the building to the first door will be Egret white. Continuing from the door they will have the Dove Tail color on side of building, then continue Egret white for the car business. This will be a big facelift to the building. Commissioner Johnson and Commissioner Reed both stated it will look nice. Upon inquiry from Chairman Mink, Mr. Norris stated they will have dividers that will separate the two colors.

Upon inquiry from Commissioner Johnson, Mr. Norris stated there was no structural damage from the crash, it just hit the front of building. Upon inquiry from Chairman Mink, Mr. Norris stated the brick will be covered in stucco. He also said some of the wood is rotting, and the eaves were torn down to prevent injuries. Commissioner Fraser stated she likes to see old buildings recovered. Commissioner Reed stated it would be good for the community. Commissioner Johnson stated it will look good.

Commissioner Johnson made a motion to approve the Design Review for 320 South Lincoln Avenue, 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 Fraser and carried.

After consideration, the motion passed by the following votes: AYE: 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 June 27, 2023 regular meeting;
- B. Consider/Approve Findings and Conclusions 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.

FINDINGS AND CONCLUSIONS ON APPLICATION OF A PERFECT FAMILY, LLC FOR THE RENEWAL OF A SPECIAL USE PERMIT ALLOWING RESIDENTIAL USE ON THE PROPERTY LOCATED AT S 50 OF LOTS 9 & 10, BLOCK 137 JEROME TOWNSITE (NW 19-8-17), MORE COMMONLY KNOWN AS 634 SOUTH LINCOLN, JEROME, IDAHO

A public hearing on the application of A Perfect Family, LLC, concerning the use of real property located at 634 South Lincoln, Jerome, Idaho, for a renewal of the special use permit was held, pursuant to notice, on Tuesday, June 27, 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: Planning Manager, Esmeralda Chavez, provided a brief background and staff report on the application and on the property. 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, 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: (a) Receive any and all required building and/or fire department permits and inspections; (b) Comply with all city, state, and federal requirements; and (c) Special use permit shall be allowed for up to five (5) years, renewable upon expiration.

Applicant Testimony: 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.

The Jerome City Planning and Zoning Commission having reviewed the renewal application, Ms. Chavez'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. 634 South Lincoln, is in the City of Jerome and is currently zoned Central Business District (CBD).
- B. The proposed use allowing horses on the property, requires a renewal of the special use permit in a CBD 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 residential use, on this lot in the CBD Zone for the City of Jerome.
- B. A special use permit allowing residential use, in the CBD Zone is consistent with the City of Jerome Comprehensive Plan, Chapter 13, Objective 2; Chapter 13, Objective 6; and Chapter 13, Policy 6.
- C. The Commission approves the application of A Perfect Family, LLC for a renewed special use permit allowing residential use, on the property commonly known as 634 South Lincoln, Jerome, Idaho, subject to the following conditions:
 - a. Receive any and all required building and/or fire department permits and inspections;
 - b. Comply with all city, state, and federal requirements; and
 - c. Special use permit shall be allowed for up to five (5) years, renewable upon expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 11th day of July, 2023, in support of the decision of the Planning and

Zoning Commission on the 27th day of June, 2023, to approve the renewal application as specified herein is hereby made final this 11th day of July, 2023.

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 Fraser and carried.

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

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

None

There being no further discussion, Chairman Mink closed this regular meeting at 7:11 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary