

Planning & Zoning Meeting
October 25, 2022

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, Ted Larsen, City Planner, Ervina Covcic, and Acting Secretary Bernadette Coderniz. Commissioner Jeff Schroeder, Commissioner Carl McEntarffer, and Secretary Katie Elliott 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 Paragon Investments of Idaho LLC for a rezone from Mixed Use (MU) to High Density Business (C-3) on the parcel described in Appendix A, more commonly known as the farm land at the northeast corner of East Frontage Road and 300 South, Jerome, Idaho.

Staff Report: Ms. Covcic stated Paragon Investment of Idaho, LLC is requesting a rezone from Mixed Use (MU) to High Density Business (C-3). The applicant intends to provide for commercial development at the property following approval.

Ms. Covcic went over the adjacent Land Use and zoning table. To the North is commercial with the zoning of High Density Business (C-3). To the South is county industrial with the zoning of Impact Area Industrial. To the East is commercial with the zoning of Mixed Use (MU). To the West is commercial with the zoning of High Density Business (C-3).

As it pertains to Title 17 of the JMC, the Land Use Ordinance: The parcel is currently zoned Mixed Use (MU). The Mixed Use (MU) zone is intended to provide for a variety and mixture of uses such as limited office, limited commercial, and residential. The minimum lot size is 7,000 sq. ft. The setbacks are front- 25', rear- 20', interior side- 20' and street side- 20'. The High-Density Business (C-3) zone is intended to permit the establishment of areas for travel related services such as hotels, motels, service stations, drive-in restaurants, offices, limited warehousing, commercial services and retail sales. There is no minimum lot size requirement for this zone. The setbacks are front- 25', rear- 10', interior side- 12' and street side- 25'.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated the request is in accordance with the following sections: Chapter 3 Land Use – Objective 1: "Exploring the growth patterns of the city and plan and prepare for growth opportunities."; and Chapter 7 Economic Development – Objective 2: "Promote the City as an ideal location for new development of residential, commercial and industrial areas."

As it pertains to the demand for public infrastructure that is not currently available, including municipal sewer and water services, the parcel is near city services, including water and sewer.

Water is available by extension of the existing water main on the corner of 300 South Road/Frontage Road. Wastewater is available along 300 South Road.

As it pertains to the compatibility with the zoning uses in the surrounding areas, this area is bordered by commercial uses to the north and west. It is also bordered by Mixed Use (MU) to the east and Area of City Impact industrial to the south.

As it pertains to the creation of non-conforming uses, the parcel is currently used for agricultural purposes. Under a rezone to High Density Business (C-3), no non-conforming uses would be created.

Title 16 has no bearing on this request.

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

If approved, Ms. Covcic recommended the following conditions: Comply with all City, State and Federal requirements.

Applicant Testimony: Jim Primm, residing at 3345 E 4050 N, Twin Falls, stated he is the project manager for this project. They sold the northern part of the property to Fiber Care for parking. This left a smaller portion to the south. He stated C-3 goes up south Lincoln and would like to keep it compatible with surrounding properties. They are hoping to bring in about three to five clients that will build something similar to the properties to the north (i.e. warehouse with small-type business). With the additional 16 acres, they would like to sell or do a subdivision split. Mr. Primm stated the owners are here to check with engineering and real estate agents to see the best way to market the property to move forward.

Upon inquiry from Chairman Mink, Mr. Primm stated they are hoping to make it more marketable with the rezone designation. They would like to get three (3) or four (4) 5-acre lots. They are seeing that five to ten acre lots are what are compatible for what is needed right now.

In favor: Tanner Johns, residing at 29 Ridge Loop, Jerome, stated he has lived in the area for about 60 years. He has property to the south. This property has been sitting idle for 20 years with tumbleweeds and crab grass. Mr. Johns stated any improvement is good. He thinks this would be good for the city and county as empty property needs to be used.

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:12 p.m.

Consider a request from Paragon Investments of Idaho LLC for a rezone from Mixed Use (MU) to High Density Business (C-3) on the parcel described in Appendix A, more commonly known as the farm land at the northeast corner of East Frontage Road and 300 South, Jerome, Idaho-
action item

Commissioner Johnson stated he did not have any issues. Chairman Mink stated there is a fine line between mixed use and high density business. Commissioner Reed stated it would be harmonious with the area. Commissioner Fraser agreed with the testimony in favor as something needs to go there. Chairman Mink stated it fits with surrounding area.

Commissioner Fraser made a motion to recommend the request from Paragon Investments of Idaho LLC for a rezone from Mixed Use (MU) to High Density Business (C-3) on the parcel described in Appendix A, more commonly known as the farm land at the northeast corner of East Frontage Road and 300 South, Jerome, Idaho, be approved with the following conditions: Comply with all city, state, and federal requirements.

Second to the motion by Commissioner Johnson and carried.

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

Chairman Mink called the Public Hearing to order at 7:14 p.m.

Public Hearing for a request from Evan Hess for a Special Use Permit allowing a home occupation, craft woodworking and online business, on the property located at E1/2 of Lot 11 and all of Lot 12, Block 81 JT (NW 19-8-17), more commonly known as 420 East Avenue A, Jerome, Idaho.

Staff Report: Ms. Covcic stated the applicant requests to run a small business out of the current residence which includes craft woodworking and online sales. Business operations will take place in the garage using wood tools that are already in use.

The property in question 420 East Ave A Jerome, ID 83338 is zoned Residential 1 (R-1). The proposed use, a home occupation, requires a Special Use Permit from the Planning & Zoning Commission.

Title 16 has no bearing on this request.

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

Ms. Covcic went over the general standards for Special Uses.

Standard A- Will, in fact, constitute a special use as established in City code for the zoning district involved. Ms. Covcic stated a Home Occupation requires a Special Use Permit from the Planning & Zoning Commission as detailed in 17.14.010.

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. The application notes that there will be no changes made to the property. The only change will be the selling of products that have already been made. Ms. Covcic stated Chapter 7, Policy 8 which states to “continue providing an atmosphere for successful business development.”

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 cavity and that such use will not change the essential character of the same area. The application notes that no changes will be made. The business will be operated from within the existing garage.

Standard D- Will not be hazardous or disturbing to existing or future neighboring uses. The application notes that the only hazards would be power tools and mild chemicals such as paint and stains which will be inside the garage with no public access. Some tools may be loud but produce no more noise than any other woodworker in a garage.

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. The application notes that the home occupation will be a self-run business with no employees. As such, no changes are needed.

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. The application notes that no changes are needed.

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. The application notes that additional traffic will minimal, if at all changed. There will be no smoke, fumes, glare or odors outside of the garage. The noise will not increase from current levels.

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. The application notes that any traffic from product pickup will be directed to park at the bay entrance of the garage facing the street. Pickup will be scheduled to avoid more than one vehicle at a time if necessary.

Standard I- Will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance. There are no historic or scenic properties on this site.

Ms. Covcic went over the Home Occupation criteria with the commission.

Criteria 1- No more than one person other than members of the family residing on the premises shall be engaged in such occupation. Ms. Covcic stated this is a sole proprietorship with no employees.

Criteria 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. Ms. Covcic stated the business will operate out of the garage with the exception of printing from their home office. The garage is located in the back corner of the backyard.

Criteria 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. Ms. Covcic stated the garage is approximately 480 sq. ft.; 360 sq. ft. will be used for business operations.

Criteria 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. Ms. Covcic stated there are no proposed changes to appearance.

Criteria 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. Ms. Covcic stated the residence is on a corner lot with existing parking space for six vehicles. Occasional pick-ups may occur; however, it is not anticipated that more than one parking space would be needed.

Criteria 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. Ms. Covcic stated normal power tools will be used that neighboring residences may already have including jigsaw, orbital sander, small band saw, table saw, power drills, etc.

Criteria 7- No storage of materials or supplies outdoors. Ms. Covcic stated all materials and supplies will be stored inside the garage.

Criteria 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. Ms. Covcic stated there will be no signs or structures.

If approved, Ms. Covcic recommended the following conditions: Comply with all City, State and Federal requirements; and Special Use Permit shall be allowed for one (1) year, renewable upon expiration.

Applicant Testimony: Evan Hess, 420 East Avenue A, stated he wanted to start a side business from his garage that would consist primarily of wood working and some crafts. He has been doing woodworking since he was a teenager. They spend a lot of time working on projects and decided to try it as a business. Chairman Mink inquired if he went through the bullet points that Ms. Covcic listed, and he said yes. He said he went around to the neighbors and they didn't notice any extra noise; he was told it was not a bother. Mr. Hess showed the commission some examples of what he builds.

Testimony in favor: Ms. Coderniz read the following on the record:

Lora Alger & Charles Lockwood
317 East Ave A, Jerome, ID

Support the application

We fully support Evan Hess in his woodworking and online business. We wish our neighbor great success! Furthermore we thank him for pursuing a bussnisess that fills the need for quality hand made goods in our community.

Lois Werry
421 East Main Street, Jerome, ID

Support the application

I support Mr. Hess's application for his home business. I am a close neighbor. I applaud his efforts to support his family. Have a successful business!

Rbrt Groves
421 1st Ave East, Jerome

Support the application. No other comments were provided.

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:24 p.m.

Consider a request from Evan Hess for a Special Use Permit allowing a home occupation, craft woodworking and online business, on the property located at E1/2 of Lot 11 and all of Lot 12, Block 81 JT (NW 19-8-17), more commonly known as 420 East Avenue A, Jerome, Idaho- *action item*

Commissioner Fraser stated if neighbors are good with it, then she has no problem with it at all. Chairman Mink noted there are other noises in the summer (lawn mowers, weed eaters, etc.). Commissioner Reed spoke of the decibel level, which would be very low. He stated he did not have any issues with it. Commissioner Johnson stated he does not have any concerns. Chairman Mink spoke of the noise ordinance Mr. Hess would comply with. Commissioner Reed inquired about having a fire extinguisher, and if it would require fire inspection. Discussion was held on the fire code and if having a fire extinguisher was included in the state and federal requirements. Mr. Larsen stated he was not sure if it is required in city code. Commissioner Reed stated they should have commercial grade extinguisher on hand to stay safe.

Commissioner Johnson made a motion to approve a request from Evan Hess for a Special Use Permit allowing a home occupation, craft woodworking and online business, on the property located at E1/2 of Lot 11 and all of Lot 12, Block 81 JT (NW 19-8-17), more commonly known as 420 East Avenue A, Jerome, Idaho, with the following conditions: Have a commercial-grade fire extinguisher on site, Comply with all City, State and Federal requirements; and Special Use Permit shall be allowed for one (1) year, renewable upon expiration.

Second to the motion by Commissioner Reed and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Ben 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 October 11, 2022 regular meeting;
- B. Consider/Approve Findings and Conclusions for a request from Dan and Rhonda Chatterton for a Special Use Permit renewal allowing a dog kennel/cat grooming, boarding and pet sales business and service as operators for U-Haul rental business on the property located at Tax 33 of E1/2SE (25-8-16) Jerome Unplatted, more commonly known as 2335 South Lincoln Avenue, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF DAN AND RHONDA CHATTERTON FOR A RENEWAL OF THE SPECIAL USE PERMIT ALLOWING A DOG KENNEL/CAT GROOMING, BOARDING AND PET SALES BUSINESS AND SERVICE AS OPERATORS FOR U-HAUL RENTAL BUSINESS ON THE PROPERTY LOCATED AT TAX 33 OF E1/2SE (25-8-16) JEROME UNPLATTED, MORE COMMONLY KNOWN AS 2335 SOUTH LINCOLN AVENUE, JEROME, IDAHO

A public hearing on the application of Dan and Rhonda Chatterton concerning the use of real property located at 2335 South Lincoln Avenue, Jerome, Idaho, for a renewal of the special use permit was held, pursuant to notice, on Tuesday, October 11, 2022, 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, Ervina Covcic, provided a brief background and staff report on the application and on the property. Ms. Covcic stated the property in question at 2335 South Lincoln Avenue Jerome, Idaho, is zoned High Density Business (C-3). The proposed use, a dog kennel/cat grooming, boarding and pet sales business and service as operators for U-Haul rental business, requires a Special Use Permit from the Planning & Zoning Commission as detailed in 17.14.010 of the JMC. Regardless of use, setbacks for this property are as follows: front- 25 ft, rear- 10 ft, interior side- 12 ft, and street side- 25 ft.

Title 16 has no bearing on this request.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated this request is in compliance with the Comprehensive plan as it relates to: Chapter 7, Objective 1 – "Provide an environment that encourages expansion of existing businesses and the attraction of new jobs to the community."; and Chapter 7, Policy 8 – "Continue to provide an atmosphere for successful business development."

Ms. Covcic stated the application was renewed in 2017 for five (5) years and they are asking for a renewal.

If approved, Ms. Covcic recommended the following conditions: (a) Comply with Building and Fire department requirements and inspections; (b) Comply with all City, State and Federal requirements; and (c) Special Use Permit shall be allowed for five (5) years, renewable upon expiration.

Applicant Testimony: Dan Chatterton, 621 North College Road, Twin Falls, Idaho, presented and testified before the Commission. Mr. Chatterton testified, he and his wife, Rhonda, have owned the business for 16 years. They have grown considerably due to the environment of the City, and they plan to continue. They try to comply with whatever the City requires. Mr. Chatterton stated they do not own the property but rent it. He continued that they recently had an issue with a customer bumping into the gas meter and the fire department told them a safety barrier was required near a gas line. They will take care of any problems or concerns that are brought up.

Testimony in Favor: None.

Testimony in Neutral: David Thibault, 621 North College Road, Twin Falls, Idaho, presented and testified before the Commission. Mr. Thibault stated he purchased 10 ½ acres of property and have noticed the U-Haul trucks are parked on his property and also parked in the approach. Mr. Thibault asked that additional condition be placed to include that trailers be removed if not owned or leased by them. Mr. Thibault provided photos with property lines and trailers parked outside of the property, and vehicles parked long-term. He has vehicular access easement, and the parked trailers keeps him from keeping the right of way clear. He took title of the property this summer, and asked that the condition be added. He suggested that 30-40 days be sufficient to have those trailers removed.

Upon inquiry from Chairman Mink, Mr. Thibault stated there is a vehicle egress/ingress easement for the businesses but it should not be obstructed by trailers.

Testimony in Opposition: None.

Testimony in Rebuttal: Mr. Chatterton testified he was unaware of Mr. Thibault owning the property as he was only aware of the fire service that moved into old Klass Auction property. He didn't know where the property line was and stated that the owner of the property he leases, is Lon McDonald, who told him there was an agreement for parking. They park trucks in that area for advertising purposes. They park trailers off to the side, separate from the bakery since that portion of the lane is not used. Mr. Chatterton reviewed the photos that were provided. Mr. Chatterton stated the trucks parked were under agreement with Mr. McDonald. Mr. Chatterton went over the map that was shown and property lines were discussed. He explained the fence line along the training yard for animals. Mr. Chatterton stated he would discuss these issues with the property owner, as he wants to be good neighbors and not encroach on another's property.

The Jerome City Planning and Zoning Commission having heard the testimony presented by Mr. Chatterton, and having reviewed the renewal application, Ms. Covcic'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. 2335 South Lincoln Avenue is in the City of Jerome and is currently zoned High Density Business (C-3).
- B. The proposed use, a dog kennel/cat grooming, boarding and pet sales business and service as operators for U-Haul rental business, requires a special use permit to operate in C-3.
- C. JMC 17.60.060 provides the standards for special use permits.
- D. Title 16 has no bearing on this request.
- E. The request is in compliance with the City of Jerome's Comprehensive Land Use Plan, relating to Chapter 7, Objective 1; and Chapter 7, Policy 8.

II. Conclusions

- A. A renewal of the special use permit is required for the applicant to provide a dog kennel/cat grooming, boarding and pet sales business and service as operators for U-Haul rental business on this lot in the C-3 Zone for the City of Jerome.
- B. A renewal of the special use permit allowing this service in the C-3 Zone is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of Dan and Rhonda Chatterton for the renewal of the special use permit to conduct a dog kennel/cat grooming, boarding and pet sales business and service as operators for U-Haul rental business on the property commonly known as 2335 South Lincoln Avenue, Jerome, Idaho, subject to the following conditions:
 - a. Shall comply with Building and Fire department requirements and inspections;
 - b. Shall comply with all City, State and Federal requirements;
 - c. Shall confine this use to the leased property; and
 - d. Special Use Permit shall be allowed for five (5) years, renewable upon expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 25th day of October, 2022, in support of the decision of the Planning and Zoning Commission on the 11th day of October, 2022 to approve the renewal application as specified herein is hereby made final this 25th day of October, 2022.

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

- C. Consider/Approve Findings and Conclusions for a request from Marky's Supertow LLC for a Special Use Permit allowing a Vehicle Impound Storage on the property located at Lots 2 thru 4 Jerome Townsite (NE 24-8-16), more commonly known as the Eastern Idaho Railroad property on the Northeast corner of South Elm Street and West Avenue B, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF MARKY'S SUPERTOW, LLC, FOR A SPECIAL USE PERMIT ALLOWING A VEHICLE IMPOUND STORAGE, ON THE PROPERTY LOCATED AT LOTS 2 THRU 4 JEROME TOWNSITE (NE 24-8-16), MORE COMMONLY KNOWN AS THE EASTERN IDAHO RAILROAD PROPERTY ON THE NORTHEAST CORNER OF SOUTH ELM STREET AND WEST AVENUE B, JEROME, IDAHO

A public hearing on the application of Marky's Supertow, LLC, concerning that parcel commonly known as the Eastern Idaho Railroad property on the Northeast corner of South Elm Street and West Avenue B, Jerome, Idaho, for a special use permit was held, pursuant to notice,

on Tuesday, October 11, 2022, 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, Ervina Covcic, provided a brief background and staff report on the application and on the property. Ms. Covcic stated the property in question is zoned Light Industrial (M-1). According to 17.14.010, automotive storage uses are permitted in Light Industrial (M-1) zone by special use permit only.

Definition of 17.03.090 Automotive Storage: storage of parking towaways, impound yards, and storage lots for automobiles, trucks, buses and recreational vehicles.

Definition of 17.18.050.O Wrecking yard: Will be completely enclosed by a solid six foot (6') high or higher sign obscuring fence; Will not result in the storage of automobile, junk or salvage materials that is visible from any public right of way; Will not result in the storage of automobiles that exceed the height of the fence; Will have such landscaping that is appropriate with the surrounding area.

Title 16 has no bearing on this request.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated the application is in accordance with Chapter 7, Policy 8 which states to "continue providing an atmosphere for successful business development."

Ms. Covcic went over the Special Use Permit staff analysis.

Standard A- Will, in fact, constitute a special use as established in City code for the zoning district involved. Ms. Covcic stated automotive storage requires a special use permit in the Light Industrial (M-1) zone as defined in 17.14.010.

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. Covcic stated the application notes that there will be no changes made to property except for weed removal.

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 cavity and that such use will not change the essential character of the same area. Ms. Covcic stated the application notes no changes will be made.

Standard D- Will not be hazardous or disturbing to existing or future neighboring uses. Ms. Covcic state the application notes that the use will not be hazardous to neighboring uses.

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. Covcic stated the application notes that no changes are needed. It can be accessible 24 hours a day for inspection and the public.

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. Covcic stated the application notes that no changes will be needed.

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. Covcic stated the application notes that the lot will be used for storage only.

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. Covcic stated the application notes that no changes are proposed. There is an existing driveway.

Standard I- Will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance. Ms. Covcic stated there are no historic or scenic properties on this site and no changes to property are proposed.

Ms. Covcic sent the application out to City Staff and received the following comments: Code Enforcement- The railroad ROW is maintained of any city nuisances within Title 8. Weeds must be maintained, graffiti must be removed and all semi-trailers must be stored within the impound yard.

If approved, Ms. Covcic recommended the following conditions: (a) Junked vehicles must be screened from public view; (b) Maintain sight obscuring fencing; (c) Maintain weeds; (d) Comply with all City, State and Federal requirements; and (e) Special Use Permit shall be allowed for one (1) year, renewable upon expiration.

Commissioner Johnson inquired if this was the first time the SUP was issued. Ms. Covcic stated for this applicant it is. Chairman Mink and Commissioner McEntarffer stated this site has been used before by a different company.

Applicant Testimony: Shane Olson, general manager of Marky's Supertow, 1406 Kimberly Road, Twin Falls, Idaho, presented and testified before the Commission. Mr. Olson testified they are applying for a Special Use Permit to park cars on the property. They have another yard where they will take the semi-trucks. He stated there was some concerns regarding oil and antifreeze. 99% of the wrecks they pick up are on the freeway, and if the

antifreeze drips out, they clean it up with floor dry at the scene and if the fluids are not taken to the yard, all of the floor dry that is used goes into a plastic bag into containers.

Upon inquiry from Commissioner Reed inquired about the other 1% of the accidents that are not cleaned up, Mr. Olson stated most of the cars are only parked for 30-60 days. If the fuel tank is leaking, they put a patch on them or drain the fuel out of the vehicles. They only drain the semi tanks since they are usually the ones that get ruptured, but the semi's will go to another yard.

Upon inquiry from Commissioner Reed, Mr. Olson stated after 45 days, the cars that are not claimed go to Jalopy Jungle. There are cars that can sit a little longer but those are pending insurance claims.

Upon inquiry from Commissioner Reed, Mr. Olson stated this is not a permanent place for parts, and they do not allow anyone to pull parts as it is an impound yard only.

Upon inquiry from Commissioner McEntarffer, Mr. Olson stated there was a SUP but it was expired and he was informed they needed to get a SUP so they stopped using the yard. There is one semi there; the insurance company is supposed to be picking that trailer up but he will move it to the other yard at 174 West Road.

Upon inquiry from Commissioner Fraser, Mr. Olson stated there will only be passenger vehicles at this property. He continued they have a six-foot fence that is made of sheet metal.

Upon inquiry from Chairman Mink, Mr. Olson stated they do not currently have yard lights but they are thinking about putting some in. Mr. Olson continued that the problem with adding yard lights is that people can see what is in the yard which makes it easier for theft.

Upon inquiry from Commissioner McEntarffer, Ms. Covic stated she is not aware of any complaints. Mr. Olson stated he has gone to most of the neighbors to let them know what they were wanting to do.

Testimony in Favor: None.

Testimony in Neutral: Robert Ellis, residing at 1495 Rainier Dr, Jerome, appeared and testified before the Commission. Mr. Ellis inquired if there was an existing fence. He stated he does not want public eyesore, nor junkyard inside City limits.

Testimony in Opposition: None.

Testimony in Rebuttal: Mr. Olson stated there is a six-foot fence around the yard at the present.

The Jerome City Planning and Zoning Commission having heard the testimony presented by Mr. Olson, and having reviewed the renewal application, Ms. Covcic'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. The parcel of land located at Lots 2 through 4 Jerome Townsite (NE 24-8-16), more commonly known as the Eastern Idaho Railroad property on the Northeast corner of South Elm Street and West Avenue B, Jerome, Idaho is zoned Light Industrial (M-1), which requires a special use permit for the use contemplated by the instant application pursuant to Section 17.14.010 of the Jerome Municipal Code (JMC).
- B. Title 16 of the JMC has no bearing on this application.
- C. The application for a special use permit complies with the City of Jerome Comprehensive Plan, Section 3.1.1., inasmuch as it is compatible with the existing and potential land uses.
- D. A review of Title 8 of the JMC was reviewed and the application complies with the General Standards A through I of Title 8.

II. Conclusions

- A. A special use permit is required for the applicant to be able to allow a vehicle impound storage, on the subject property, which property is located in M-1 Zone.
- B. A special use permit promoting this use is consistent with the City of Jerome Comprehensive Plan, Section 3.1.1.
- C. The Commission approves the application of Marky's Supertow, LLC for a special use permit allowing vehicle impound storage on the property located at Lots 2 thru 4 Jerome Townsite (NE 24-8-16) more commonly known as the Eastern Idaho Railroad property on the Northeast corner of South Elm Street and West Avenue B, Jerome, Idaho, subject to the following conditions:
 - a. Junked vehicles must be screened from public view;
 - b. Shall maintain sight obscuring fencing;
 - c. Shall maintain weeds;
 - d. Ability to put up lighting at their discretion, as long as they do not impact neighboring uses;
 - e. Comply with all City, State and Federal requirements; and
 - f. Special Use Permit shall be allowed for one (1) year, renewable upon expiration.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 25th day of October, 2022, in support of the decision of the Planning and Zoning Commission on the 11th day of October, 2022 to approve the renewal application as specified herein is hereby made final this 25th day of October, 2022.

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

- D. Consider/Approve Findings and Conclusions for a request from Erendida Godoy C/O EHM Engineers, Inc. Matt Ahrens, E.I.T., for a residential preliminary plat on the property located at Tax 2201296 of NE Jerome Unplatted (NE 18-8-17), more commonly known as 1511 North Fillmore, Jerome, Idaho, approximately 4.785 acres.

FINDINGS AND CONCLUSIONS ON PUBLIC REVIEW OF ERENDIDA GODOY C/O EHM ENGINEERS, INC. MATT AHRENS, E.I.T., FOR A RESIDENTIAL PRELIMINARY PLAT ON THE PROPERTY LOCATED AT TAX 2201296 OF NE JEROME UNPLATTED (NE 18-8-17), MORE COMMONLY KNOWN AS 1511 NORTH FILLMORE, JEROME, IDAHO, APPROXIMATELY 4.785 ACRES

A public review was held, pursuant to notice on Tuesday, October 11, 2022 at City Council Chambers, 100 East Avenue A, Jerome, Idaho, on the preliminary plat of Erendida Godoy C/O EHM Engineers, Inc. Matt Ahrens, E.I.T., for a residential preliminary plat on the property located at Tax 2201296 of NE Jerome Unplatted (NE 18-8-17), more commonly known as 1511 North Fillmore, Jerome, Idaho, approximately 4.785 acres.

Staff Report: The review began with a staff report and brief background from City Planner, Ervina Covic. Ms. Covic stated the property in question, described as Tax 2201296 of NE Jerome Unplatted (NE 18-8-17) containing approximately 4.785 acres, is currently zoned Residential 1 (R-1). The proposed project includes fifteen (15) single-family residential lots. The proposed project requires a preliminary plat recommendation from the Planning & Zoning Commission as detailed in Chapter 16.16 of the Jerome Municipal Code. The applicant is requesting preliminary approval on the complete plat with development of the subdivision in a single phase. Setbacks for the Residential 1 (R-1) zone: front- 25 ft; rear- 20 ft; interior side- 7 ft; and street side- 15 ft. The maximum height is 35 ft with the minimum lot size of 6,250 sq. ft.

As it pertains to the Jerome Comprehensive Plan, Ms. Covic stated the application meets objectives in Chapter 3 – Land Use: Objective 1 – Exploring the growth patterns for the city and plan and prepare for future growth opportunities; Chapter 7 – Economic Development: Objective 2 – Promote the City as an ideal location for new development of residential, commercial and industrial areas; and Chapter 13 – Housing: Objective 3 – Encourage residential

developments that are well planned and encourage the development of various housing types to meet the needs of the citizens of Jerome. The Comprehensive Plan Map designates the property in question as Residential Low.

Regarding the Preliminary Plat criteria, Ms. Covcic stated the applicant has met with the predevelopment team at the City to discuss the proposed project. Mailed notices were sent to adjacent property owners on September 23, 2022 as required by code. The following agencies were sent a notice regarding the proposed subdivision: (a) Idaho Power; (b) Intermountain Gas; (c) School District; (d) Jerome County; (e) Northside Canal Co.; and (f) Post Office.

Northside Canal Company (NSCC) submitted a letter that has been sent to the developer and included with this file regarding water shares and irrigation. No comments have been received from other agencies. The applicant shall have one (1) year to file and obtain the certification of the acceptance of the final plat application by the administrator within one (1) year after action by the Commission. Failure to do so shall cause all approvals of said preliminary plat to be null and void, unless an extension of time is applied for by the subdivider and granted by the Commission.

Regarding 16.28.040: Lot Requirements, as proposed, all lots meet the minimum lot size for the respective zone. Sizes range from 9,927 sq. ft. to 19,195 sq. ft.

Regarding 16.28.050-.051: Streets & Dedication of Streets, the application proposes local streets meeting the City standards. No public interior roadway system is proposed. Lots 1-11 will access from Teton Drive and Glacier Drive. Access to Lots 12-15 will be provided through private, concrete driveway. The driveway meets IFC standards for turnarounds.

Regarding 16.28.052-.053: Street Location & Street Specifications, the streets are located accordingly to serve all proposed lots. The streets meet the required horizontal and vertical geometry and minimum and maximum grades.

Regarding 16.28.054: Street Names, all street names conform.

Regarding 16.28.055: Street Intersections, the streets meet the requirements for angle, sight triangle and vertical alignment.

Regarding 16.28.060: Alleys, the application does not propose any alleys due to the configuration of the lots and street layout.

Regarding 16.28.070: Easements, the plat proposes easements in accordance with City standards.

Regarding 16.28.080: Sewage System & 16.28.090: Water Mains, public utilities are to be included within the development. City services include water and sanitary sewer. No sewer main exists beneath Teton Drive and Glacier Drive. It is proposed to extend the sewer main

located west of the subject property beneath Teton Drive. A sewer main is present beneath Fillmore Street that is proposed to service Lots 12-15. The water main beneath Teton Drive is outdated and undersized. Replacement of the main by the City prior to/during project construction is being considered at this time.

Regarding 16.28.100: Stormwater Retention/Detention, the property naturally drains to the northwest. Two retention ponds located near the property's natural low points are proposed to contain up to a 25-year, 24-hour storm. Two catch basins along North Fillmore Street capture local storm runoff that is conveyed to the existing NSCC culvert beneath the road.

Regarding 16.28.110: Curb, Gutter & Sidewalk, curb gutter and sidewalk is present along Fillmore Street frontage.

Regarding 16.28.140: Irrigation Lines & Water Stocks, a NSCC M-3 canal runs through the middle of the property and a shareholder ditch runs near the north boundary. It is likely that the M-3 canal and shareholder ditch may be piped and relocated. A new easement would be associated with the NSCC piping. 5.83 NSCC shares are associated with the property and a private pressurized irrigation system is proposed to serve each lot within the development.

Regarding 16.28.150: Required Improvements, Fire hydrants, mailboxes and street lights have been included on the preliminary plat meeting the requirements of code.

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

Applicant Testimony: Matt Ahrens, 621 North College Road, Twin Falls, representing EHM appeared and testified before the Commission. Mr. Ahrens stated this is a 15-lot subdivision, and the proposed use is single-family residential. There are no private streets. They have a private drive, to serve lots 12-15 but it is only an easement and it meets the requirements for fire truck turn around in accordance with International Fire Code.

Mr. Ahrens stated there is no sewer main under Teton and Glacier, and they are proposing to extend from the west end of the property to Fillmore. Lots 1-7 will be served from that main. There is a water main that the City will upgrade during construction. The storm water retention will be addressed at natural low points, accommodating more than what the property currently holds. Mr. Ahrens went into extensive detail on the irrigation system and how they are addressing the NSCC system along with the pump station they are proposing for the irrigation delivery to the property.

Mr. Ahrens stated there are concerns about the specific use on the property. It is proposed to be single-family residential, and he has not heard specifically from the owners that there would be a trailer park or trailer homes on the property. There has been a builder that has been with the applicant and they build standard stick-built homes. He stated he has not heard that trailers would be on lots.

Mr. Ahrens stated there is existing curb, gutter and sidewalk on Fillmore but not on Teton or Glacier, so those will be proposed with the construction of the project.

Upon inquiry from Commissioner Reed, Mr. Ahrens stated the skinniest lot is 61.8 feet. Commissioner Reed stated a regular home is typically 50-60 feet, so there is the potential for modular homes. Mr. Ahrens stated he does not have this information, there is nothing to prohibit the owner from putting modular homes there. Chairman Mink stated the current zoning is R-1, where single wide trailers are prohibited.

Commissioner Reed stated there are concerns from the neighbors regarding the homes that are being proposed. Commissioner Reed stated he does live a block away from the property. Commissioner McEntarffer stated these are exceptionally large lots for City code. Mr. Larsen stated a 2300 square foot home fits.

Chairman Mink inquired about the big dip in the property. Mr. Ahrens stated it would come down to the lot owner as some of the lower area will stay in place. They are using some of the natural topography for the storm water retention. The retention basins are within the easement so the property owner will not be able to build within that area. There should be at least a five (5') foot cushion from the edge of basin to the easement line.

Chairman Mink went over the width and depth of the lots along Teton. Ms. Covcic took measurements from a couple of random parcels in the surrounding area and provided those measurements to the Commission, for comparison. Commissioner McEntarffer stated the newer homes to the west are no more than 75 feet wide and about 100 feet deep. They also have the canal in the back of their property.

Testimony in Favor:

David Thibault, 621 N College Road, Twin Falls, Idaho. Mr. Thibault testified and stated he has been responsible as design professional for Lutheran Heights and Jerome Estates. In Lutheran Heights the lots measured approximately 70x110. This is a product that is sellable and marketable in Jerome, and he encouraged approval of the request. It is not the Commission's job to develop and sell property. The lots meet requirements that were given.

Rosalie Dockstader, 1526 North Fillmore, Jerome, Idaho. Ms. Dockstader testified and stated she has listened to all issues brought up and agrees with a lot of those concerns. She has lived there 40 years. She has a different view point. The field has been an eyesore. She has been getting a lot of blow over from the field, and the weeds are ugly. Regarding safety, twice

there has been a fire at that location. She is tired of the ugliness of the open field. Ms. Dockstader stated she would support having something come in there.

Testimony in Neutral:

Courtney Weir, 613 Teton Drive, Jerome, Idaho. Ms. Weir testified and stated she lives on Teton and asked about blasting the bumpy property. The neighborhood cats go there, children walk through there on the way home from school. How will they keep the animals and children safe if they have to blast? Will they lose any services? Will the water be lost for a certain amount of time? She has three children and needs to keep water on for her family. How does this affect the canal? Will they lose road access when Teton is dug up? When will building start? Will her mailbox be removed? She has a hard time getting her mail.

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

Kirk or Amy Brown, 1470 Rainier Dr, Jerome, Idaho

“Oppose the application. One reason we enjoy our neighborhood is the fact it still has some open space. Seems like homes are closing in on us. Will this be new homes or another trailer park? More information would be nice. We live in an agriculture community- can we keep some of the small acreage for that use?
Amy Brown?”

Andrew Thompson, 519 16th Avenue East, Jerome, Idaho

“Oppose the application (depending on plats of homes). Myself and my neighbors that border the north side of this property are not in favor of having houses out our back doors and the possibility of problems arising with the construction of any mobile homes or manufactured homes around the residential area that would drive down home prices in this area. Also there are three lateral ditch lines that need to stay in place for irrigation purposes. Would be willing to negotiate homes on southside of the main ditch for homes along Teton Drive and would be willing to possibly buy property north of main ditch in field that is rock pile to remain pasture.”

Glen and Wendy Somerset, 521 16th Avenue East, Jerome, Idaho

“Dear Ervina Covcic,

My husband, Glen Somerset and myself oppose the application for the residential preliminary plat on the property located at Tax 2201296 depending on the plots of the homes. We live at 521 16th Avenue East in Jerome ID 83338. We are not in favor of having manufactured homes around the residential homes on areas plotted for approval. This will make it difficult and cause many problems with our ditch water access. We were promised when our property was annexed that we could keep animals and our water shares for irrigating our pasture. In addition, Glen and I have a new home that was replaced only 4.5 years ago and this would drive down our property values for which we are paying taxes. My home is paid in full and I am

retired and Glen works only part-time. We are on a fixed income and our home is our primary asset.”

Robert Ellis, 1495 Rainier Drive, Jerome, Idaho. Mr. Ellis presented and testified showing the Commission where he lived on Teton. There was a hearing about three (3) years ago regarding the extension of Teton. His concerns, then, were the traffic. He stated that traffic has been a nightmare. There needs to be traffic control if the plat is considered. There needs to be a stop sign at Rainier and Teton and another stop sign at Glacier and Teton. The road has become a raceway. There is a fairly blind corner and there have been some very close calls. If there is more housing, there needs to be more traffic control. Another concern is the R-1 zoning and having mobile homes. He stated he has strong concerns with safety, traffic control and quality of life. He encouraged the neighbors to stand against the rezoning to allow pre-fabricated homes.

Harvey Gardner, 237 East 16th Avenue, Jerome, Idaho. Mr. Gardner presented and testified before the Commission, stated his water shares come from the smaller ditch; if NSCC wants the ditch piped all the way, he wants his piped all the way. He stated the traffic will get crazier with additional homes. The school buses speed too. He hardly sees an officer on 16th Avenue pulling anyone over. He gets passed driving down 16th Avenue. There are kids walking on 16th Avenue and he does not want anyone hit. Mr. Gardner stated he opposes the plat because there is enough traffic, but if it does pass, he wants the ditch piped up.

Marisela Aguirre, 601 Teton, Jerome, Idaho. Ms. Aguirre presented and testified before the Commission, stating she moved into her house in 2016. She loves the area and fell in love with the older established neighborhood. She has seen the increase in traffic. She would like to see a stop sign at the corner of the road whether it passes or not. She loves her property. If mobile home park comes in she may leave. Her lot is 0.28 acres, and would like to see the development similar to what is already there. She does not want to move and likes to see the pasture. If it happens have something fit into the area, plat sizes similar to what's in the area. Ms. Aguirre stated she is also concerned about water pressure and what else could change at her home.

Commissioner McEntarffer suggested reading the definition of Residential-1 for the audience. Mr. Larsen stated there are different areas within the code regarding what is allowed in Residential-1. Residential Districts are intended to provide regulations and districts for various residential uses. Centralized water and sewer facilities are required for all subdivision and lot split applications submitted after the effective date hereof in all residential and other districts. There are four (4) residential districts: R-1, R-2, R-3, and R-M. R-1 is Single-family dwellings. A single-family dwelling is a detached structure intended to house a familial unit. The use table is what says what is allowed in that district. In that use table, it will tell you what is allowed, what is by Special Use Permit, and what is prohibited. Manufactured homes are permitted in the R-1 zone but mobile homes and mobile home parks are prohibited.

Commissioner McEntarffer stated when Magic Meadows was put in, they were are manufactured homes. These were two-piece homes. Mr. Larsen stated manufactured park is not permitted in the R-1 zone and if there are any Covenants, Conditions & Restrictions (CC&R's) created, it can be addressed at that time. Commissioner McEntarffer stated he understands the concerns regarding traffic and stop signs but those needs to be addressed with the Public Works department.

Continued Testimony in Opposition:

George Henderson, 574 Glacier Drive, Jerome, Idaho. Mr. Henderson presented and testified before the Commission stating he agrees with the traffic issue but wants to know about the sewer lines, how they will impact those on Teton and the Mann Subdivision, and what the inconveniences will be. He stated modular homes look the same on the outside. How will the subdivision impact those living there regarding utilities and water? Will there be another meeting for this? Chairman Mink stated this meeting is for the preliminary plat, and the final plat will go before Council. Mr. Henderson stated there are a lot of gray areas, and it is unknown what the actual plan will be for the property. He would like more detail on how they will move forward. How will the easements be impacted?

James Gergens, 519 Teton, Jerome, Idaho. Mr. Gergens presented and testified before the Commission inquiring about entrance to homes, what is the layout? What is the plan on how it will look when it's finished? Chairman Mink stated they are unsure of the homes that will be built. He continued there will be curb, gutter and sidewalk on the final plats and the driveways will be off of Teton.

Testimony in Rebuttal: Chairman Mink listed the concerns noted. Mr. Ahrens stated regarding the blasting, the rock profile is unknown and it will come during construction.

Regarding the loss of water service, Mr. Ahrens stated when infrastructure is being installed or replaced there is coordination between the contractor and the city so that services are still provided.

Regarding the canal water, Mr. Ahrens state the design does not change how any irrigation water is delivered, it's just re-lined and piped.

The building time is unknown as it will be up to the builder.

Regarding the mailboxes, Mr. Ahrens stated those are government issued and be up to the post office.

Regarding utilities, Mr. Ahrens stated temporary accesses are done.

Regarding traffic, Mr. Ahrens stated he does not know the traffic counts on those streets, but there will be a small percentage of increase in traffic. He has no problem with stop signs, and can help with that.

Regarding the lot sizes, Mr. Ahrens stated the lots are bigger than neighboring pieces, just skinnier. He lives on 10th Street and his house is only 35 feet long. The lot is not very wide but still 1600 square feet.

Regarding the curb, gutter, and sidewalk, Mr. Ahrens stated it is shown on the plat, and all properties have their own driveway.

Regarding the piping of the ditches, Mr. Ahrens stated they would be piping to the boundary of the proposed subdivision. If the home owner wants to take it further than that, they would need to contact NSCC.

Ms. Covcic clarified of restricting use to R-1 zone, and stated there are no requests to change zoning.

Mr. Larsen suggested the Commission stay close to the five findings that they are required to find as they enter into the discussion.

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the residential preliminary plat application, testimony, and the other documents and material in the file, and having heard the testimony given verbally at the hearing enters its findings and conclusions as follows:

I. Findings

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

- H. Based upon the Staff Report, stormwater retention/detention meets with City requirements;
- I. Based upon the Staff Report, sidewalks with curb and gutter are proposed within the plat;
- J. Based upon the Staff Report, irrigation lines and water stock will be utilized within the plat and comply with the City specifications;
- K. Based upon the Staff Report, improvements, fire hydrants, mailboxes and street lights are included in the plat.

II. Conclusions

- A. The proposed preliminary plat is in accordance with and satisfies the requirements of Title 16, Chapter 16 of the Jerome Municipal Code.
- B. The residential preliminary plat on the property located at Tax 2201296 of NE Jerome Unplatted (NE 18-8-17), more commonly known as 1511 North Fillmore, Jerome, Idaho, approximately 4.785 acres, is approved on the following conditions:
 - 1. Comply with all City of Jerome department requirements pertaining to the needed sewer, water, roads, hydrants, irrigation, construction and any other needed improvements;
 - 2. A final plat or any part thereof shall be submitted for review and approval by the City Council prior to recording with the County; and
 - 3. Comply with all City, State and Federal requirements.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 25th day of October, 2022, in support of the decision of the Planning and Zoning Commission on the 11th day of October, 2022 to approve the application as specified herein is hereby made final this 25th day of October, 2022.

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

Commissioner Johnson made a motion to approve the consent agenda as presented.

Second to the motion by Commissioner Reed and carried.

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

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Covcic stated they will probably be staying with a 7:00 p.m. start time. With Commissioner McEntarffer stepping down, it may be hard to find someone to fill the position. Commissioner Johnson stated he was good with moving earlier when it is time. Ms. Covcic stated they are looking for ways to make it advantageous to join the board as it has been a little challenging. Discussion was held on different ways to get community members to join. Topics that were discussed were where they live, the time limit of the terms, the minimum time of living in the city limits, needing someone that understands what Jerome is, what the deterrents could be (intensive volunteer time, no pay, no mileage, etc.), and what other boards offer.

Ms. Covcic brought some exercises from the public open house that the City had in late September. She stated there were not many community members in attendance. The consultants, J-U-B Engineers, would like more feedback as they will compile the information into a summary and work it into a plan for the city. Ms. Covcic asked the board to give their thoughts. They can write their thoughts or use stickers to describe what they think the city is currently is and then how they want Jerome to be, and what they want to see in the future. Also, there are two (2) maps in executive room. They are wanting the community input on the problem areas with zoning, or other issues that can be addressed in the city's comprehensive plan.

There being no further discussion, Chairman Mink closed this regular meeting at 7:38 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary