

## **City of Jerome Planning & Zoning Agenda**

City Council Chambers 100 East Avenue A Jerome, ID 83338

City Administrator Mike Williams – City Planner Ida Clark

**COMMISSION MEMBERS:** Chairman Rod Mink; Commissioners Carl McEntarffer,  
Dave Holley, Randy King, Bill Allred, and Jeff Schroeder

### **REGULAR MEETING**

February 25, 2020 7:00 p.m.

***Please Note:*** *Speakers who have been given the floor may be limited to three minutes of discussion. Any item can be added or removed from the consent calendar prior to the meeting.*

1. **Call to Order & Roll Call**
2. **Consider** a Design Review request from 123 West Main Street, Jerome, Idaho-  
*action item*
3. **Public Hearing** to hear a request from Jerome School District #261, for a zoning map amendment, changing the zone from Residential 1 (R-1) to Public/Semi Public (PS) on the property described as Tax 16, Block A-218, Jerome Townsite NE 18-8-17, Jerome, Idaho, more commonly known as the most eastern bare lot behind 1118 Olympia Drive, containing approximately .22 acres.
4. **Consider** a request from Jerome School District #261, for a zoning map amendment, changing the zone from Residential 1 (R-1) to Public/Semi Public (PS) on the property described as Tax 16, Block A-218, Jerome Townsite NE 18-8-17, Jerome, Idaho, more commonly known as the most eastern bare lot behind 1118 Olympia Drive, containing approximately .22 acres.– *action item*
5. **Public Hearing** to hear a request from Larry and Karen Tucker Living Trust, by Larry D. Tucker, Trustee, for approval on a combined preliminary and final plat for Tucker Heights Subdivision No. 2, described as Lot 1 Tucker Heights Subdivision Section 36, Township 8 South, Range 16 East, more commonly known as 2703 South Lincoln Avenue, Jerome, Idaho.
6. **Consider** a request from Larry and Karen Tucker Living Trust, by Larry D. Tucker, Trustee, for approval on a combined preliminary and final plat for Tucker Heights Subdivision No. 2, described as Lot 1 Tucker Heights Subdivision Section 36, Township 8 South, Range 16 East, more commonly known as 2703 South Lincoln Avenue, Jerome, Idaho.– *action item*
7. **Public Hearing** to hear a request from Pedro & Veta Bustos, for a zoning map amendment, changing the zone from General Business (C-2) to Central Business District (CBD) on the property described as Tax 4 & 5, the South 62.5 feet of Lots 7 & 8 and a parcel of land located in a portion of Lots 7 & 8 in Block 24, Jerome Townsite SW 18-8-17, Jerome, Idaho, more commonly known as 616 North Lincoln Avenue, Jerome, Idaho.

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8. **Consider** a request from Pedro & Veta Bustos, for a zoning map amendment, changing the zone from General Business (C-2) to Central Business District (CBD) on the property described as Tax 4 & 5, the South 62.5 feet of Lots 7 & 8 and a parcel of land located in a portion of Lots 7 & 8 in Block 24, Jerome Townsite SW 18-8-17, Jerome, Idaho, more commonly known as 616 North Lincoln Avenue, Jerome, Idaho.- *action item*
  
9. **Continuation of a Public Hearing** to consider the following: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, CREATING TITLE 17 CHAPTER 18.070 LANDSCAPING REQUIREMENTS AND AMENDING TITLE 17 CHAPTER 26.080 SCREENING AND/OR LANDSCAPING, OF THE JEROME MUNICIPAL CODE PROVIDING FOR MINIMAL LANDSCAPING REQUIREMENTS FOR NEW DEVELOPMENT IN VARIOUS ZONES THROUGHOUT THE CITY OF JEROME AND FOR THE LANDSCAPING OF PARKING LOTS WITH MORE THAN 20 PARKING SPACES; FOR A PENALTY FOR VIOLATION OF THIS CHAPTER; AND PROVIDING FOR AN EFFECTIVE DATE.
  
10. **Consider** the following: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME, CREATING TITLE 17 CHAPTER 18.070 LANDSCAPING REQUIREMENTS AND AMENDING TITLE 17 CHAPTER 26.080 SCREENING AND/OR LANDSCAPING, OF THE JEROME MUNICIPAL CODE PROVIDING FOR MINIMAL LANDSCAPING REQUIREMENTS FOR NEW DEVELOPMENT IN VARIOUS ZONES THROUGHOUT THE CITY OF JEROME AND FOR THE LANDSCAPING OF PARKING LOTS WITH MORE THAN 20 PARKING SPACES; FOR A PENALTY FOR VIOLATION OF THIS CHAPTER; AND PROVIDING FOR AN EFFECTIVE DATE.– *action item*
  
11. **Discussion-** Special Use Chart and Definitions
  
12. **Consent Agenda-** *action item*  
*The consent calendar consist 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 February 11<sup>th</sup>, 2020 regular meeting
  
  - B. Consider/Approve Finding and Facts for Juan Gonzalez for a renewal of a Special Use Permit allowing a commercial entertainment facility (indoor) on the property located at Lot 16 & 17, Block 76, Jerome Townsite SE 13-8-16, more commonly known as 160 West Main Street, Jerome, Idaho.

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- C. Consider/Approve Finding and Facts for Eric Ebbs, DBA: Jerome Pawn and Gun, LLC, for a Special Use Permit allowing a Pawn Shop on the property located at Lot 1 & 2, Block 85, Jerome Townsite NE 24-8-16, more commonly known as 101 West Main Street, Suite 4, Jerome, Idaho.
  
- D. Consider/Approve Findings and Facts for Chunmei Tan, for approval of a Special Use Permit allowing three goats, on the property described as Tax 2, Block A-218, Jerome Townsite NE 18-8-17, more commonly known as 1302 North Fillmore Street, Jerome, Idaho.
  
- E. Consider/Approve Finding and Facts for Tensco, Inc., c/o Gerald Martens, for a variance allowing reduced residential front yard setbacks on those parcels described as a portion of N2 SE 4, Section 7, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more commonly known as the westernmost portion of 21st and 22nd Avenues East, approximately 366 feet west to the City limit boundary and approximately 500 feet south containing approximately 4.19 acres.
  
- F. Consider/Approve Finding and Facts for Tensco, Inc., c/o Gerald Martens, for approval on a preliminary plat for Stoney Ridge Subdivision Phase 4, described as a portion of N2 SE 4, Section 7, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more commonly known as the westernmost portion of 21st and 22nd Avenues East, approximately 366 feet west to the City limit boundary and approximately 500 feet south containing approximately 4.19 acres.

### **13. Citizen Correspondence and Issues**

### **14. Discussion Period & Staff Reports**

### **15. Adjournment**

Note: Any person needing special accommodations to participate in the above noticed meeting should contact City Hall (City Administrator 208-324-8189 x 102) seven days prior to the meeting.