

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 Carl McEntarffer, Dave Holley, Jeff Schroeder, Paul Johnson, Benjamin Reed, and Shonna Fraser

REGULAR MEETING

November 9th, 2021 7:00 p.m.

Due to the current circumstances, Council Chambers will be open to the public with masks strongly recommended. We will also broadcast meetings via Zoom. You are encouraged to join the meeting by clicking on the link below or you can call in from your phone.

To Join Zoom Meeting: <https://us02web.zoom.us/j/89691519246>

Meeting ID: 896 9151 9246

To call in with your phone only or to watch on your computer and listen via phone, call 1-346-248-7799 or 1-669-900-6833

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***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 a request from Juan Gonzalez for a renewal of a Special Use Permit allowing a residential use, on the property described as Lots 1 thru 4, Block 77, Jerome Townsite (SW 18-8-17), more commonly known as 147 North Adams Street, Jerome, Idaho.
- 3. Consider** a request from Juan Gonzalez for a renewal of a Special Use Permit allowing a residential use, on the property described as Lots 1 thru 4, Block 77, Jerome Townsite (SW 18-8-17), more commonly known as 147 North Adams Street, Jerome, Idaho – *action item*
- 4. Public Hearing** for a request from Village West, LLC for a Rezone from Public/Semi Public to Residential-3, on the parcel described in attached Exhibit A, more commonly known as the “half-moon” parcel along the east side of the “J” canal and to the west of Village West Mobile Home Park on North Fir St. including the 10th Street West vacated right-of-way, Jerome, Idaho.
- 5. Consider** a request from Village West, LLC for a Rezone from Public/Semi Public to Residential-3, on the parcel described in attached Exhibit A, more commonly known as the “half-moon” parcel along the east side of the “J” canal and to the west of Village West Mobile Home Park on North Fir St. including the 10th Street West vacated right-of-way, Jerome, Idaho – *action item*
- 6. Public Hearing** for a request from Village West, LLC for a Rezone from Mixed Use to Residential-3, on the parcels described in attached Exhibit B, more commonly

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known as the farmland to the west of the Jerome Middle School starting from the rear entrance of the Jerome Middle School going north approximately 635 feet on North Fir St., then turning west for approximately 1290 feet, then south for approximately 644 feet then turning east for approximately 1294 feet back to North Fir St., Jerome, Idaho.

7. **Consider** a request from Village West, LLC for a Rezone from Mixed Use to Residential-3, on the parcels described in attached Exhibit B, more commonly known as the farmland to the west of the Jerome Middle School starting from the rear entrance of the Jerome Middle School going north approximately 635 feet on North Fir St., then turning west for approximately 1290 feet, then south for approximately 644 feet then turning east for approximately 1294 feet back to North Fir St., Jerome, Idaho- *action item*

8. **Consider** a Design Review for Today's Dental, 138 Country Lane, Jerome, Idaho– *action item*

9. **Discussion-** Livestock Code Language

10. **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 12th, 2021 and the October 26th, 2021 regular meetings.
- B. Consider/Approve Findings of Facts for Jacinto Garcia for a Special Use Permit allowing six (6) chickens, seven (7) cattle, three (3) sheep, and three (3) goats, on the property located at BLK A-286 Jerome Townsite NW (24-8-16), more commonly known as 805 West Avenue H, Jerome, Idaho.
- C. Consider/Approve Findings of Facts for Rigoberto Jimenez for a renewal of a Special Use Permit allowing four (4) goats, on the property located at Tax 4, Blk A-279 Tax 1, Blk A-280 inside acreage, more commonly known as 611 South Fir, Jerome, Idaho.
- D. Consider/Approve Findings of Facts for Raul Ortiz for a renewal of a Special Use Permit allowing six (6) hen chickens, two (2) calves, and three (3) goats, on the property described as Tax 2173908 of Blk A-276 inside acreage (NW 24-8-16), more commonly known as 725 West Avenue D, Jerome, Idaho.
- E. Consider/Approve Findings of Facts for Charles Crabtree for a renewal of a Special Use Permit allowing an in-home occupation, a full service motorcycle service and repair shop, on the property described as Lot 8

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Block 2, Mountain View Sub NE 18-8-17, more commonly known as 1433 Olympia Drive, Jerome, Idaho.

- F. Consider/Approve Findings of Facts for Tyson Cook for a rear setback variance and Lot Split, on the property described as Tax 17A of A-182 JT (NE 19-8-17), more commonly known as 709 East Avenue D, Jerome, Idaho.

11. Citizen Correspondence and Issues

12. Discussion Period & Staff Reports

13. 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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Exhibit A

The request from Village West, LLC for a Rezone from Public/Semi Public to Residential-3, on the parcel described as follows:

Being a portion of the SW ¼ NW ¼ of Section 13, Township 8 South, Range 16 East, Boise Meridian, Jerome County, Idaho, more particularly described as follows:

Commencing at the West Quarter Corner of said Section 13;

Thence, along the South Boundary of said SW ¼ NW ¼ of Section 13, South 89°10'12" East 1318.58 feet to the Southeast corner of said SW ¼ NW ¼ of Section 13;

Thence, along the East Boundary of said SW ¼ NW ¼ of Section 13, North 00°20'00" East 139.86 feet to centerline of Northside Canal "J" and being the REAL POINT OF BEGINNING;

Thence, along said centerline, North 54°42'03" West 43.45 feet;

Thence, continuing along said centerline, North 39°26'15" West 67.21 feet;

Thence, continuing along said centerline, North 31°30'24" West 217.49 feet;

Thence, continuing along said centerline, North 29°04'52" West 94.23 feet;

Thence, continuing along said centerline, North 30°16'54" West 75.80 feet;

Thence, continuing along said centerline, North 24°40'07" West 74.02 feet;

Thence, continuing along said centerline, North 12°51'34" West 69.50 feet;

Thence, continuing along said centerline, North 01°44'38" West 92.49 feet;

Thence, continuing along said centerline, North 13°55'47" East 82.53 feet;

Thence, continuing along said centerline, North 26°05'06" East 51.79 feet;

Thence, continuing along said centerline, North 35°43'03" East 48.29 feet;

Thence, continuing along said centerline, North 40°39'12" East 42.72 feet;

Thence, continuing along said centerline, North 46°44'24" East 87.67 feet;

Thence, continuing along said centerline, North 47°42'18" East 83.95 feet;

Thence, continuing along said centerline, North 58°19'56" East 124.94 feet to a point on said East Boundary;

Thence, along said East Boundary, South 00°20'00" West 1018.13 feet to said REAL POINT OF BEGINNING.

Containing approximately 4.96 acres. Also together with the following:

Being a portion of Block A-244, Block A-245 and 10th Avenue West (formerly known as North Boulevard), Jerome Townsite, lying in the SE ¼ NW ¼ of Section 13, 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 13;

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*Thence, along the East Boundary of the NW ¼ of said Section 13, South 00°18'39" West 1962.11 feet;
Thence, leaving said East Boundary, North 89°41'08" West 36.39 feet to a point on the West Right-of-Way Boundary of North Fir Street and being the REAL POINT OF BEGINNING;
Thence, along said West Right-of-Way Boundary, South 00°17'17" West 35.00 feet;
Thence, continuing along said West Right-of-Way Boundary, South 00°18'09" West 35.00 feet to a point on the Southern Right-of-Way Boundary of said 10th Avenue West;
Thence, along said Southern Right-of-Way Boundary, North 89°41'08" West 1281.92 feet to a point on the West Boundary of said Block A-245;
Thence, along said West Boundary and the West Boundary of said Block A-244, North 00°20'00" East 70.00 feet;
Thence, along the North Right-of-Way Boundary of said 10th Avenue West, South 89°41'08" East 1281.87 feet to said REAL POINT OF BEGINNING.*

Containing approximately 2.06 acres.

more commonly known as the “half-moon” parcel along the east side of the “J” canal and to the west of Village West Mobile Home Park on North Fir St. including the 10th Street West vacated right-of-way, Jerome, ID

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Exhibit B

The request from Village West, LLC also includes a Rezone from Mixed Use to Residential-3, on the parcels described as follows:

Block A-243, 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.

Block A-244, 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, EXCEPTING THEREFROM the South 35 feet thereof.

TOWNSHIP 8 SOUTH, RANGE 16 EAST OF THE BOISE MERIDIAN, JEROME COUNTY, IDAHO

Section 13: NE¼NW¼;

NW¼NW¼, EXCEPTING THEREFROM the following described parcel of land:

Beginning at the Northwest corner of said Section 13;

Thence South 0°01' East along the West boundary of said Section 13 for a distance of 548.6 feet;

Thence North 84°35' East, 330.3 feet;

Thence South 5°25' East, 20.0 feet;

Thence South 61°12' East, 204.5 feet;

Thence North 47°32' East, 301.0 feet;

Thence North 17°32' East, 446.5 feet to the North boundary of said Section 13;

Thence North 89°31' West along said North boundary for a distance of 865.76 feet to THE POINT OF THE BEGINNING.

SUBJECT TO a 25 foot county roadway easement along the East line of the NW¼ of Section 13 and along the North line of Section 13.

SUBJECT TO a 20 foot easement from the edge of water along the North Side Canal Company "J" Canal.

SUBJECT TO an easement in favor of Grantor, their heirs, successors and assigns, over, across and under the described real property for the purpose of maintaining and repairing a domestic water line and irrigation ditch now existing on said real property for the benefit of the other real property described as exception number 3:

(Exception 2) AND EXCEPTING THEREFROM the following described parcel of land:

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*Commencing at the Northwest corner of said Section 13;
Thence South 0°01' East along the West line of said Section, a distance of 548.60 feet to
THE TRUE POINT OF BEGINNING;
Thence North 84°35' East, 330.30 feet;
Thence South 5°25' East, 20.00 feet;
Thence South 61°12' East, 208.00 feet;
Thence South 51°49' West, 260.81 feet;
Thence South 8°13' West, 83.02 feet;
Thence South 20°28' East, 190.00 feet;
Thence South 19°33' East, 109.00 feet;
Thence South 8°10' East, 167.15 feet to a point on the South line of said NW¼NW¼;
Thence North 89°18' West along the South line of said NW¼NW¼, a distance of 349.60
feet to a point on the West line of said Section 13;
Thence North 0°01' West along the West line of said Section 13, a distance of 774.27 feet
to THE POINT OF BEGINNING.*

(Exception 3) FURTHER EXCEPTING THEREFROM the following described parcel of land:

*Commencing at the North quarter corner of Section 13, which is THE TRUE POINT OF
BEGINNING;
Thence South 0°00'00" West, 760.93 feet along the centerline of North Fir Street
(Jerome, Idaho) to a point on said centerline (East line of NW¼ of Section 13);
Thence South 90°00'00" West, 437.70 feet to a point on the bank of North Side Canal "J";
Thence South 90°00'00" West, 15.00 feet to a point on the centerline of North Side Canal
"J";
Thence North 8°18'24" East, 130.08 feet along the centerline of North Side Canal "J" to a
point on said centerline;
Thence North 12°59'52" East, 215.61 feet along the centerline of North Side Canal "J" to
a point on said centerline intersecting with the centerline of an existing bridge;
Thence North 17°16'04" East, 265.71 feet along the centerline of North Side Canal "J" to
a point on said centerline;
Thence North 29°53'13" East, 195.28 feet along the centerline of North Side Canal "J" to
a point on said centerline intersecting with the North section line of Section 13;
Thence South 89°45'01" East, 209.24 feet along the North section line of Section 13 to
THE TRUE POINT OF BEGINNING.*

more commonly known as the farmland to the west of the Jerome Middle School starting from the rear entrance of the Jerome Middle School going north approximately 635 feet on North Fir St., then turning west for approximately 1290 feet, then south for approximately 644 feet then turning east for approximately 1294 feet back to North Fir St., Jerome, Idaho.