

Planning & Zoning Meeting
August 22, 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 City Planner Ida Clark, and Secretary, Katie Elliott. Commissioner Jeff Schroeder and Legal Counsel BJ Hess were excused.

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

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

Public Hearing for a request from Glenda Kestle for a renewal of a Special Use Permit for a daycare center, a childcare facility for thirteen (13) or more children, on the property located at Tax 6 Lot 7 & Tax 5 Lot 8 Block 2 Jerome Township SW 18-8-17, more commonly known as 810 North Buchanan Street, Jerome, Idaho.

Staff Report: Ms. Clark gave a brief background on the application. Ms. Kestle received a special use permit for a daycare center, a child care facility for thirteen (13) or more children in August of 2016 for two years. In 2018, she renewed for five years. Ms. Kestle would like to request another renewal on her special use permit. The application notes there will not be any changes to the existing use. The daycare operates during the workweek and is closed on the weekend. Normal hours of operation are 7:30 am to 5:30 pm. Street parking is used for drop-off and pick-up with minimal increase in traffic.

The property in question 810 North Buchanan, Jerome, ID, is zoned Residential-2 (R-2). The proposed use, a daycare center, requires a Special Use Permit.

This request is in compliance with the Comprehensive Plan as defined in the following section: Section D, Our Built Environment – to enhance our built environment to offer a harmonious blend of land uses that serve our entire community, residents, and visitors now and in the future.

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

Applicant Testimony: Glenda Kestle, 810 N Buchanan St, testified, she is the co-owner of Glenda's Day Care with her daughter. They have had their business for almost 28 years. Ms. Kestle stated nothing has changed since they renewed last time they applied. They still offer daycare and preschool for the community of Jerome, Monday through Friday from 6:30 a.m. to 5:30 p.m. Ms. Kestle stated they have not had any noise issues and their neighbors have previously written letters or told them that are glad they are around during the work day. Ms.

Kestle stated she has not had any complaints from the neighbors. She stated they are up to date on all of their inspections, licenses, criminal background checks, CPR, and first aid. Ms. Kestle requested a renewal. Upon inquiry from Commissioner Johnson, Ms. Kestle stated they can have up to 20 children at a time, according to their size of center. They are allowed eight (8) infants/toddlers and 12 with the preschool kids. Ms. Kestle stated they do not have that many as they only have two (2) full time and one (1) part time staff. She stated they have around 14 kids throughout the day. She stated some of those are only after school.

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

Keven and Stacie Rambo
217 7th Avenue East, Jerome, ID 83338

Support the application

As Glenda Kestle's neighbors, We, (Keven and Stacie Rambo) have no problem with her keeping her Special use permit for her daycare.

It has always been ran in a very professional manner.

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 7:07 p.m.

Consider a Glenda Kestle for a renewal of a Special Use Permit for a daycare center, a childcare facility for thirteen (13) or more children, on the property located at Tax 6 Lot 7 & Tax 5 Lot 8 Block 2 Jerome Township SW 18-8-17, more commonly known as 810 North Buchanan Street, Jerome, Idaho- *action item*

Commissioner Fraser stated she did not have any issues with the renewal of the Special Use Permit as this is a good business.

Commissioner Johnson made a motion to approve a Glenda Kestle for a renewal of a Special Use Permit for a daycare center, a childcare facility for thirteen (13) or more children, on the property located at Tax 6 Lot 7 & Tax 5 Lot 8 Block 2 Jerome Township SW 18-8-17, more commonly known as 810 North Buchanan Street, Jerome, Idaho, with the following conditions: Receive any and all required building department and/or fire department permits and inspections; Comply with all city, state, federal requirements; and Special use permit shall be allowed for up to 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 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 July 25, 2023 regular meeting;

Commissioner Fraser 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: Commissioner Benjamin Reed, Commissioner Shonna Fraser, and Commissioner Paul Johnson. NAYE: None.

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Clark stated it was great to be back. She stated she is getting caught up on plans and up to date on the current projects. Our next meeting should be a light agenda with a couple of public hearings and maybe a design review. The next meeting will be September 12th.

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

Rod Mink, Chairman

Katie Elliott, Secretary