

City of Jerome Planning & Zoning Agenda

City Council Chambers, 100 East Avenue A, Jerome, ID 83338

City Administrator Mike Williams, City Planner Ervina Covcic

COMMISSION MEMBERS: Chairman Rod Mink; Commissioners Carl McEntarffer, Jeff Schroeder, Paul Johnson, Benjamin Reed, and Shonna Fraser.

REGULAR MEETING

August 23, 2022 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. Pledge of Allegiance

3. Public Hearing for annexation and zoning for the property described as the following:

Being a portion of the SW¼SE¼ of Section 19, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Section 19;

Thence, along the South Boundary of the SE ¼ of said Section 19, South 89°52'01" West 1999.45 feet to the REAL POINT OF BEGINNING;

Thence, continuing along said South Boundary, North 89°52'01" West 54.29 feet to the Southwest corner of that certain Parcel of Land described in Deed recorded July 30, 1982 as Instrument No. 266760 in the office of the County Recorder of Jerome County;

Thence, along the Western Boundary of said Parcel of Land, North 26°47'23" West 159.35 feet;

Thence, continuing along said Western Boundary, North 54°00'36" West 253.69 feet;

Thence, continuing along said Western Boundary, North 14°47'32" West 133.77 feet;

Thence, continuing along said Western Boundary, North 01°20'00" West 140.20 feet;

Thence, continuing along said Western Boundary, North 06°53'41" East 97.41 feet;

Thence, continuing along said Western Boundary, North 05°13'45" West 107.97 feet;

Thence, continuing along said Western Boundary, North 37°17'57" East 85.41 feet;

Thence, continuing along said Western Boundary, North 25°56'18" East 352.77 feet;

Thence, continuing along said Western Boundary, North 89°52'43" West 28.25 feet;

Thence, continuing along said Western Boundary, North 00°07'56" East 40.46 feet to the Northwest corner of said Parcel of Land;

Thence, along the Northern boundary of said Parcel of Land, South 84°29'46" East 267.76 feet;

Thence, continuing along said Northern Boundary, North 00°09'01" West 158.41 feet;

Thence, continuing along said Northern Boundary, North 89°54'24" East 599.10 feet to the Northeast corner of said Parcel of Land, said corner being the Southeast corner of that certain map entitled "Hovey Subdivision", recorded June 9, 1978 as Instrument No. 234259 in said office of the County Recorder of Jerome County;

Thence, along the Eastern Boundary of said Parcel of Land, South 00°09'59" East 601.26 feet;

Thence, leaving said Eastern Boundary, North 89°52'02" West 354.82 feet;

Thence, South 00°09'01" East 189.00 feet;

Thence, leaving said Eastern Boundary, North 89°52'02" West 325.00 feet;

Thence, South 00°09'01" East 535.90 feet to said REAL POINT OF BEGINNING; more commonly known as the cultivated farm ground behind 50 E 100 S, Jerome, Idaho; containing approximately 17.84 acres.

4. Consider an annexation and zoning for the property described as the following:

Being a portion of the SW¼SE¼ of Section 19, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Commencing at the Southeast corner of said Section 19;

Thence, along the South Boundary of the SE ¼ of said Section 19, South 89°52'01" West 1999.45 feet to the REAL POINT OF BEGINNING;

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Thence, continuing along said Western Boundary, North 54°00'36" West 253.69 feet;

Thence, continuing along said Western Boundary, North 14°47'32" West 133.77 feet;

Thence, continuing along said Western Boundary, North 01°20'00" West 140.20 feet;

Thence, continuing along said Western Boundary, North 06°53'41" East 97.41 feet;

Thence, continuing along said Western Boundary, North 05°13'45" West 107.97 feet;

Thence, continuing along said Western Boundary, North 37°17'57" East 85.41 feet;

Thence, continuing along said Western Boundary, North 25°56'18" East 352.77 feet;

Thence, continuing along said Western Boundary, North 89°52'43" West 28.25 feet;

Thence, continuing along said Western Boundary, North 00°07'56" East 40.46 feet to the Northwest corner of said Parcel of Land;

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Thence, South 00°09'01" East 189.00 feet;

Thence, leaving said Eastern Boundary, North 89°52'02" West 325.00 feet;

Thence, South 00°09'01" East 535.90 feet to said REAL POINT OF BEGINNING; more commonly known as the cultivated farm ground behind 50 E 100 S, Jerome, Idaho; containing approximately 17.84 acres- *action item*

5. **Public Hearing** for a request from Western Construction, Inc. c/o Chase Camberlango for a Special Use Permit allowing an asphalt and concrete batch plants with temporary RV parking for employees, on the property described as the following:

Being a portion of the W ½ NW ¼ of Section 24, Township 8 South, Range 16 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of said Section 24, said corner bears North 89°09'39" West 2638.68 feet from the North one-Quarter corner of said Section 24;

Thence, along the North boundary of said NW¼NW¼ of Section 24, South 89°09'39" East 1319.34 feet to the Northeast corner thereof;

Thence, along the East Boundary of said W½ NW¼ of Section 24, South 00°18'53" West 43.75 feet to a point on the South Right-of-Way Boundary of State Highway 25, also known as West Main Street;

Thence, along said South Right-of-way Boundary, North 89°12'56" West 167.56 feet and being the REAL POINT OF BEGINNING;

Thence, leaving said South Right-of-Way Boundary, South 00°18'53" West 219.61 feet along a line parallel with said East boundary;

Thence, South 89°12'56" East 167.56 feet along a line parallel with said South Right-of-Way Boundary to a point on said East Boundary;

Thence, along said East Boundary, South 00°18'53" West 1809.42 feet to the North Boundary of the Union Pacific Railroad Company's Spur Line Running to the City of Jerome;

Thence, along said North Boundary, North 89°42'50" West 214.29 feet to a point on the centerline of the "N" Canal of the North Side Canal Company;

Thence, along said centerline, North 47°08'34" West 142.04 feet;

Thence, continuing along said centerline, North 56°34'08" West 194.09 feet;

Thence, continuing along said centerline, along the arc of a tangent curve to the left having a radius of 300.00 feet, through a central angle of 34°46'12", an arc distance of 182.06 feet and a long chord that bears North 73°57'15" West 179.27 feet;

Thence, continuing along said centerline, South 88°39'39" West 82.60 feet;

Thence, continuing along said centerline, along the arc of a tangent curve to the right having a radius of 200.00 feet, through a central angle of 42°05'24", an arc distance of 146.92 feet and a long chord that bears North 70°17'39" West 143.64 feet;

Thence, continuing along said centerline, North 49°14'57" West 247.01 feet;

Thence, continuing along said centerline, along the arc of a tangent curve to the right having a radius of 300.00 feet, through a central angle of 42°01'29", an arc distance of 220.04 feet and a long chord that bears North 28°14'13" West 215.14 feet;

Thence, continuing along said centerline, North 07°13'28" West 56.28 feet;

Thence, continuing along said centerline, along the arc of a tangent curve to the right having a radius of 500.00 feet, through a central angle of 14°26'22", an arc distance of 126.01 feet and a long chord that bears North 00°00'17" West 125.67 feet;

Thence, continuing along said centerline, North 07°12'54" East 127.70 feet;

Thence, continuing along said centerline, along the arc of a tangent curve to the right having a radius of 450.00 feet, through a central angle of 21°27'07", an arc distance of 168.48 feet and a long chord that bears North 17°56'27" East 167.50 feet;

Thence, continuing along said centerline, North 28°40'01" East 56.51 feet;

Thence, continuing along said centerline, North 20°40'45" East 107.82 feet;

Thence, continuing along said centerline, North 13°24'17" East 141.80 feet;

Thence, continuing along said centerline, North 06°03'21" West 108.28 feet;

Thence, continuing along said centerline, North 18°40'46" West 127.24 feet;

Thence, continuing along said centerline, North 25°37'20" West 454.85 feet to a point on said South Right-of-Way Boundary;

Thence, along said South Right-of-Way Boundary, South 89°12'56" East 51.74 feet;

Thence, leaving said South Right-of-Way Boundary, South 00°47'04" West 20.00 feet;

Thence, South 89°12'56" East 20.00 feet;

Thence, North 00°47'04" East 20.00 feet to a point on said South Right-of-Way Boundary;

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Thence, along said South Right-of-Way Boundary, South 89°12'56" East 1021.70 feet; more commonly known as the cultivated field on West Main Street between Producers Livestock Auction 11S 100 West and 961 West Main Street, Jerome, Idaho, containing approximately 46.155 acres.

6. **Consider** a request from Western Construction, Inc. c/o Chase Camberlango for a Special Use Permit allowing an asphalt and concrete batch plants with temporary RV parking for employees, on the property described as the following:
Being a portion of the W ½ NW ¼ of Section 24, Township 8 South, Range 16 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:
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Thence, along the East Boundary of said W½ NW¼ of Section 24, South 00°18'53" West 43.75 feet to a point on the South Right-of-Way Boundary of State Highway 25, also known as West Main Street;
Thence, along said South Right-of-way Boundary, North 89°12'56" West 167.56 feet and being the REAL POINT OF BEGINNING;
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Thence, South 89°12'56" East 167.56 feet along a line parallel with said South Right-of-Way Boundary to a point on said East Boundary;
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Thence, along said centerline, North 47°08'34" West 142.04 feet;
Thence, continuing along said centerline, North 56°34'08" West 194.09 feet;
Thence, continuing along said centerline, along the arc of a tangent curve to the left having a radius of 300.00 feet, through a central angle of 34°46'12", an arc distance of 182.06 feet and a long chord that bears North 73°57'15" West 179.27 feet;
Thence, continuing along said centerline, South 88°39'39" West 82.60 feet;
Thence, continuing along said centerline, along the arc of a tangent curve to the right having a radius of 200.00 feet, through a central angle of 42°05'24", an arc distance of 146.92 feet and a long chord that bears North 70°17'39" West 143.64 feet;
Thence, continuing along said centerline, North 49°14'57" West 247.01 feet;
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7. **Consider** a Design Review from Western Construction, Inc. c/o Chase Camberlango, for the cultivated field on West Main Street between Producers Livestock Auction 11S 100 West and 961 West Main Street, Jerome, Idaho, containing approximately 46.155 acres, Jerome, Idaho- *action item*

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8. **Public Hearing** for a request from Paragon Investments of Idaho for a Lot Split on the property described as Jerome Unplatted Tax 2206197 of S½ 31-8-17, more commonly known as the farmland on the north west corner of 100 East 300 South, Jerome, Idaho, containing approximately 58.14 acres.
9. **Consider** a request from Paragon Investments of Idaho for a Lot Split on the property described as Jerome Unplatted Tax 2206197 of S½ 31-8-17, more commonly known as the farmland on the north west corner of 100 East 300 South, Jerome, Idaho, containing approximately 58.14 acres.- *action item*
10. **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 July 26, 2022 regular meeting.
 - B. Consider/Approve Findings and Conclusions for Milk Specialties Global/ Kyle Kramer, for a Tower Height Variance, on the property located at Tax 55 of NENW, and Tax 2 Lots 9 & 10, Block 2 Jerome SE Industrial Park Phase III (30-8-17), more commonly known as 1756 South Buchanan Street, Jerome, Idaho.
11. **Citizen Correspondence and Issues**
12. **Discussion Period & Staff Reports**
13. **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.