

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

September 13, 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 a request from Tana Parker for a Special Use Permit renewal allowing a Home Occupation for Catering on the property located at Lot 16, Block 1 Glen Eagle Sub NE (19-8-17), more commonly known as 913 Glen Eagle Drive, Jerome, Idaho.
4. **Consider** a request from Tana Parker for a Special Use Permit renewal allowing a Home Occupation for Catering on the property located at Lot 16, Block 1 Glen Eagle Sub NE (19-8-17), more commonly known as 913 Glen Eagle Drive, Jerome, Idaho- *action item*
5. **Public Hearing** for annexation and zoning for the property described in Appendix A, more commonly known as a portion of the cultivated farm ground to the west of 50 E 100 S, Jerome, Idaho, containing approximately 10.18 acres.
6. **Consider** a request for annexation and zoning for the property described in Appendix A, more commonly known as a portion of the cultivated farm ground to the west of 50 E 100 S, Jerome, Idaho, containing approximately 10.18 acres- *action item*
7. **Public Hearing** for a request from Efrain Tellez for a Special Use Permit allowing a horse on the property located at Lots 1- 9 Green Acres Subdivision SW (7-8-17), more commonly known as Green Acres Subdivision at 400 16th Avenue East, Jerome, Idaho.
8. **Consider** a request from Efrain Tellez for a Special Use Permit allowing a horse on the property located at Lots 1- 9 Green Acres Subdivision SW (7-8-17), more commonly known as Green Acres Subdivision at 400 16th Avenue East, Jerome, Idaho.- *action item*
9. **Public Hearing** for a request from Heritage Academy Public Charter School for a Special Use Permit allowing a school, public or private, 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.
10. **Consider** a request from Heritage Academy Public Charter School for a Special Use Permit allowing a school, public or private, 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- *action item*
11. **Public Hearing** for a request from Visser Building Co. c/o EHM Engineers, Inc. David Thibault, P.E. for a rezone from Light Industrial (M-1) and General Business (C-2) to Residential 3 (R-3) on Parcel 1 described in Appendix B, containing approximately 6.49 acres, more commonly known as 921 North Lincoln (including the North Side Canal Company equipment yard to the northwest. The request also includes a Rezone for Light Industrial (M-1) to General Business (C-2) on Parcel 2 included in Appendix B, containing approximately 0.59 acres, more commonly known as 911 North Lincoln, Jerome, Idaho.
12. **Consider** a request from Visser Building Co. c/o EHM Engineers, Inc. David Thibault, P.E. for a rezone from Light Industrial (M-1) and General Business (C-2) to Residential 3 (R-3) on Parcel 1 described in Appendix B, containing approximately 6.49 acres, more commonly known as 921 North Lincoln (including the North Side Canal Company equipment yard to the northwest. The request also includes a Rezone for Light Industrial (M-1) to General Business (C-2) on Parcel 2 included in Appendix B, containing approximately 0.59 acres, more commonly known as 911 North Lincoln, Jerome, Idaho- *action item*
13. **Consider** a Design Review for Visser Building Co. for TBD, Jerome, Idaho- *action item*
14. **Consider** a Design Review for Angel & Patricia Murillo for 200 & 202 East Main Street, Jerome, Idaho- *action item*

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15. 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 August 23, 2022 regular meeting, and September 7, 2022 special meeting.
- B. Consider/Approve Findings and Conclusions for annexation and zoning for the property described in Appendix C, more commonly known as the cultivated farm ground behind 50 E 100 S, Jerome, Idaho; containing approximately 17.84 acres.
- C. Consider/Approve Findings and Conclusions 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.

16. Citizen Correspondence and Issues

17. Discussion Period & Staff Reports

18. 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.

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Appendix A:

Being a portion of the SW ¼ SE ¼ of Section 19, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Beginning at the South Quarter corner of said Section 19 and being the REAL POINT OF BEGINNING; Thence, along the South Boundary of the SE¼ of said Section 19, South 89°52'01" East 585.09 feet to the Southeast corner of that certain Parcel of Land described in Deed recorded March 20, 1980 as Instrument No. 248385 in the office of the County Recorder of Jerome County;

Thence, along the Eastern Boundary of said Parcel of Land, North 26°47'23" West 159.35 feet; Thence, continuing along said Eastern Boundary, North 54°00'36" West 253.69 feet;

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

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

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

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

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

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

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

Thence, continuing along Eastern Boundary, North 00°07'56" East 50.26 feet;

Thence, leaving the Eastern Boundary, along the arc of a non-tangent curve to the left having a radius of 325.00 feet, through a central angle of 18°21'16", an arc distance of 104.11 feet and a long chord that bears South 80°57'19" West 103.67 feet;

Thence, South 71°46'41" West 142.02 feet;

Thence, North 00°07'58" West 127.94 feet;

Thence, South 68°55'28" West 185.00 feet;

Thence, North 89°52'05" West 42.82 feet to a point on the West Boundary of said SW ¼ SE ¼ of Section 19;

Thence along said West Boundary, South 00°07'34" East 1200.00 feet to said REAL POINT OF BEGINNING; more commonly known as a portion of the cultivated farm ground to the west of 50 E 100 S, Jerome, Idaho, containing approximately 10.18 acres.

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Appendix B:

Parcel 1:

Being all of Lots 1 through 3, Lots 5 through 15 and Driveways as shown on that certain map entitled "Sawtooth Addition", recorded December 12, 1950 as Instrument No. 11135 in the office of the County Recorder of Jerome County and a portion of Block A-230 of Jerome Townsite, Jerome County, Idaho, more particularly described as follows;

Beginning at the Northwest corner of said map and being the REAL POINT OF BEGINNING; Thence, along the North Boundary of said map, South 89°43'03" East 750.09 feet to the Northwest corner of Lot 4 as shown on said map;

Thence, along the West Boundary of said Lot 4, South 00°16'01" West 74.93 feet to the Southwest corner thereof;

Thence, along the South Boundary of said Lot 4, South 89°42'56" East 150.02 feet to a point on the East Boundary of said map;

Thence, along said East Boundary, South 00°15'47" West 194.86 feet;

Thence, leaving said East Boundary, North 89°19'38" West 158.50 feet along a line parallel with the South Boundary of said map;

Thence, South 00°15'47" West 162.50 feet along a line parallel with said East Boundary of said map; Thence, North 89°19'38" West 116.50 feet;

Thence, North 00°15'47" East 107.00 feet along a line parallel with said East Boundary to a point on the South Boundary of said map;

Thence, along said South Boundary, North 89°19'38" West 625.25 feet to the Southwest corner thereof;

Thence, along the West Boundary of said map, North 00°17'09" East 319.17 feet to said REAL POINT OF BEGINNING.

Containing approximately 6.49 acres, more commonly known as 921 North Lincoln (including the North Side Canal Company equipment yard to the northwest), Jerome, Idaho.

The request from Visser Building Co. c/o EHM Engineers, Inc. David Thibault, P.E. also includes a Rezone for Light Industrial (M-1) to General Business (C-2) on the parcels described as follows:

Parcel 2:

Being a portion of Lot 1 as shown on that certain map entitled "Sawtooth Addition", recorded December 12, 1950 as Instrument No. 11135 in the office of the County Recorder of Jerome County and a portion of Block A-230 of Jerome Townsite, Jerome County, Idaho, more particularly described as follows;

Beginning at the Northeast corner of said Block A-230 and being the REAL POINT OF BEGINNING;

Thence, along the East Boundary of said Block A-230, South 00°15'47" West 107.00 feet;

Thence, leaving said East Boundary, South 89°19'38" East 158.50 feet along a line parallel with the North Boundary of said Block A-230;

Thence, North 00°15'47" East 162.50 feet along a line parallel with the East Boundary of said Block A-230;

Thence, North 89°19'38" West 158.50 feet along a line parallel with said North Boundary of Block A-230 to a point on the East Boundary of said map;

Thence, along said East Boundary, South 00°15'47" West 55.50 feet to said REAL POINT OF BEGINNING.

Containing approximately 0.59 acres, more commonly known as 911 North Lincoln, Jerome, Idaho.

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Appendix C:

Being a portion of the SW¹/₄SE¹/₄ 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 ¹/₄ 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.