

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

July 13th, 2021 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. **Public Hearing** for a request from Eulogio Mendoza, for a Special Use Permit allowing up to 10 calves, on the property located at Lots 1 thru 9 Green Acres Subdivision (SW 7-8-17), more commonly known as the pasture at 400 16th Avenue East, Jerome, Idaho.

3. **Consider** a request from Eulogio Mendoza, for a Special Use Permit allowing up to 10 calves, on the property located at Lots 1 thru 9 Green Acres Subdivision (SW 7-8-17), more commonly known as the pasture at 400 16th Avenue East, Jerome, Idaho – *action item*

4. **Public Hearing** for a request from Tensco, Inc, - Gerald Martens, for a residential preliminary plat of Becker Subdivision, on the property located at Tax 11A in S1/2SW Jerome Uplatted, more commonly known as the farmland starting to the east of Becker Park at 1200 16th Ave East going north approximately 1,300 feet, then following the City limits approximately 1,870 feet east, then approximately 1,300 feet back to 16th Ave East in Jerome, Idaho, containing approximately 57 acres.

5. **Consider** a request from Tensco, Inc, - Gerald Martens, for a residential preliminary plat of Becker Subdivision, on the property located at Tax 11A in S1/2SW Jerome Uplatted, more commonly known as the farmland starting to the east of Becker Park at 1200 16th Ave East going north approximately 1,300 feet, then following the City limits approximately 1,870 feet east, then approximately 1,300 feet back to 16th Ave East in Jerome, Idaho, containing approximately 57 acres– *action item*

6. **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 22nd, 2021 regular meeting.

B. Consider/Approve Findings of Facts for 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,

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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.*

- C. Consider/Approve Findings of Facts for 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.*
- D. Consider/Approve Findings of Facts for 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. Citizen Correspondence and Issues

8. Discussion Period & Staff Reports

9. 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.