

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

REGULAR MEETING

October 10, 2023 7:00 p.m.

To Join Zoom Meeting:

<https://us02web.zoom.us/j/82085278009>

Meeting ID: 820 8527 8009

To call in with your phone only or to watch on your computer and listen via phone, call
1-253-205-0468 or 1-253-215-8782 | Meeting ID: 820 8527 8009

*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 annexation and zoning for the property described in Appendix A, more commonly known as the uncultivated property north of Peters Way, west of Victory Lane and parallel along the east side of Interstate 84 for approximately 375 feet; Jerome, Idaho, containing approximately 3.01 acres.

3. **Consider** a request for annexation and zoning for the property described in Appendix A, more commonly known as the uncultivated property north of Peters Way, west of Victory Lane and parallel along the east side of Interstate 84 for approximately 375 feet; Jerome, Idaho, containing approximately 3.01 acres— *action item*

4. **Public Hearing** for a request from Nestor Aguilar for a setback variance for the property described in Appendix B, more commonly known as 716 South Lincoln Avenue, Jerome, Idaho.

5. **Consider** a request from Nestor Aguilar for a setback variance for the property described in Appendix B, more commonly known as 716 South Lincoln Avenue, Jerome, Idaho— *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 September 12, 2023 regular meeting.

B. Findings and Conclusions for Heritage Academy for a renewal of a Special Use Permit allowing a school, public or private, on the property located at Lots 9 & 10 Blk 117 Jerome Townsite (NW 19-8-17), more commonly known as 100 East Avenue D, Jerome, Idaho.

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- C. Findings and Conclusions for Angel's Construction Custom Homes, LLC for approval on a preliminary plat of Angels Subdivision, located at Tax 2210182 Block A-220 Jerome Townsite (NW 18-8-17), more commonly known as the empty field on the East side of North Buchanan Street between 10th Avenue East and Glacier Drive, Jerome, Idaho, containing approximately 1.9 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.

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Appendix A:

Being a portion of the E ½ of Section 25, Township 8 South, Range 16 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Commencing at the North Quarter corner of said Section 25, said corner bears North 00°19'42" East 5281.41 feet from the South Quarter corner of said Section 25;

Thence, along the West Boundary of said E ½ of Section 25, South 00°19'42" West 1300.26 feet;

Thence, leaving said West Boundary, South 33°43'35 East 2199.43 feet to a point on the Northwestern Boundary of that certain Map entitled "Victory Subdivision Phase 1", recorded December 21, 2004 as Instrument No. 2046778 in said office of the County Recorder of Jerome County;

Thence, along said Northwestern Boundary, South 56°16'25" West 60.00 feet; Thence, along the Southwestern Boundary of said Map (#2046778), South 33°43'35" East 250.22 feet;

Thence, leaving said Southwestern Boundary, South 00°17'16" West 578.07 feet to a point on the Northwestern Boundary of Lot 4, Block 2 as shown as said Map (#2046778);

Thence, along said Northwestern Boundary, South 56°19'37" West 35.30 feet to the Western Corner of said Lot 4 and being the REAL POINT OF BEGINNING;

Thence, along the Southwestern Boundary of said Lot 4, South 30°23'43" East 57.37 feet;

Thence, leaving said Southwestern Boundary, South 00°17'16" West 502.07 feet;

Thence, North 89°18'46" West 178.26 feet to a point on the Northeastern Right-of-Way Boundary of Interstate 84 (Federal Aid Project No. 1-80N-3(11)164);

Thence, along said Northeastern Right-Of-Way Boundary, North 27°47'02" West 187.88 feet;

Thence, continuing along said Northeastern Right-Of-Way Boundary, North 33°30'18" West 100.32 feet;

Thence, continuing along said Northeastern Right-Of-Way Boundary, North 27°47'02" West 86.35 feet;

Thence, leaving said Northeastern Right-Of-Way Boundary, North 56°19'37" East 402.47 feet to said REAL POINT OF BEGINNING;

more commonly known as the uncultivated property north of Peters Way, west of Victory Lane and parallel along the east side of Interstate 84 for approximately 375 feet; Jerome, Idaho, containing approximately 3.01 acres.

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Appendix B:

PARCEL NO. 1

That part of Lot 8, Block 144, Jerome Townsite, and abandoned Railroad Right of Way, located in Lot 2 of Section 19, Township 8 South, Range 17 East of the Boise Meridian, Jerome County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the Recorder of said County, described as follows:

Commencing at the centerline intersection of South Lincoln Ave. and East Ave. G;
Thence North 54°20'25" East, 60.21 feet to THE TRUE POINT OF BEGINNING;
Thence North 0°00' East along East boundary of South Lincoln Ave., 50.00 feet;
Thence North 90°00' East, 92.62 feet to the East right of way of said abandoned Railroad right of way;
Thence North 20°17' West, 46.57 feet along said railroad right of way;
Thence North 90°00' East, 16.13 feet;
Thence South 0°00' West, 93.65 feet to the North boundary of East Ave. G;
Thence South 90°00' West, 92.62 feet along the North boundary of East Ave. G, to THE TRUE POINT OF BEGINNING,
AND

TOWNSHIP 8 SOUTH, RANGE 17 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 19: A tract of land in Lot 2 in Jerome Townsite, described as follows:
Beginning at the Southwest corner of Lot 8, Block 144, Jerome Townsite;
Thence North 20° 17' West, 53.3 feet along the Easterly right of way of the O.S.L. Railroad right of way (abandoned), to THE TRUE POINT OF BEGINNING;
Thence West 92.62 feet to the East right of way of Lincoln Avenue;
Thence North along said East right of way line, a distance of 50 feet;
Thence East 74.14 feet to the Easterly right of way of said abandoned O.S.L. Railroad;
Thence South 20° 17' East 53.3 feet along said right of way to THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that part of Abandoned Railroad Right of Way located in Lot 2, Section 19, Township 8 South, Range 17 East Boise Meridian, adjacent to Lot 8, Block 144, Jerome Townsite, Jerome County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the Recorder of said County, described as follows:

Commencing at the Northwest corner of Lot 8, Block 144, Jerome Townsite;
Thence South 20° 17' East along the East boundary of said abandoned railroad right of way, 26.66 feet to THE POINT OF BEGINNING;
Thence South 90°00' West, 74.14 feet to the East boundary of South Lincoln Ave.;
Thence South 0°00' East along the East boundary of South Lincoln Ave., 6.35 feet to the Northwest corner of an existing building;
Thence North 90°00' East 76.49 feet along the North wall of an existing building to the East boundary of said abandoned railroad right of way;

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Thence North 20° 17' West along the East boundary of said abandoned railroad right of way, 6.77 feet to THE POINT OF BEGINNING.

PARCEL NO. 2

Part of Lots 8 and 9 and part of the abandoned railroad right of way in Block 144 of the Jerome Townsite in Section 19 of Township 8 South, Range 17 East of the Boise Meridian, Jerome County, Idaho, described as follows:

Beginning at the Northeast corner of Lot 9 in Block 144 of the Jerome Townsite in Section 19 of Township 8 South, Range 17 East of the Boise Meridian, said corner marked by a ½ inch rebar which shall be THE POINT OF BEGINNING;

Thence South 00°02'40" East along the East line of Lot 9 for a distance of 123.45 feet to a ½ inch rebar;

Thence South 00°02'40" East along said line for a distance of 1.32 feet to the Southeast corner of Lot 9;

Thence North 89°57'39" West along the South line of Lots 8 and 9 for a distance of 106.99 feet to a ½ inch rebar;

Thence North 00°13'58" West {South 0°00' West, Rec.) for a distance of 93.52 feet (93.65', Rec.) to a ½ inch rebar;

Thence South 89°38'33" West {North 90°00' West, Rec.) for a distance of 93.15 feet (92.79', Rec.) to an iron pipe on the East right of way of Lincoln Street;

Thence North 00°01'13" East (North 0°00' East, Rec.) along said right of way for a distance of 31.13 feet (31.35', Rec.) to a ½ inch rebar;

Thence North 89°49'23" East (North 90°00' East, Rec.) along the extended North line of Lots 8 and 9 for a distance of 200.41 feet (200.00', Rec.) to THE POINT OF BEGINNING.

more commonly known as 716 South Lincoln Avenue, Jerome, Idaho.