

Planning & Zoning Meeting  
October 12, 2021

This regular meeting of the City of Jerome Planning & Zoning Commission was called to order at 7:00 p.m. The meeting was held by teleconference along with the Jerome City Council Chamber being open to the public. The video conference was conducted via Zoom and was made available to all members of the public in a format that allowed all participants to hear the meeting, including all deliberations by members of the Planning and Zoning board and other speakers addressing the board, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda, email, and notices at council chambers and on the City's website.

Present were Chairman Rod Mink, Commissioner Carl McEntarffer, Commissioner Shonna Fraser, and Commissioner Paul Johnson. Commissioners Dave Holley, Benjamin Reed, and Jeff Schroeder were excused. Also present were City Planner, Ida Clark, Legal Counsel, Ted Larsen, and City Clerk, Bernadette Coderniz. Secretary, Katie Elliott was excused.

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

Chairman Mink called the Public Hearing to order at 7:02 p.m.

**Continued Public Hearing** for a request from Jacinto Garcia for a Special Use Permit allowing six (6) chickens, seven (7) cattle, three (3) sheep, and three (3) goats, on the property located at BLK A-286 Jerome Townsite NW (24-8-16), more commonly known as 805 West Avenue H, Jerome, Idaho.

Staff Report:

Ms. Clark stated this public hearing is a continuation from the September 14, 2021 meeting. The applicant would like to withdraw the request for sheep and goats and request only the cattle as they are currently on the property. Ms. Clark went over the additional information the applicant provided with the Commission regarding the weight of the animals, water usage and availability of water, fly management, and nutrient management for the pasture and animals.

Ms. Clark stated there are no guidelines within City code, but the County allows two (2) units per acre. By the County's calculations, they could have 3,000 pounds of cattle; however, the Commission should consider weight gain.

If approved, Ms. Clark recommended the following conditions: Cattle and chickens will not create odors, excessive noise, nor be detrimental to persons, property or the general welfare; Can only possess up to six (6) hen chickens; Any accessory structure associated with the cattle or chickens shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; Adequate fencing kept at all times for the cattle; and Special use permit shall be allowed for up to one (1) year, renewable upon expiration.

Applicant Testimony: Sonia Garcia, 805 W Avenue H, asked if she were allowed to have seven calves until March. She stated she has city water and the cows don't drink much water right now. The ditch is dry so water is being given to them. They are also buying hay to feed. Commissioner Fraser said with irrigation done as of October 15<sup>th</sup>, it will no longer be available. Ms. Garcia stated they are using potable water. Upon inquiry from Commissioner McEntarffer, Ms. Garcia stated they have one hen now that has two chicks. She said she would like to keep seven calves until March and then at least one for breeding.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

Ms. Clark reminded the Commission there was one neighbor opposed at the last hearing, and one neighbor neutral.

Ms. Clark stated seven calves would exceed the allowed animal units. Chairman Mink stated a cow and yearling is considered one unit. Mr. Larsen and Commissioner McEntarffer stated the unit is also up to 1,000 pounds of animal. Mr. Larsen went over the Jerome County guideline and stated the problem with starting with seven 300 pound calves, by the time they're ready to butcher, they would exceed the allowed pounds.

There being no further testimony, Chairman Mink closed the Public Hearing at 7:14 p.m.

**Consider** a request from Jacinto Garcia for a Special Use Permit allowing six (6) chickens, seven (7) cattle, three (3) sheep, and three (3) goats, on the property located at BLK A-286 Jerome Townsite NW (24-8-16), more commonly known as 805 West Avenue H, Jerome, Idaho- action item

Extensive discussion was held on the number of calves and chickens to allow; amount of feed for animals on the property; county requirements on cattle; water for the animals that is not always available in the irrigation ditch; management of weight of cows; odor from the surrounding lift station and other industries in the area; time frame for removing animals if Commission reduces the limit; and no bulls but allow steers and cows.

Commissioner Fraser made a motion to approve the request from Jacinto Garcia for a Special Use Permit allowing six (6) hen chickens and seven (7) cattle for 90 days, thereafter three (3) cattle along with chickens, on the property more commonly known as 805 West Avenue H, Jerome, Idaho with the following conditions: Livestock and chickens will not create odors, excessive noise, nor be detrimental to persons, property or the general welfare; Can only possess up to six (6) hen chickens; Any accessory structure associated with the livestock or chickens shall be placed in accordance with the accessory structure setback requirements set

forth in the Jerome Municipal Code; Adequate fencing installed for livestock; and Special use permit shall be allowed for up to one (1) year, renewable upon expiration.

Second to the motion by Commissioner McEntarffer and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Shonna Fraser, Commissioner Paul Johnson, Commissioner Carl McEntarffer, and Chairman Rod Mink.  
NAYE: None

Chairman Mink called the Public Hearing to order at 7:28 p.m.

**Public Hearing** for a request from Rigoberto Jimenez for a renewal of a Special Use Permit allowing four (4) goats, on the property located at Tax 4, Blk A-279 Tax 1, Blk A-280 inside acreage, more commonly known as 611 South Fir, Jerome, Idaho.

Staff Report: Ms. Clark stated Mr. Jimenez received a special use permit for four (4) goats in October of 2020. The goats are kept in a fully fenced area behind the house. Mr. Jimenez originally had eight (8) goats; however, the Commission reduced the number to a maximum of four (4) at any given time, including kids. The applicant has the goats to keep the weeds down, for the children to take care of and have as pets. Staff has not received any complaints or concerns over the last year. Mr. Jimenez would like to renew the permit with no changes.

The property in question, 611 South Fir Street, Jerome, is currently zoned Residential 3 (R-3), as detailed in 17.14.010 of the JMC and is approximately one (1) acre. There is approximately half an acre for the goats. The proposed use, the possession of livestock, requires a Special Use Permit from the Planning and Zoning Commission as detailed in 17.14.010 of the JMC.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request complies with the Comprehensive Plan as relates to Rural Residential Land Uses requiring Special Use Permits in Section 3.1.1. NOTE: This is only compatible with the Comp Plan when the request is considered compatible "Rural Residential Land Use."

Ms. Clark reminded the commission of the nuisance code regarding stable matter. Manure must be properly disposed of to not create a nuisance.

Ms. Clark noted that staff has not received any complaints in the last year.

If approved, Ms. Clark recommended the following conditions: Goats will not create odors, excessive noise, nor be detrimental to persons, property or the general welfare; Only four (4) goats at any given time including kids; Stable matter will be disposed of properly; and Special use permit shall be allowed for up to three (3) years, renewable upon expiration.

Upon inquiry from Commissioner Johnson, Ms. Clark stated the applicant has about 1 ½ acres. She spoke of surrounding properties and the animals on those parcels. Ms. Clark stated this

area was annexed in with numerous animals. She continued that code enforcement has not had any problems.

Applicant Testimony: Rigoberto Jimenez, 611 South Fir St, testified through Jesus Mendez, certified interpreter. He stated he would like to renew the permit for four (4) goats from last year, nothing has changed.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the Public Hearing at 7:36 p.m.

**Consider** a request from Rigoberto Jimenez for a renewal of a Special Use Permit allowing four (4) goats, on the property located at Tax 4, Blk A-279 Tax 1, Blk A-280 inside acreage, more commonly known as 611 South Fir, Jerome, Idaho - action item

Commissioner McEntarffer stated they have kept the property clean and approves of the application since there has been no issues or complaints.

Commissioner McEntarffer made a motion to approve the request from Rigoberto Jimenez for a renewal of a Special Use Permit allowing four (4) goats on the property more commonly known as 611 South Fir, Jerome, ID with the following conditions: Goats will not create odors, excessive noise, nor be detrimental to persons, property or the general welfare; Only four (4) goats at any given time including kids; Stable matter will be disposed of properly; Any accessory structure associated with the goats shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; Special use permit shall be allowed for up to three (3) years, renewable upon expiration.

Second to the motion by Commissioner Johnson and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Shonna Fraser, Commissioner Paul Johnson, Commissioner Carl McEntarffer, and Chairman Rod Mink. NAYE: None

Chairman Mink called the Public Hearing to order at 7:39 p.m.

**Public Hearing** for a request from Raul Ortiz for a renewal of a Special Use Permit allowing six (6) hen chickens, two (2) calves, and three (3) goats, on the property described as Tax 2173908 of Blk A-276 inside acreage (NW 24-8-16), more commonly known as 725 West Avenue D, Jerome, Idaho.

Staff Report: Ms. Clark showed the surrounding property to the Commission. She stated the Mr. Ortiz received a special use permit for six chickens, two calves, and three goats in October of 2020. Mr. Ortiz has only had chickens for the last year. There have not been any calves or goats on the property. The parcel does have access to irrigation. They would like to have two calves to raise for meat. The applicant is asking to renew as he would still like the opportunity for calves and goats. The pasture is approximately 26,887 square feet or about .6 of an acre. The applicant has a total of about 1.2 acres, but the amount available for livestock is .6 acres. The applicant is requesting to renew the permit with the cows and goats.

If approved, Ms. Clark recommended the following conditions: Livestock and chickens will not create odors, excessive noise, nor be detrimental to persons, property or the general welfare; Can only possess up to six (6) hen chickens; Any accessory structure associated with the livestock or chickens shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; Cows or goats will not be brought to the property until adequate fencing has been established and inspected by Animal Control; and Special use permit shall be allowed for up to two (2) years, renewable upon expiration.

Upon inquiry from Commissioner Johnson, Ms. Clark stated they currently have the chickens and they were approved for two cows and three goats last year. They have not put the cows or goats on the property but would like to renew that option. Chairman Mink confirmed the applicant did not violate the permit by not having the cows and goats. Ms. Clark stated she is unable to give feedback since they have not had the other animals on the property. Commissioner McEntarffer stated this is the same concern with the previous application with the number of animals on the property. Discussion was held regarding the weights of the different animals on the property.

Applicant Testimony: Raul Ortiz, 725 W Avenue D, testified through Jesus Mendez, certified interpreter, he would like to renew the permit from last year; the reason he didn't add the cows and goats last year was because he had to make improvements and now has irrigation to grow feed. He will also fence the property so they will not get out, and he will do things properly so as to not have issues with neighbors. If he gets the opportunity, he will secure everything and dispose of manure properly.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the Public Hearing at 7:48 p.m.

**Consider** a request from Raul Ortiz for a renewal of a Special Use Permit allowing six (6) hen chickens, two (2) calves, and three (3) goats, on the property more commonly known as 725 West Ave D, Jerome, ID- action item

Extensive discussion was held on the applicant having either goats or cows; number of animals per acre; how long will it be before they are butchered; consistency within the city; adding guidelines to the code; basing decisions on total acreage; and conditions for the permit.

Commissioner Johnson made a motion to approve the request from Raul Ortiz for a renewal of a Special Use Permit allowing six (6) hen chickens, with one (1) calf **OR** three (3) goats, on the property described as Tax 2173908 of Blk A-276 inside acreage (NW 24-8-16), more commonly known as 725 West Avenue D, Jerome, Idaho, with the following conditions: Livestock and chickens will not create odors, excessive noise, nor be detrimental to persons, property or the general welfare; Can only possess up to six (6) hen chickens; Any accessory structure associated with the livestock or chickens shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; Cows or goats will not be brought to the property until adequate fencing has been established and inspected by Animal Control; and Special use permit shall be allowed for up to 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: Commissioner Shonna Fraser, Commissioner Paul Johnson, Commissioner Carl McEntarffer and Chairman Rod Mink. NAYE: None

Chairman Mink called the Public Hearing to order at 7:57 p.m.

**Public Hearing** for a request from Charles Crabtree for a renewal of a Special Use Permit allowing an in-home occupation, a full service motorcycle service and repair shop, on the property described as Lot 8 Block 2, Mountain View Sub NE 18-8-17, more commonly known as 1433 Olympia Drive, Jerome, Idaho.

Staff Report: Ms. Clark stated Mr. Crabtree received a special use permit for a motorcycle service and repair shop in September 2016 and renewed the permit in September of 2018. The application noted Mr. Crabtree does not start the bikes or allow pick up or drop off between the hours before 8 AM or after 6 PM, and customers will park in the driveway minimizing disturbance to neighboring uses. All jobs will be by appointments only and customers are required to pick up their property as soon as possible. The application also noted special containers will be used for storing oil and other hazardous material. The type of work performed does not cause excessive production of traffic, noise, smoke, fumes, or odors. Mr. Crabtree would like to request a renewal of the special use permit with no changes.

Ms. Clark stated the property in question, 1433 Olympia Drive, Jerome, ID, is currently zoned Residential 1 (R-1), as detailed in 17.14.010 of the JMC. The proposed use, Home Occupation, requires a Special Use Permit from the Planning and Zoning Commission as detailed in 17.14.010 of the JMC. Under JMC Code, Section 17.80.050, section I, d. Small engine repair is not permitted; unless, section 17.80.050, 3. is applicable. Section 3 states, "Any existing home

occupation with a current special use permit that would violate paragraph 1., shall not be denied renewal solely on the grounds it violates paragraph 1., provided it is otherwise in compliance with this section.” The applicant is compliant with section 17.80.050 and staff has not received any complaints over the last three years.

As pertains to the City of Jerome’s Comprehensive Land Use Plan, Ms. Clark stated this request is in accordance with Chapter 7 “Economic Development”, page 7-5, which addresses the need and objective for business retention and expansion; and is in accordance with Chapter 7, “Economic Development”, Policy 8, which is to “continue to provide an atmosphere for successful business development”

If approved, Ms. Clark recommended the following conditions: Comply with all city, state, and federal requirements; and Special Use permit shall be allowed for up to three (3) years, renewable upon expiration.

Applicant Testimony: Charles Crabtree, 1433 Olympia Drive, testified he is requesting to renew his permit and continue to do business as is. He stated business slows down this time of year and that it is definitely a seasonal business.

Testimony in Favor: None

Testimony in Neutral: Ms. Clark read the following onto the record:

Shawn Jones  
617 Yellowstone Drive, Jerome

Neutral

In the absence of a business plan detailing how the permit benefits both the city and the neighborhood, as well as when he expects to reach a point of profitability allowing him to secure a commercial property to participate in the city’s economy like other business owners, the city should deny the permit. If he offers such a plan that meets the city’s expectations with resaid to a timeline for profitability and moving to a commercial location like other businesses, the permit should be granted.

Testimony in Opposition: Ms. Clark read the following onto the record:

Janise Kerner  
624 Yellowstone

Oppose the application

The noise would be disturbing to home- owners in the area. This should be in an industrial area project.

Ms. Clark noted this is the third application for renewal. No complaints have been received during the timeframe other than those received for this renewal.

Rebuttal Testimony: Mr. Crabtree stated that people two blocks away would not hear a bike in his garage. He stated he lives on a dead end, has no intention to open his own business and move to other location. He said those living around him have never complained about noise.

There being no further testimony, Chairman Mink closed the Public Hearing at 8:05 p.m.

**Consider** a request from Charles Crabtree for a renewal of a Special Use Permit allowing an in-home occupation, a full service motorcycle service and repair shop, on the property described as Lot 8 Block 2, Mountain View Sub NE 18-8-17, more commonly known as 1433 Olympia Drive, Jerome, Idaho- action item

Commissioner Johnson and Commissioner Fraser both had no concerns as they have not had any complaints or issues. Chairman Mink stated this application falls under the home occupation and they generally do not make enough money to consider it a full-time occupation.

Commissioner McEntarffer made a motion to approve a request from Charles Crabtree for renewal of a Special Use Permit allowing a home occupation, a motorcycle service and repair shop, on the property more commonly known as 1433 Olympia Drive, Jerome, ID with the following conditions: Comply with all city, state, and federal requirements; and Special Use permit shall be allowed for up to three (3) years, renewable upon expiration.

Second to the motion by Commissioner Johnson and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Shonna Fraser, Commissioner Paul Johnson, Commissioner Carl McEntarffer, and Chairman Rod Mink. NAYE: None

Chairman Mink inquired about combining the next two items.

Commissioner Johnson made a motion to combine items 10 and 11 on the agenda.

Second to the motion by Commissioner McEntarffer and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Shonna Fraser, Commissioner Paul Johnson, Commissioner Carl McEntarffer, and Chairman Rod Mink. NAYE: None

Chairman Mink called the Public Hearing to order at 8:10 p.m.

**Public Hearing** for a request from Tyson Cook for a rear setback variance, on the property described as the following:

Part of Block A-182 of the Jerome Townsite of Section 19 in Township 8 South, Range 17 East of the Boise Meridian, Jerome, County, State of Idaho.

Beginning at the Northwest corner of said Block A-182 of the Jerome Townsite, said corner marked by a 5/8" rebar: Thence South 00 degrees 07 minutes 42 seconds East along the east line of Block A-182 for a distance of 30.00 feet; Thence South 89 degrees 57 minutes 15 seconds West for a distance of 267.00 feet to a 1/2" rebar which shall be the Point of Beginning;

Thence South 00 degrees 07 minutes 42 seconds East for a distance of 68.20 feet to a 1/2" rebar;

Thence North 89 degrees 13 minutes 10 seconds West for a distance of 93.01 feet to a 1/2" rebar;

Thence North 00 degrees 07 minutes 42 seconds West for a distance of 66.86 feet to a 1/2" rebar;

Thence North 89 degrees 57 minutes 15 seconds East for a distance of 93.00 feet to the Point of Beginning. Containing 0.14 acres more or less, more commonly known as 709 East Avenue D, Jerome, Idaho.

**And** a request from Tyson Cook for a Lot Split, on the property described as Tax 17A of A-182 JT (NE 19-8-17), more commonly known as 709 East Avenue D, Jerome, Idaho

Staff Report: Ms. Clark stated there are three structures on this parcel. Building records show the northern most structure as a four-plex. There are no building records for the southern structure, a single-family dwelling, or the garage to the southeast. In March of this year, the four-plex caught on fire. The parcel is zoned Residential 2 (R-2) which allows single family dwellings and duplexes. The applicant is requesting a rear yard setback variance from the required 20 feet to 16.5 feet for the northern existing dwelling on the proposed parcel one. The Commission granted a front yard setback variance at the August 24th, 2021 P&Z meeting for the proposed parcel two for no less than 10 feet. The updated preliminary site plan shows a front yard setback of 12 feet. The rear yard variance request is required to move forward with a proposed lot split. Ms. Clark stated on Parcel 2, the Commission requested the front setback 10 feet to 12 feet. They were able to get the 12 feet so in turn, Parcel 1 now needs to have a variance for the rear setback to 16.5 feet from 20 feet for the lot split.

Regarding the Variance Criteria Ms. Clark stated the application notes all dwellings were existing when they purchased the property. There are several parcels in the City where under previous City code, multiple dwellings were allowed on one parcel. However, there are several parcels in the City that have multiple dwelling on one parcel that do not meet setbacks. The request for a rear yard setback variance is required to meet the conditions set by the P&Z Commission to allow for a lot split. The lot split will allow each dwelling to be on separate parcels. The variance is not in conflict with public interest and the applicant did not place the three existing structures currently located on the parcel.

Ms. Clark stated the rear yard setback is requested at 16.5 feet so they can request the lot split. Upon inquiry from Commissioner Johnson, Ms. Clark stated the fire trucks would have access through the 25-foot frontage if needed. Chairman Mink stated this was setup by the Commission's previous decision on the front yard variance for Parcel 2.

Regarding the Lot Split, Ms. Clark stated the property in question, a parcel of land more commonly known as 709 East Ave D, is currently zoned Residential 2 (R-2). The proposed project, a lot split requires approval from the Planning and Zoning Commission. The minimum

lot size of 5,000 square feet. The Commission granted a variance for parcel two for the front yard setback on August 24, 2021, from 25' to 12'.

As pertains to Jerome Comprehensive Plan, Ms. Clark stated the application meets the following objectives within Chapter Three - Land Use: Objective 1 – Exploring the growth patterns of the city and plan and prepare for future growth opportunities; and Objective 6 – Developing a variety of densities that support mixed land use.

The application is proposing to split one lot into two. Parcel one will contain an existing dwelling on approximately 6,098 square feet. Parcel two, approximately 10,454 square feet, contains a single-family dwelling and a garage. Both parcels meet the required minimum lot size. The front yard setback is 12 feet as requested by the Commission. Parcel one will require a rear yard setback from 20 feet to 16.5 feet. The application states there will not be a substantial impact to public utilities. The existing dwellings are connected to City water and sewer. Easements have been established for maintenance of the water and sewer for both parcels. Each lot has a minimum of 25 feet of street frontage per the Jerome Municipal Code requirement. Both parcels will have access from East Avenue D. No other access is available to either parcel. The request complies with Chapter Three – Land Use of the Comprehensive Plan. A notice regarding the proposed lot split was sent to local taxing districts with no comments received.

Ms. Clark sent the application out to City Staff and received the following comments: Engineering, Public Works, and P&Z- Installation of sidewalk shall be required for both parcels along East Ave D.

If approved, Ms. Clark recommended the following conditions: Sidewalk plans shall be submitted before the survey of record can be recorded; The lot split shall meet all City of Jerome Department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements; and Comply with all city, state and federal requirements.

Ms. Clark stated the lot split is part of the city's subdivision code and requires the installation of curb, gutter and sidewalks. East Avenue D will also be one of the main routes to a new elementary school. Commissioner Johnson inquired if the road would be widened, Ms. Clark stated no. Discussion was held on sidewalks and right of way.

Applicant Testimony: Tyson Cook, 28 Horseshoe Circle, stated he appreciates staff approving different property uses. He stated it is hard to maintain the larger lots without animals on the property. He stated the property looks better with animals than with weeds.

Mr. Cook stated he appreciates the approval a couple meetings ago. He stated he did not know a sidewalk was required if not adding new buildings. They are not adding any buildings. Mr. Cook spoke of properties with and without curb and gutter in the area. He prefers that sidewalks be installed when others are installed if the streets widened. Mr. Cook explained

where the sidewalk would go and does not believe anyone would walk there. When the City puts in a path like on North Date, every lot owner has to shoulder that burden, not the lot split applicant. He would like a deferral. Mr. Cook stated he just found out yesterday about the sidewalk requirement and thinks there needs to be a sidewalk but does not think it would be used right now. Mr. Cook inquired if there is a way to approve these requests without issuing occupancy permits until the sidewalk issue is resolved.

Ms. Clark stated the lot split would not be able to be recorded without the sidewalk plan. Mr. Cook would like to have this approved so they can keep working on the property while he works out the plan with the City. Chairman Mink stated the Commission does not have an option if it is in the JMC and what he negotiates with others is up to them. Mr. Cook stated he does not believe it should be considered a subdivision. Discussion was held on different places in town that has sidewalks, does not have sidewalks, or has a mixture.

Mr. Larsen stated he may disagree with the engineering definition of a subdivision as this is a lot split and not more than three lots. He stated it is in the Subdivision Code for curb, gutter and sidewalk but does not think it was the intent of the lot split definition to go through all of the other requirements of a subdivision. Mr. Larsen stated there is a deferment option in JMC 16.28.110, where with an agreement, they can defer sidewalks until the sidewalks come to the lot. Upon inquiry from Commissioner Johnson, Mr. Larsen stated a deferment agreement is recorded and the buyers will be put on notice that a sidewalk must be installed once the sidewalk is adjoining. The deferment agreement will need to be a condition with the approval of the lot split.

Ms. Clark confirmed with Mr. Cook that his and the property to the east, 725 East Ave D, were the only properties that had curb and gutter. Mr. Cook affirmed they were. Mr. Cook inquired if the pathway on 10<sup>th</sup> was paid for by a grant. Ms. Clark stated she believed it was paid by an ITD grant. Commissioner Fraser confirmed it was paid by a grant.

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

John M. Lenker

725 East Ave D

Support the application for a rear setback. No additional comments were provided.

John M. Lenker

725 East Ave D

Support the application for the lot split. No additional comments were provided.

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the Public Hearing at 8:36 p.m.

**Consider** a request from Tyson Cook for a rear setback variance, on the property described as the following: Part of Block A-182 of the Jerome Townsite of Section 19 in Township 8 South, Range 17 East of the Boise Meridian, Jerome, County, State of Idaho.

Beginning at the Northwest corner of said Block A-182 of the Jerome Townsite, said corner marked by a 5/8" rebar: Thence South 00 degrees 07 minutes 42 seconds East along the east line of Block A-182 for a distance of 30.00 feet; Thence South 89 degrees 57 minutes 15 seconds West for a distance of 267.00 feet to a 1/2" rebar which shall be the Point of Beginning;

Thence South 00 degrees 07 minutes 42 seconds East for a distance of 68.20 feet to a 1/2" rebar;

Thence North 89 degrees 13 minutes 10 seconds West for a distance of 93.01 feet to a 1/2" rebar;

Thence North 00 degrees 07 minutes 42 seconds West for a distance of 66.86 feet to a 1/2" rebar;

Thence North 89 degrees 57 minutes 15 seconds East for a distance of 93.00 feet to the Point of Beginning.

Containing 0.14 acres more or less, more commonly known as 709 East Avenue D, Jerome, Idaho

**And** a request from Tyson Cook for a Lot Split, on the property described as Tax 17A of A-182 JT (NE 19-8-17), more commonly known as 709 East Avenue D, Jerome, Idaho - action item

Commissioner McEntarffer made a motion to approve both the request for variance and lot split on the property more commonly known as 709 East Avenue D, as previously described, with the following conditions: The lot split shall meet all City of Jerome Department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements; Comply with all city, state and federal requirements. Enter into a deferment agreement for curb, gutter and sidewalk with the City.

Second to the motion by Commissioner Fraser and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Shonna Fraser, Commissioner Paul Johnson, Commissioner Carl McEntarffer, and Chairman Rod Mink. 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 September 14<sup>th</sup>, 2021 regular meeting;
- B. Consider/Approve Findings of Facts for Chadley Weekes for a Lot Split, on the property located at N½ Block A-181 Jerome Townsite NE (19-8-17), more commonly known as 521 South Fillmore Street, Jerome, Idaho.

**FINDINGS AND CONCLUSIONS ON APPLICATION OF CHADLEY WEEKES FOR A LOT SPLIT ALLOWING FOR THE SPLIT OF ONE LOT INTO TWO LOTS PURSUANT TO JMC 16.16.045 OF THE**

**REAL PROPERTY LOCATED IN THE CITY OF JEROME AND MORE PARTICULARLY DESCRIBED AS  
ALL OF BLOCK A-181, JEROME TOWNSITE NE 19-8-17, MORE COMMONLY KNOWN AS 521  
SOUTH FILLMORE STREET, JEROME, IDAHO.**

A public hearing on the application of Chadley Weekes, concerning the use of real property described below in Jerome, Idaho, for a lot split was held, pursuant to notice, on Tuesday, September 14, 2021, by teleconference 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 at City Council Chambers, 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ida Clark, provided the staff report on the application. Ms. Clark stated the property in question, a parcel of land more commonly known as 521 South Fillmore Street containing approximately 1.29 acres, more or less, is currently zoned Residential 2 (R-2). The proposed project, a lot split requires approval from the Planning and Zoning Commission. Regardless of use, setbacks for this property are as follows: Front- 25', Rear- 20', Interior Side- 7', and Side Street- 15'. Minimum lot size is 5,000 feet.

As pertains to Jerome Comprehensive Plan, Ms. Clark stated the application meets the following objectives within Chapter Three - Land Use: Objective 1 – Exploring the growth patterns of the city and plan and prepare for future growth opportunities; and Objective 6 – Developing a variety of densities that support mixed land use.

Regarding the Lot Split Criteria, the applicant submitted a pre-application with a copy of the sketch plan. The applicant has provided proof of ownership. Ms. Clark went over the requirements the application must meet. The requirements are split one lot into two (a “lot split”); (1) the proposed lot split will not have a substantial impact on present or proposed public utilities, streets and parks; (2) is consistent with the Comprehensive Plan; (3) both resulting lots will meet minimum size and minimum lot size requirements for the relevant zone; and (4) each lot has a minimum of twenty-five (25) feet of street frontage. The application is proposing to split one lot into two. Parcel one will contain an existing home on approximately 12,600 square feet. Parcel two, approximately 1 acre is bare land that can be developed. Both lots meet the required minimum lot size. The existing home meets the minimum required setbacks for the R-2 zone per JMC. The application states there will not be a substantial impact to public utilities. The second parcel can connect to water from South Fillmore and connection for sewer is located in the alley to the south of the parcel two. Easements have been established for maintenance of the water and sewer to parcel one. Each lot will exceed the minimum 25' street frontage requirement per the Jerome Municipal Code. Both parcels will have access from South Fillmore Street. Access is not allowed from the alley per JMC. It is noted East Ave E is a private street with no access to the west portion of the property. The applicant understands all lots must continue to meet setbacks, height, and frontage

requirements outlined in the Jerome Municipal Code for future development. The request is in compliance with Chapter Three – Land Use of the Comprehensive Plan. Any future divisions of land will require subdivision review and approval. A notice regarding the proposed lot split was sent to local taxing districts.

Ms. Clark sent the application out to City Staff and received the following comments: Engineering and Public Works – Curb, gutter, and sidewalk are required on South Fillmore. Deferral agreement will be signed allowing two years for the infrastructure to be done. It will be recorded against the property.

If approved, Ms. Clark recommended the following conditions: (a) Signed agreement between the City of Jerome and Chadley Weekes addressing curb, gutter, and sidewalk deferral on South Fillmore before the survey of record can be recorded; (b) The lot split shall meet all City of Jerome Department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements; and (c) Comply with all city, state and federal requirements.

Upon inquiry from Acting Chairman McEntarffer, Ms. Clark stated a deferral means they will be given two years to have curb, sidewalk, and gutter completed. She stated Fillmore will be a main roadway to the new school.

Applicant Testimony: Chad Weekes, 382 South 50 West, Jerome, Idaho, stated this in an investment property and they are wanting to sell it separately. Upon inquiry from Commissioner Holley, Mr. Weekes is selling the property as a vacant lot.

Testimony in Favor: None.

Testimony in Neutral: None.

Testimony in Opposition: None.

There being no further testimony, Acting Chairman McEntarffer closed the Public Hearing at 7:35 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented of Mr. Weekes, and having reviewed the application, Ms. Clark's report, and the other documents and material in the file, it enters its findings and conclusions as follows:

#### **I. Findings**

- A. The property described above is in the City of Jerome and is currently zoned Residential 2 (R-2).
- B. The proposed lot split will divide one lot into two lots.

- C. The request is harmonious with the objective of Chapter 3, Objectives 1 and 6 of the Jerome Comprehensive Plan in that the split will allow growth opportunities and mixed land use in a R-2 zone in the City of Jerome.
- D. It does not appear that the proposed lot split will have a substantial impact on present or proposed public utilities, streets and parks. Access will be provided to the lots by the more than ample street frontage each lot will enjoy.
- E. Minimum lot size requirements are satisfied with the split.

## II. Conclusions

- A. The Commission holds this lot split to be appropriate pursuant to JMC 16.16.045.
- B. The Commission approves the application of Chadley Weekes for a lot split of the property located at 521 South Fillmore Street, Jerome, Idaho, subject to the following conditions:
  - a. Signed agreement between the City of Jerome and Chadley Weekes addressing curb, gutter, and sidewalk deferral on South Fillmore before the survey of record can be recorded;
  - b. The lot split shall meet all City of Jerome Department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements; and
  - c. 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 12<sup>th</sup> day of October, 2021, in support of the decision of the Planning and Zoning Commission on the 14<sup>th</sup> day of September, 2021 to approve the application as specified herein is hereby made final this 12<sup>th</sup> day of October, 2021.

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

- C. Consider/Approve Findings of Facts for David & Kenetha Tomkins for a Lot Split, on the property located at Tax 3 Block A-293 Jerome Townsite SW (24-8-16), more commonly known as 810 West Avenue I, Jerome, Idaho.

**FINDINGS AND CONCLUSIONS ON APPLICATION OF DAVID AND KENETHA TOMKINS FOR A LOT SPLIT ALLOWING FOR THE SPLIT OF ONE LOT INTO TWO LOTS PURSUANT TO JMC 16.16.045 OF THE REAL PROPERTY LOCATED IN THE CITY OF JEROME AND MORE PARTICULARLY DESCRIBED AS ALL OF BLOCK A-293, JEROME TOWNSITE SW 24-8-16, MORE COMMONLY KNOWN AS 810 WEST AVENUE I, JEROME, IDAHO.**

A public hearing on the application of David and Kenetha Thomas, concerning the use of real property described below in Jerome, Idaho, for a lot split was held, pursuant to notice, on Tuesday, September 14, 2021, by teleconference 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 at City Council Chambers, 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ida Clark, provided the staff report on the application. Ms. Clark stated the property in question, a parcel of land more commonly known as 810 West Ave I, containing approximately two acres, more or less, is currently zoned Residential 3 (R-3). The proposed project, a lot split requires approval from the Planning and Zoning Commission. Regardless of use, setbacks for this property are as follows: Front- 25', Rear- 20', Interior Side- 7', and Side Street- 15'. Minimum lot size is 5,000 square feet.

As pertains to Jerome Comprehensive Plan, Ms. Clark stated the application meets the following objectives within Chapter Three - Land Use: Objective 1 – Exploring the growth patterns of the city and plan and prepare for future growth opportunities; Objective 6 – Developing a variety of densities that support mixed land use.

Regarding the Lot Split Criteria, the applicant submitted a pre-application with a copy of the sketch plan. The applicant has provided proof of ownership. Ms. Clark went over the requirements the application must meet. The requirements are split one lot into two (a “lot split”); (1) the proposed lot split will not have a substantial impact on present or proposed public utilities, streets and parks; (2) is consistent with the Comprehensive Plan; (3) both resulting lots will meet minimum size and minimum lot size requirements for the relevant zone; and (4) each lot has a minimum of twenty-five (25) feet of street frontage. The existing parcel has two homes. The owner would like to have each home on their own parcel. The application is proposing to split one lot into two. Parcel one and two will contain an existing home on approximately one acre each. Both lots meet the required minimum lot size of 5,000 square feet. The existing homes meet the minimum required setbacks for the R-3 zone per JMC. The application states there will not be a substantial impact to public utilities. The existing homes are both connected to City water and sewer. Both homes connect to a private lift station that connects to the sewer at the corner of West Ave I and S Fir. Easements have been given for maintenance of the water and sewer lines. Each lot will exceed the minimum 25' street frontage requirement per the Jerome Municipal Code. Both parcels will have access from West Ave I. It is noted access from West Blvd is not available as it is undeveloped and is a right-of-way for the City's H Street lift station. The applicant understands all lots must continue to meet setbacks, height, and frontage requirements outlined in the Jerome Municipal Code for future development. The request is in compliance with Chapter Three – Land Use of the Comprehensive Plan. Any future divisions of land will require subdivision review and approval. A notice regarding the proposed lot split was sent to local taxing districts.

Ms. Clark stated she sent the application to City Staff and received the following comments: Engineering and Public Works – Curb, gutter, and sidewalk are required on West

Ave I. Deferral agreement will be signed noting when sidewalk is adjoining on West Ave I, both parcels shall install.

If approved, Ms. Clark recommended the following conditions: (a) The lot split shall meet all City of Jerome Department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements; and (b) Comply with all city, state and federal requirements.

Upon inquiry from Commissioner Holley, Ms. Clark stated they may condition sidewalks but part of the code states once development is started, or the adjoining parcel has sidewalk, they would be required to install sidewalk, curb, and gutter. There are no existing sidewalks on South Fir, on the surrounding, or adjoining properties. The next block over, Thompson Subdivision does have curb, gutter, and sidewalk. The property to the south and west of the proposed lot split is owned by the cemetery district.

Applicant Testimony: Kenetha & David Tomkins, 810 West Ave I, both testified, they have two homes with two separate addresses and would like to sell one of the properties. Ms. Clark explained the map to the commission regarding the easements for the water and the sewer lines.

Testimony in Favor: None.

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

Marian Posey, 919 South Fir Street, Jerome, Idaho.  
Selected neutral with no other comments.

Testimony in Opposition: None.

There being no further testimony, Acting Chairman McEntarffer closed the Public Hearing at 7:46 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented of Mr. and Mrs. Tomkins and material in the file, it enters its findings and conclusions as follows:

**I. Findings**

- A. The property described above is in the City of Jerome and is currently zoned Residential 3 (R-3).
- B. The proposed lot split will divide one lot into two lots.
- C. The request is harmonious with the objective of Chapter 3, Objectives 1 and 6 of the Jerome Comprehensive Plan in that the split will allow growth opportunities and mixed land use in a R-3 zone in the City of Jerome.

- D. It does not appear that the proposed lot split will have a substantial impact on present or proposed public utilities, streets and parks. Access will be provided to the lots by the more than ample street frontage each lot will enjoy.
- E. Minimum lot size requirements are satisfied with the split.

**II. Conclusions**

- A. The Commission holds this lot split to be appropriate pursuant to JMC 16.16.045.
- B. The Commission approves the application of David & Kenetha Tomkins for a lot split of the property located at 810 West Avenue I, Jerome, Idaho, subject to the following conditions:
  - a. The lot split shall meet all City of Jerome Department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements; and
  - b. 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 12th day of October, 2021, in support of the decision of the Planning and Zoning Commission on the 14th day of September, 2021 to approve the application as specified herein is hereby made final this 12th day of October, 2021.

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

- D. Consider/Approve Findings of Facts for Tana Parker for a Special Use Permit allowing a Home Occupation for Catering on the property located at Lot 16, Block 1 Glen Eagle Sub NE (19-8-17), more commonly known as 913 Glen Eagle Drive, Jerome, Idaho.

**FINDINGS AND CONCLUSIONS ON APPLICATION OF TANA PARKER  
FOR A SPECIAL USE PERMIT ALLOWING CATERING AS A HOME OCCUPATION ON THE  
PROPERTY LOCATED AT LOT 16, BLOCK 1, GLEN EAGLE SUBDIVISON NE (19-8-17), MORE  
COMMONLY REFERRED TO AS 913 GLEN EAGLE DRIVE, JEROME, ID.**

A public hearing on the application of Tana Parker concerning the use of real property located at 913 Glen Eagle Drive, Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, September 14, 2021, by teleconference 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, Ida Clark, provided a brief background and staff report on the application and on the property. Ms. Clark stated the property in question is currently zoned Residential 1 (R-1). The proposed use, a home occupation, requires a Special Use Permit from the Planning and Zoning Commission. In this case, the Parker's, would like a commercial kitchen for a catering business, which constitutes a home occupation. Per JMC 17.18.050: "Home 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." 17.18.050, I: Any use which changes or may change the character of the neighborhood will not be permitted. The following uses shall not be permitted as home occupations in residential zones: i. Commercial food preparation, not including catering.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in accordance with Chapter 7, "Economic Development", Policy 8, which is to "continue to provide an atmosphere for successful business development".

Regarding the General Standards for Special Uses, Ms. Clark stated the Planning and Zoning Code allows home occupations in the R-1 zone with an approved special use permit. The request appears to be harmonious with the objectives of the Comprehensive Plan and Title 17 of the Jerome Municipal Code. The application states the home occupation will be conducted in an accessory structure located in the attached garage. The alterations will be inside of the garage. The only addition that would be visible from outside the home is a small vertical roof cap. The roof cap is a few feet in height and would blend with other exhaust caps on a home. This does not appear to change the essential character of the area. A catering business will not be using hazardous material. The application states they will not be frying food eliminating disturbing smells and other possible hazards. This home occupation will require additional services from water and will be required to install a small, under sink grease trap. Other essential services already exist. There is no additional requirement at public cost for this home occupation. 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. Clark stated the application states, no. As previously stated, they are not frying food. They are catering, therefore; no additional traffic will be generated with this request. Ms. Parker has been in contact with the health department and the fire department and they do not have concerns at this time. This request will not impact vehicular approaches. It does not appear that this home occupation will result in the destruction, loss or damage of a natural, scenic or historic feature of major importance.

Regarding the Home Occupation Standards, Ms. Clark stated Standard 1, No more than one person other than members of the family residing on the premises shall be engaged in such occupation. The Parker's will be the only ones operating the home occupation. Standard 2, 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. The application states this is their residence with the home occupation being conducted in the attached garage. Standard 3, 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 application shows the two-car garage area being converted which is approximately 400 square feet. Standard 4, The appearance of the dwelling unit or accessory structure shall not be altered and the occupation shall not be conducted in any manner that causes the premises to deviate from its residential character, either by color, materials or construction, lighting, signs, sound or noise vibrations, traffic generation and parking requirements. The application states there will be one minor addition of a vent cap on the roof of the home that will blend with other caps normally associated with a residence. There will not be any other alterations to the outside. The application states they are not frying food and there will be no food service delivery trucks. Standard 5, No significant traffic shall be generated by such home occupation and a home occupation shall have adequate parking spaces available to compensate for any parking needs generated. Parking shall not be allowed in the front yard. The Parker's will be delivering the food to different locations; therefore, no parking is needed. There will not be an increase in traffic as they will not have customers or food delivery trucks. Standard 6, No equipment or process shall be used in 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, or outside the dwelling unit if conducted in other than a single-family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or cause fluctuations in line voltage off the premises. The application states, no there will not be any significant noise and there will be proper ventilation as required by the fire department. Standard 7, No storage of materials or supplies outdoors. The applicant states there will be no storage outside. Standard 8, A home occupation shall not involve the use of signs and/or structures other than those permitted in the zone in which the property is located. The applicant is aware there will be no signage placed outside.

Ms. Clark sent the application to City Staff and received the following comments: (a) Fire Department- the Parker's have been working with them. Fire is good with the proposed SUP. They are requiring a Type I commercial hood with a built-in suppression system; and (b) Wastewater- A grease trap is required on all commercial kitchens. However, it can be the small under sink style.

If approved, Ms. Clark recommended the following conditions: (a) Shall comply with any needed building and/or fire permits and inspections; (b) Shall install an under-sink grease trap as required by the Wastewater Department; and (c) Special Use Permit shall be allowed for up to one (1) year, renewable upon expiration.

Upon inquiry from Commissioner Holley, Ms. Clark stated they are able to remodel a garage as long as it meets City Code. Commissioner Johnson inquired about the frying phrase. Ms. Clark stated there are different oils that require different hoods for fire suppression systems. If they decided to upgrade, they would need to meet fire code. Ms. Clark continued

with home occupations, they are not allowed to employ anyone outside of the home. Their request is for catering so they would be prepping the food in their commercial kitchen and they would be delivering the food.

Applicant Testimony: David Parker, 913 Glen Eagle, Jerome, Idaho, presented and testified before the Commission. Mr. Parker testified, they are a meal prep company and they recently were franchised. They would be prepping the food and delivering the food. If they get delivery trucks, they will not have them parked at the house. Mr. Parker stated they will be delivering in Twin Falls, Idaho. They will be cooking the food in the garage and as long as they have the correct walling and siding for the appliances, the Health and Safety Department does not have any concerns.

Upon inquiry from Commissioner Holley, Mr. Parker stated he would be using his personal truck for transport.

Upon inquiry from Acting Chairman McEntarffer, Mr. Parker stated customers will go to their online website to order the food. Once they get the order, they cook the meal and deliver the meal to the customer or to the business where a fridge is set.

Upon inquiry from Commissioner Johnson, Mr. Parker stated it is personalized portions and will not be for large events.

Upon inquiry from Commissioner Reed, Mr. Parker stated he would be delivering the meals. They may grow bigger but right now there are no commercial kitchens in the area to rent.

Upon inquiry from Commissioner Johnson, Mr. Parker stated they will prepare the meals fresh so they are not like other advertised delivery meals. They will not be mailing the meals as it would not be cost effective.

Upon inquiry from Commissioner Fraser, Mr. Parker stated they will deliver within a 75 mile radius.

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 Mr. Parker, and having reviewed the application, Ms. Clark'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. 913 Glen Eagle Drive is in the City of Jerome and is currently zoned Residential 1 (R-1).
- B. The proposed use, a catering service, requires a special use permit to operate in the R-1 zone.
- C. JMC 17.60.060 provides the standards for special use permits.
- D. The proposed use is harmonious with the general objectives of the comprehensive plan in that businesses serve a need of the community and provide convenience in a residential zone.
- E. The proposed use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity in that there is no proposal to modify the exterior appearance of the property or any buildings thereon, with the exception of a small vertical roof cap.
- F. The proposed use will not be hazardous or disturbing to existing or future neighboring uses because it will blend well with neighboring uses.
- G. No additional public facilities will be necessary for the proposed use, with the exception of a small under sink grease trap.
- H. The proposed use will not be detrimental to the economic welfare of the community and will not involve activities materials, equipment or conditions that will create excessive traffic, noise, smoke, fumes, glare or odors.
- I. The vehicles approaching to the property will not create an interference with traffic on surrounding public thoroughfares.
- J. The proposed use will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

## **II. Conclusions**

- A. A special use permit is required for the applicant perform a catering service on this lot in the R-1 zone for the City of Jerome.
- B. A special use permit allowing catering service in the R-1 zone is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of David and Tana Parker for special use permit to conduct a catering service on the property commonly known as 913 Glen Eagle Drive, Jerome, Idaho, subject to the following conditions:
  - a. Shall comply with any needed building and/or fire permits and inspections;
  - b. Shall install an under-sink grease trap as required by the Wastewater Department; and
  - c. Special Use Permit shall be allowed for up to one (1) year, renewable upon expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 12th day of October, 2021, in support of the decision of the Planning and Zoning Commission on the 14th day of September, 2021 to approve the application as specified herein is hereby made final this 12th day of October.

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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 McEntarffer and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Shonna Fraser, Commissioner Paul Johnson, Commissioner Carl McEntarffer, and Chairman Mink. NAYE: None.

#### **CITIZEN CORRESPONDENCE AND ISSUES**

None

#### **DISCUSSION PERIOD & STAFF REPORTS**

Ms. Clark stated they will have a meeting on October 26th. There are possibly three design reviews, one for Tommy's car wash and one for Smiles 4 Kids. There will only be one meeting in November and December.

Discussion was held about updating code for livestock limits, weights of animals, county code, average weight of animals, and animal units. Mr. Larsen stated the City needs to tailor their code for its use. Ms. Clark stated when the code changed in 2010, the animal units were removed. She stated she would look at other City codes and get back with the Commission.

There being no further discussion, Chairman Mink closed this regular meeting at 8:45 p.m.

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Rod Mink, Chairman

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Bernadette Coderniz, City Clerk