

# **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, Jeff Schroeder, Paul Johnson, Benjamin Reed, and Shonna Fraser

## **REGULAR MEETING**

June 22<sup>nd</sup>, 2021 7:00 p.m.

This meeting is also available via Zoom. You are encouraged to join the meeting by clicking on the link below or you can call in from your phone.

To Join Zoom Meeting: <https://us02web.zoom.us/j/87873879668>

Meeting ID: 878 7387 9668

To call in with your phone only or to watch on your computer and listen via phone, call 1-

346-248-7799 or 1-669-900-6833

Meeting ID: 878 7387 9668

**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. Public Hearing** for a request from Rich Thompson Farms LLC, for Special Use Permit allowing a truck wash facility, on the property described as the following: That part of Block A-268, Jerome Townsite, Inside Average, located in the NW¼NE¼ of said Section 24, Township 8 South, Range 16 East of the Boise Meridian, Jerome County, Idaho, as it is shown as Parcel 1 on Survey recorded August 28, 2019 as Instrument No. 2194175, said parcel being more particularly described as follows:

*Beginning at the Northwest (NW) corner of said Section 24 (Which lies North 89°10'04" West a distance of 2638.60 feet from the North (N¼) Quarter corner); Thence South 89°10'04" East for a distance of 1319.27 feet; Thence South 00°18'16" West for a distance of 43.75 feet to THE TRUE POINT OF BEGINNING;*

*Thence South 89°10'04" East for a distance of 532.88 feet;*

*Thence South 00°17'29" West for a distance of 247.09 feet;*

*Thence North 89°41'44" West for a distance of 532.92 feet;*

*Thence North 00°18'16" East for a distance of 252.00 feet to THE TRUE POINT OF BEGINNING. More commonly known as the vacant lot, north of the old cinema, at 955 West Main Street, Jerome, Idaho*

- 3. Consider** a request from Rich Thompson Farms LLC, for Special Use Permit allowing a truck wash facility, on the property described as the following: That part of Block A-268, Jerome Townsite, Inside Average, located in the NW¼NE¼ of said Section 24, Township 8 South, Range 16 East of the Boise Meridian, Jerome County, Idaho, as it is shown as Parcel 1 on Survey recorded August 28, 2019 as Instrument No. 2194175, said parcel being more particularly described as follows:

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*Thence South 00°18'16" West for a distance of 43.75 feet to THE TRUE POINT OF BEGINNING;*

*Thence South 89°10'04" East for a distance of 532.88 feet;*

*Thence South 00°17'29" West for a distance of 247.09 feet;*

*Thence North 89°41'44" West for a distance of 532.92 feet;*

*Thence North 00°18'16" East for a distance of 252.00 feet to THE TRUE POINT OF BEGINNING.* More commonly known as the vacant lot, north of the old cinema, at 955 West Main Street, Jerome, Idaho— *action item*

4. **Public Hearing** for a request from Rich Thompson Farms LLC, for Special Use Permit allowing a heavy truck repair facility, on the property described as the following: That part of Block A-268, Jerome Townsite, Inside Average, located in the NW¼NE¼ of said Section 24, Township 8 South, Range 16 East of the Boise Meridian, Jerome County, Idaho, as it is shown as Parcel No. 2 on Survey recorded August 28, 2019 as Instrument No. 2194175, said parcel being more particularly described as follows:

*Beginning at the Northwest (NW) corner of said Section 24 (Which lies North 89°10'04" West a distance of 2638.60 feet from the North (N¼) Quarter corner);*

*Thence South 89°10'04" East for a distance of 1319.27 feet;*

*Thence South 00°18'16" West for a distance of 295.75 feet to THE TRUE POINT OF BEGINNING;*

*Thence South 89°41'44" East for a distance of 532.92 feet;*

*Thence South 00°17'29" West for a distance of 275.40 feet;*

*Thence North 89°42'29" West for a distance of 532.98 feet;*

*Thence North 00°18'16" East for a distance of 275.52 feet to THE TRUE POINT OF BEGINNING.* More commonly known 955 West Main Street, Jerome,

Idaho

5. **Consider** a request from Rich Thompson Farms LLC, for Special Use Permit allowing a heavy truck repair facility, on the property described as the following: That part of Block A-268, Jerome Townsite, Inside Average, located in the NW¼NE¼ of said Section 24, Township 8 South, Range 16 East of the Boise Meridian, Jerome County, Idaho, as it is shown as Parcel No. 2 on Survey recorded August 28, 2019 as Instrument No. 2194175, said parcel being more particularly described as follows:

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Idaho— *action item*

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6. **Public Hearing** for a request from EHM Engineers, Inc, representing Hawkins Land Investments, for preliminary approval of a commercial subdivision, on the property located at Tax 1 of SESE, Tax 34A of NESE (Less Tax 2205955) 36-8-16, more commonly known as the farmland on the west side of South Lincoln Avenue bordered on the south by the N Canal and following South Lincoln Avenue north approximately 573’ and along Bob Barton Road on the northeast side, excluding the new Maverik property at 3135 South Lincoln Avenue, containing approximately 37.95 acres.
7. **Consider** a request from EHM Engineers, Inc, representing Hawkins Land Investments, for preliminary approval of a commercial subdivision, on the property located at Tax 1 of SESE, Tax 34A of NESE (Less Tax 2205955) 36-8-16, more commonly known as the farmland on the west side of South Lincoln Avenue bordered on the south by the N Canal and following South Lincoln Avenue north approximately 573’ and along Bob Barton Road on the northeast side, excluding the new Maverik property at 3135 South Lincoln Avenue, containing approximately 37.95 acres– action item
8. **Consent Agenda- action item**  
*The consent calendar consists of items that are considered to be routine in nature and will be enacted in the form of one motion. Any item can be removed from the consent calendar and heard in its regular order at the request of any commissioner or the chairman.*
  - A. Approve the minutes from the June 8<sup>th</sup>, 2021 regular meeting.
  - B. Consider/Approve Findings of Facts for Believers Church, for a Special Use Permit allowing a preschool, on the property located at Lot 9 & 10 Block 117, Jerome Townsite (NW 19-8-17), more commonly known as 100 East Avenue D, Jerome, Idaho.
  - C. Consider/Approve Findings of Facts for Image National, Inc, representing Idaho Milk Products, for a Special Use Permit allowing two building signs to exceed the maximum square footage and height requirements, on the property located at Tax 72 of S ½ NESE Jerome Unplatted (SE 30-8-17), more commonly known as 2249 South Tiger Drive, Jerome, Idaho.
9. **Citizen Correspondence and Issues**
10. **Discussion Period & Staff Reports**
11. **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.