

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, Randy King, Bill Allred, Jeff Schroeder, and Paul Johnson

REGULAR MEETING

January 12th, 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
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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 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.
3. **Consider** a request from 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 – *action item*
4. **Public Hearing** for a request 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.

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5. **Consider** a request from 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 – *action item*

6. **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 December 8th, 2020 regular meeting

- B. Consider/Approve Findings of Facts for Lorena Cortez, for approval on a residential preliminary plat for Del Rio Subdivision, described as Block A-173, 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

A parcel of land located in the portion of Block A-173. “Jerome Townsite”, Jerome County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of said Block A-173;

Thence North 90°00'00” West 295.01 feet along the north boundary of said Block A-173 to the REAL POINT OF BEGINNING.

Thence South 00°00'50” West 112.00 feet.

Thence North 90°00'00” West 60.00 feet.

Thence North 00°00'50” East 112.00 feet to a point on the north boundary of Block A-173.

Thence South 90°00'00” East 60.00 feet along the north boundary of Block A-173 to the REAL POINT OF BEGINNING, more commonly known as the property at the southwest corner of East Avenue H and South Davis Street, containing approximately 2.3 acres.

- C. Consider/Approve Findings of Facts for Roel Quinones-Cerron for a Special Use Permit, allowing up to four dairy heifers on the property described as Tax 1 and 2 of Block A-277 Inside Acreage NW (24-8-16), more commonly known as 819 West Avenue D, Jerome, Idaho.
- D. Consider/Approve Findings of Facts for Juan Gonzalez representing Victor Carreon for a Special Use Permit, allowing a residential use, on the property located at Lots 1 thru 4, Block 77, Jerome Townsite (SW 18-8-17), more commonly known as 147 North Adams Street, Jerome, Idaho.
- E. Consider/Approve Findings of Facts for 101 CYA, LLC represented by Jim and Marie Kast for a Special Use Permit, allowing a truck terminal yard, on

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- F. Consider/Approve Findings of Facts for Jerry, Marlene, Tim and Gayelynn Callen for a renewal of a Special Use Permit, allowing agricultural use, on those parcels described as Tax 12 SE/SE Jerome Unplatted (SE 12-8-16), more commonly known as the northwest corner of 16th Avenue and North Lincoln, Jerome, Idaho, containing approximately 38.7 acres.
- G. Consider/Approve Findings of Facts for Karolee Gregory for a renewal of a Special Use Permit, allowing a home occupation consisting of piano lessons and virtual bookkeeping services, on the property described as Tax 3 Block A-208, Jerome Townsite, SE 18-8-17, more commonly known as 613 6th Avenue East, Jerome, Idaho.
- H. Consider/Approve Findings of Facts for Cherie Lujan for a Special Use Permit, allowing six chickens, on the property described as Lot 8 Block 129, Jerome Townsite, NE 24-8-16, more commonly known as 527 West Avenue D, Jerome, Idaho.
- I. Consider/Approve Findings of Facts for Collin Sharp for a Variance, allowing a sign to be placed less than ten feet (10') away from public easements on the property located at Jerome Unplatted Tax 2194596 of SESW 30-8-17, more commonly known as 214 East Yakima, Jerome, Idaho.

7. Citizen Correspondence and Issues

8. Discussion Period & Staff Reports

9. 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.