

## **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**

October 11, 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 Dan and Rhonda Chatterton for a Special Use Permit renewal allowing a dog kennel/cat grooming, boarding and pet sales business and service as operators for U-Haul rental business on the property located at Tax 33 of E1/2SE (25-8-16) Jerome Unplatted, more commonly known as 2335 South Lincoln Avenue, Jerome, Idaho.
4. **Consider** a request from Dan and Rhonda Chatterton for a Special Use Permit renewal allowing a dog kennel/cat grooming, boarding and pet sales business and service as operators for U-Haul rental business on the property located at Tax 33 of E1/2SE (25-8-16) Jerome Unplatted, more commonly known as 2335 South Lincoln Avenue, Jerome, Idaho- *action item*
5. **Public Hearing** for a request from Marky's Supertow LLC for a Special Use Permit allowing a Vehicle Impound Storage on the property located at Lots 2 thru 4 Jerome Townsite (NE 24-8-16), more commonly known as the Eastern Idaho Railroad property on the Northeast corner of South Elm Street and West Avenue B, Jerome, Idaho.
6. **Consider** a request from Marky's Supertow LLC for a Special Use Permit allowing a Vehicle Impound Storage on the property located at Lots 2 thru 4 Jerome Townsite (NE 24-8-16), more commonly known as the Eastern Idaho Railroad property on the Northeast corner of South Elm Street and West Avenue B, Jerome, Idaho- *action item*
7. **Public Hearing** for a request Erendida Godoy C/O EHM Engineers, Inc. Matt Ahrens, E.I.T., for a residential preliminary plat on the property located at Tax 2201296 of NE Jerome Unplatted (NE 18-8-17), more commonly known as 1511 North Fillmore, Jerome, Idaho, approximately 4.785 acres.
8. **Consider** a request from Erendida Godoy C/O EHM Engineers, Inc. Matt Ahrens, E.I.T., for a residential preliminary plat on the property located at Tax 2201296 of NE Jerome Unplatted (NE 18-8-17), more commonly known as 1511 North Fillmore, Jerome, Idaho, approximately 4.785 acres- *action item*
9. **Consider** a Design Review for Tribal Fire Systems, 2317 South Lincoln Avenue, Jerome, Idaho- *action item*
10. **Consider** a Design Review for Java Espresso C/O Kip Guiles, 2715 South Lincoln Avenue, Jerome, Idaho- *action item*
11. **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 13, 2022 regular meeting.
  - B. Consider/Approve Findings and Conclusions 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.
  - C. Consider/Approve Findings and Conclusions 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.

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

- D. Consider/Approve Findings and Conclusions 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.
  
- E. Consider/Approve Findings and Conclusions 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 A, containing approximately 0.59 acres, more commonly known as 911 North Lincoln, Jerome, Idaho.

### **12. Citizen Correspondence and Issues**

### **13. Discussion Period & Staff Reports**

### **14. 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:**

#### 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.