

City of Jerome Planning & Zoning Agenda

Jerome County Courthouse Jack Nelson Conference Room #306,
300 North Lincoln, Jerome, ID 83338

City Administrator Mike Williams – City Planner Ida Clark

COMMISSION MEMBERS: Chairman Rod Mink; Commissioners Carl McEntarffer,
Dave Holley, Jeff Schroeder, and Paul Johnson

REGULAR MEETING

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

Due to Idaho being in Stage 2, limited seating is available. The Conference Room will be open to the public with social distancing guidelines. We will continue to 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.

See City website on the day of the meeting to obtain the meeting ID
<https://www.ci.jerome.id.us/339/Public-Hearing-Notices>

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

See City website on the day of the meeting to obtain the meeting ID
<https://www.ci.jerome.id.us/339/Public-Hearing-Notices>

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 Dareck & Brittany Williams, allowing a Special Use Permit for six (6) hen chickens and ducks, on the property located at Lot 14, W ½ Lot 15, Block 147 Jerome Townsite (NE 24-8-16), more commonly known as 310 West Avenue G, Jerome, Idaho.

3. **Consider** a request from Dareck & Brittany Williams, allowing a Special Use Permit for six (6) hen chickens and ducks, on the property located at Lot 14, W ½ Lot 15, Block 147 Jerome Townsite (NE 24-8-16), more commonly known as 310 West Avenue G, Jerome, Idaho– *action item*

4. **Public Hearing** for a request from Idaho Milk Transport; c/o Robert Brice, allowing a truck washing facility, on the property located at Jerome Unplatted Tax 41C of S1/2NW (31-8-17) AC Annexed into Jerome City 2008, more commonly known as 325 Farmore Road, Jerome, Idaho.

5. **Consider** a request from Idaho Milk Transport; c/o Robert Brice, allowing a truck washing facility, on the property located at Jerome Unplatted Tax 41C of S1/2NW (31-8-17) AC Annexed into Jerome City 2008, more commonly known as 325 Farmore Road, Jerome, Idaho– *action item*

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6. Public Hearing for a request from Rennison Design represented by Brian

Liquin, allowing multifamily housing, on the property described as:

A portion of Block A-170, Jerome Townsite and a portion of the Vacated Miner & Northside Railroad lying between Blocks A-169 and A-170, in said Jerome Townsite, all within Government Lot 3 and the Northeast Quarter of the Southwest Quarter of Section 19, Township 8 South, Range 17 East, Boise Meridian, City of Jerome, Jerome County, Idaho:

Commencing at the centerline intersection of Lincoln Avenue and East Avenue "I", which is monumented with a Brass Cap imprinted "Idaho State Highway Right of Way"; Thence South 89 Degrees 42 Minutes 43 Seconds East, along the centerline of said East Avenue "I" a distance of 40.00 feet, to a point of intersection with the East line of the 40-foot right-of-way called out in Highway Right of Way Deed Instrument Number 107595; Thence North 00 Degrees 18 Minutes 23 Seconds East, along said East line a distance of 35.00 feet, to a point of intersection with the North Right-of-Way of said East Avenue "I", which is monumented with a 5/8-Inch Rebar surmounted with a yellow plastic cap imprinted "LS 884"; Thence South 89 Degrees 42 Minutes 43 Seconds East, along said North Right-of-Way a distance of 191.65 feet to a point, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762" and is the Point of Beginning:

Thence North 00 Degrees 18 Minutes 23 Seconds East, a distance of 190.00 feet, to a point, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence North 43 Degrees 03 Minutes 15 Seconds West, a distance of 54.67 feet, to a point, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence North 00 Degrees 18 Minutes 23 Seconds East, a distance of 70.00 feet, to a point of intersection with the North Line of the Property Described in Warranty Deed Instrument Number 981650 and the South Line of the Land Described in Warranty Deed Instrument Number 981747, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence South 89 Degrees 45 Minutes 25 Seconds East, along said North and South Lines a distance of 164.00 feet, to a point of intersection with the Westerly Line of said Block A-169, Coinciding with the Easterly Right-of-Way Line of said Vacated Miner & Northside Railroad, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence South 19 Degrees 59 Minutes 23 Seconds East, along said Coinciding Lines a distance of 319.70 feet (formerly 319.84), to the Southwest Corner of said Block A-169, lying on said North Right-of-Way of said East Avenue "I", which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762";

Thence North 89 Degrees 42 Minutes 43 Seconds West along said North Right-of-Way, a distance of 429.01 feet to the Point of Beginning, containing approximately 1.33 acres, and more commonly known as 122 East Avenue I, Jerome, Idaho.

7. Consider a request from Rennison Design represented by Brian Liquin, allowing multifamily housing, on the property described as:

A portion of Block A-170, Jerome Townsite and a portion of the Vacated Miner & Northside Railroad lying between Blocks A-169 and A-170, in said Jerome Townsite, all within Government Lot 3 and the Northeast Quarter of the Southwest Quarter of Section 19, Township 8 South, Range 17 East, Boise Meridian, City of Jerome, Jerome County, Idaho:

Commencing at the centerline intersection of Lincoln Avenue and East Avenue "I", which is monumented with a Brass Cap imprinted "Idaho State Highway Right of Way"; Thence South 89 Degrees 42 Minutes 43 Seconds East, along the centerline of said East Avenue "I" a distance of 40.00 feet, to a point of intersection with the East line of the 40-foot right-of-way called out in Highway Right of Way Deed Instrument Number 107595; Thence North 00 Degrees 18 Minutes 23 Seconds East, along said East line a distance of 35.00 feet, to a point of intersection with the North Right-of-Way of said East Avenue "I", which is monumented with a 5/8-Inch Rebar surmounted with a yellow plastic cap imprinted "LS 884"; Thence South 89 Degrees 42 Minutes 43

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Seconds East, along said North Right-of-Way a distance of 191.65 feet to a point, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762" and is the Point of Beginning: Thence North 00 Degrees 18 Minutes 23 Seconds East, a distance of 190.00 feet, to a point, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762"; Thence North 43 Degrees 03 Minutes 15 Seconds West, a distance of 54.67 feet, to a point, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762"; Thence North 00 Degrees 18 Minutes 23 Seconds East, a distance of 70.00 feet, to a point of intersection with the North Line of the Property Described in Warranty Deed Instrument Number 981650 and the South Line of the Land Described in Warranty Deed Instrument Number 981747, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762"; Thence South 89 Degrees 45 Minutes 25 Seconds East, along said North and South Lines a distance of 164.00 feet, to a point of intersection with the Westerly Line of said Block A-169, Coinciding with the Easterly Right-of-Way Line of said Vacated Miner & Northside Railroad, which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762"; Thence South 19 Degrees 59 Minutes 23 Seconds East, along said Coinciding Lines a distance of 319.70 feet (formerly 319.84), to the Southwest Corner of said Block A-169, lying on said North Right-of-Way of said East Avenue "I", which is monumented with a 1/2-Inch Rebar surmounted with a purple plastic cap imprinted "SLS PLS 13762"; Thence North 89 Degrees 42 Minutes 43 Seconds West along said North Right-of-Way, a distance of 429.01 feet to the Point of Beginning, containing approximately 1.33 acres, and more commonly known as 122 East Avenue I, Jerome, Idaho– *action item*

8. **Consider** a Design Review for 122 East Avenue I, Jerome, Idaho- *action item.*

9. **Public Hearing** to hear a request for AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME REVISING TITLE 17 CHAPTER 10.040 OF THE JEROME MUNICIPAL CODE AMENDING THE SCHEDULE OF DISTRICT USE REGULATIONS FOR “DWELLING MULTI-FAMILY (THREE TO FOUR UNITS)”, “DWELLING MULTI-FAMILY (FIVE OR MORE UNITS)”; AND PROVIDING FOR AN EFFECTIVE DATE.

10. **Consider** AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME REVISING TITLE 17 CHAPTER 10.040 OF THE JEROME MUNICIPAL CODE AMENDING THE SCHEDULE OF DISTRICT USE REGULATIONS FOR “DWELLING MULTI-FAMILY (THREE TO FOUR UNITS)”, “DWELLING MULTI-FAMILY (FIVE OR MORE UNITS)”; AND PROVIDING FOR AN EFFECTIVE DATE– *action item*

11. **Consent Agenda-** *action item*

The consent calendar consist 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 January 26th, 2021 regular meeting

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- B. Consider/Approve Findings of Facts for Cook Realty, Inc. for approval on a residential preliminary plat for Stauffer Estates Subdivision No. 2, described as a portion of the West Half of the Northwest Quarter, Section 17, Township 8 South, Range 17 East, Boise Meridian, Jerome County, ID more commonly known as the farmland at the southeastern corner of North Tiger and East Mountain View Drive, Jerome, ID, containing approximately 40.97 acres.
- C. Consider/Approve Findings of Facts for Valley Wide Cooperative, allowing petroleum storage, on the property located at Tax 1 of A-269 Jerome Townsite 172' X 340.31' (NW 24-8-16), more commonly known as 230 West Blvd, Jerome, Idaho.
- D. Consider/Approve Findings of Facts for Brandt and Crystal Powell, allowing a home occupation, online furniture sales, on the property located at Lot 7 Block 6 Glen Eagle Subdivision (NE 19-8-17), more commonly known as 817 Owl Court, Jerome, Idaho.
- E. Consider/Approve Findings of Facts for Angela Devers, allowing six hen chickens, on the property located at Lot 7 Block 1 Kerri Sub #1 (SW 19-8-17), more commonly known as 414 East Avenue J, Jerome, Idaho.

12. Citizen Correspondence and Issues

13. Discussion Period & Staff Reports

14. Adjournment

To attend the hearing, you will need to enter the Jerome County Courthouse at the east entrance (in the back-parking area) that has the ADA accessible ramp. The meeting room is located on the third floor

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.