

## **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 25, 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 Paragon Investments of Idaho LLC for a rezone from Mixed Use (MU) to High Density Business (C-3) on the parcel described in Appendix A, more commonly known as the farm land at the northeast corner of East Frontage Road and 300 South, Jerome, Idaho.

**4. Consider** a request from Paragon Investments of Idaho LLC for a rezone from Mixed Use (MU) to High Density Business (C-3) on the parcel described in Appendix A, more commonly known as the farm land at the northeast corner of East Frontage Road and 300 South, Jerome, Idaho- *action item*

**5. Public Hearing** for a request from Evan Hess for a Special Use Permit allowing a home occupation, craft woodworking and online business, on the property located at E1/2 of Lot 11 and all of Lot 12, Block 81 JT (NW 19-8-17), more commonly known as 420 East Avenue A, Jerome, Idaho.

**6. Consider** a request from Evan Hess for a Special Use Permit allowing a home occupation, craft woodworking and online business, on the property located at E1/2 of Lot 11 and all of Lot 12, Block 81 JT (NW 19-8-17), more commonly known as 420 East Avenue A, Jerome, Idaho- *action item*

**7. 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 October 11, 2022 regular meeting.

B. Consider/Approve Findings and Conclusions 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.

C. Consider/Approve Findings and Conclusions 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.

D. Consider/Approve Findings and Conclusions for 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.

**8. Citizen Correspondence and Issues**

**9. Discussion Period & Staff Reports**

**10. 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 A:

A parcel of land situate in the South ½ of the Southeast ¼ of Section 31, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, being more particularly described as follows:

COMMENCING at the Southeast corner of Section 31 as shown on Corner Record Instrument No. 2084951, from which the South ¼ Corner of Section 31 bears North 89°31'03" West, 2,629.28 feet, Thence North 89°31'03" West, 1,365.73 feet to the POINT OF BEGINNING;

Thence continuing North 89°31'03" West, 719.90 feet;

Thence North 00°28'57" East, 25.00 feet to the northerly right-of-way of E. Frontage Road;

Thence along the northerly right-of-way and along the arc of a non-tangent curve to the right 495.34 feet, having a radius of 547.96 feet, a central angle of 51°47'37" and subtended by a chord bearing North 64°58'12" West, 478.65 feet;

Thence continuing along the northerly right-of-way and along the arc of a non-tangent curve to the right 175.64 feet, having a radius of 11,309.16 feet, a central angle of 00°53'23" and subtended by a chord being North 38°22'09" West, 175.64 feet to the Center Section line;

Thence along the Center section line, North 00°04'34" East, 273.43 feet;

Thence South 89°30'40" East, 1,267.40 feet;

Thence South 00°28'57" West, 633.92 feet to the POINT OF BEGINNING.

Containing 16.849 acres, more or less, more commonly known as farm land at the northeast corner of East Frontage Road and 300 South, Jerome, Idaho.