

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

November 8, 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 Visser Building Co. C/O EHM Engineers, Inc David Thibault, P.E. for a Special Use Permit allowing multi-family dwellings on the parcel described in Appendix B, more commonly known as 921 North Lincoln (including the North Side Canal Company equipment yard to the northwest), Jerome, Idaho.
4. **Consider** a request from Visser Building Co. C/O EHM Engineers, Inc David Thibault, P.E. for a Special Use Permit allowing multi-family dwellings on the parcel described in Appendix B, more commonly known as 921 North Lincoln (including the North Side Canal Company equipment yard to the northwest), Jerome, Idaho- *action item*
5. **Public Hearing** for a request from Gerald Martens for approval on a Preliminary Plat for Stoney Ridge Subdivision Phase 5 described in Appendix C, more commonly known as the farm ground to the north of Stoney Ridge Phase 4 to the North of 22nd Avenue East, Jerome, Idaho.
6. **Consider** a request from Gerald Martens for approval on a Preliminary Plat for Stoney Ridge Subdivision Phase 5 described in Appendix C, more commonly known as the farm ground to the north of Stoney Ridge Phase 4 to the North of 22nd Avenue East, 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 25, 2022 regular meeting.
 - B. Consider/Approve Findings and Conclusions 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.
 - C. Consider/Approve Findings and Conclusions 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.
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.

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.

Appendix C:

Being a portion of that certain parcel of land described in deed recorded September 18, 2006 as Instrument No. 2065735 in the office of the County Recorder of Jerome County, said parcel of land lies in the N ½ SE ¼ of Section 7, Township 8 South, Range 17 East, Boise Meridian, Jerome County, Idaho, said property being more specifically described as follows:

Commencing at the Southeast corner of said Section 7, said point lies South 00°08'35" East 2649.54 feet from the East quarter corner of said Section 7;

Thence, North 00°08'35" West 1848.91 feet along the East boundary of the SE ¼ of said Section 7 to the Northeast corner of that certain map entitled "Stoney Ridge Subdivision No. 1", recorded October 13, 2006 as Instrument No. 2066327 in said office of the County Recorder of Jerome County and being the REAL POINT OF BEGINNING;

Thence, North 89°34'08" West 179.85 feet along the boundary of said "Stoney Ridge Subdivision No. 1";

Thence, continuing along said boundary, North 00°25'52" East 31.00 feet;

Thence, continuing along said boundary and along boundary of that certain map entitled "Stoney Ridge Subdivision No. 2", recorded June 14, 2010 as Instrument No. 2102539 in said office of the County Recorder Jerome County, North 89°34'08" West 1182.58 feet;

Thence, leaving said boundary, North 00°08'35" West 280.00 Feet;

Thence, South 89°34'08" East 1362.12 feet along a line parallel with the North boundary of said map (2066327) to a point of said East boundary;

Thence, along said East boundary, South 00°08'35" East 311.00 feet to said REAL POINT OF BEGINNING.

Containing approximately 8.88 acres, more commonly known as the farm ground to the north of Stoney Ridge Phase 4 to the North of 22nd Avenue East, Jerome, Idaho.