

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
Jeff Schroeder, Paul Johnson, Benjamin Reed, and Shonna Fraser

REGULAR MEETING

January 9th, 2024 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. **Public Hearing** for a request from Maureen McGonigal Patterson, for a Lot Split, of the property located at Tax 2224953 of N1/2 SE Sec 7 T8 R17, more commonly known as the farm ground north of Stoney Ridge Subdivisions Numbers 3, 4 and 5, Jerome, Idaho, containing approximately 37.41 acres.
3. **Consider** a request from Maureen McGonigal Patterson, for a Lot Split, of the property located at Tax 2224953 of N1/2 SE Sec 7 T8 R17, more commonly known as the farm ground north of Stoney Ridge Subdivisions Numbers 3, 4 and 5, Jerome, Idaho, containing approximately 37.41 acres- *action item*
4. **Public Hearing** for a request from Idaho Milk Transport, Inc, for a Special Use Permit renewal, allowing a truck terminal yard, on the property located at Jerome Unplatted Tax 2202922 and 2193785 of S1/2NW Sec 31 T8 R17, more commonly known as 325 and 401 Farmore Road, Jerome, Idaho.
5. **Consider** a request from Idaho Milk Transport, Inc, for a Special Use Permit renewal, allowing a truck terminal yard, on the property located at Jerome Unplatted Tax 2202922 and 2193785 of S1/2NW Sec 31 T8 R17, more commonly known as 325 and 401 Farmore Road, Jerome, Idaho- *action item*
6. **Public Hearing** for a rezone request for all of Block 126, Jerome Townsite NE 24-8-16 from Light Industrial (M-1) to Residential 3 (R-3), as described in Appendix A.
7. **Consider** a rezone request for all of Block 126, Jerome Townsite NE 24-8-16 from Light Industrial (M-1) to Residential 3 (R-3), as described in Appendix A- *action item*
8. **Public Hearing** for a request from Aim Sign Company, David Baker, for a Special Use Permit, allowing an electronic message display Sign, on the property located at Lots 2 & 3, Block 1 Tucker Heights Subdivision No 2, (36-8-16), more commonly known as 2711 South Lincoln Avenue, Jerome, Idaho.
9. **Consider** a request from Aim Sign Company, David Baker, for a Special Use Permit, allowing an electronic message display Sign, on the property located at

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Lots 2 & 3, Block 1 Tucker Heights Subdivision No 2, (36-8-16), more commonly known as 2711 South Lincoln Avenue, Jerome, Idaho- *action item*

10. **Public Hearing** for AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME REVISING VARIOUS PORTIONS OF JEROME MUNICIPAL CODE TITLE 17, as outlined in Appendix B.

11. **Consider** AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JEROME REVISING VARIOUS PORTIONS OF JEROME MUNICIPAL CODE TITLE 17, as outlined in Appendix B.

12. **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 December 12th, 2023 regular meeting.

B. Findings and Conclusions for Magdalena Perez, for a Special Use Permit renewal, allowing an in-home occupation, an in-home tax preparation and notary service, on the property located at Tax 9 of Block A-202, JT (SE 18-8-17), more commonly known as 312 North Fillmore Street, Jerome, Idaho.

C. Findings and Conclusions for Valley Wide Cooperative for a Special Use Permit renewal, allowing bulk storage of petroleum products, on the property located at Tax 2201158 of A-269 and A-270 Jerome Townsite 172'x 340.31' NW (24-8-16), more commonly known as 150 West Blvd South, Jerome, Idaho.

D. Findings and Conclusions for Personnel Plus, Inc for a Special Use Permit, allowing an electronic message display Sign, on the property located at Lots 9-11, Block 96 Jerome Townsite NE (24-8-16), more commonly known as 221 South Lincoln Avenue, Jerome, Idaho.

13. **Citizen Correspondence and Issues**

14. **Discussion Period & Staff Reports**

15. **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:

For all of Block 126, Jerome Townsite NE 24-8-16 from Light Industrial (M-1) to Residential 3 (R-3) more commonly known as:

Tax 14 of Blk 126 5003 sq ft (NE 24-8-16) – 203 West Avenue D;

Tax 15 of Blk 126 5426 sq ft (NE 24-8-16) – 205 West Avenue D;

Tax 16 of Blk 126 (NE 24-8-16) – 209 West Avenue D;

Lot 1, E7' of Lot 2, Tax 2184146 of Blk 126 Jerome Townsite 10311 SF (NE 24-8-16) – 213 West Avenue D;

Tax 2 of Lot 2 Blk 126 Jerome Townsite 5375 sq ft (NE 24-8-16) – 217 West Avenue D;

Lot 3 Blk 126 Jerome Townsite (NE 24-8-16) – 221 West Avenue D;

Lot 4 Blk 126 Jerome Townsite 50 x 125 (NE 24-8-16) – 227 West Avenue D;

Lot 5 Blk 126 Jerome Townsite (NE 24-8-16) – 231 West Avenue D;

Lot 6 Blk 126 Jerome Townsite (NE 24-8-16) – 228 West Avenue E;

Lot 7 Blk 126 Jerome Townsite (NE 24-8-16) – 226 West Avenue E;

Lot 8 Blk 126 Jerome Townsite (NE 24-8-16) – 220 West Avenue E;

Lot 9, W ½ of Lot 10, Blk 126 Jerome Townsite (NE 24-8-16) – 218 West Avenue E;

E ½ of Lot 10, Lot 11 Blk 126 Jerome Townsite (NE 24-8-16) – 208 West Avenue E;

Tax 3 of Lot 12 Blk 126 Jerome Townsite 50 x 125 (NE 24-8-16) – 206 West Avenue E;

Tax 4 of Lot 12, Tax 13 Block 126 (NE 24-8-16) – 202 West Avenue E

Appendix B:

AS FOLLOWS: REVISING TITLE 17 CHAPTER 3 RULES AND DEFINITIONS OF THE JEROME MUNICIPAL CODE; REVISING THE LAND USES IN THE SCHEDULE OF DISTRICT REGULATIONS OF TITLE 17 CHAPTER 14 OF THE JEROME MUNICIPAL CODE; REVISING SECTIONS OF TITLE 17 CHAPTER 18, SPECIFICALLY REMOVING NURSING HOMES AND ADDING RESTRICTIONS ON ACCESSORY BUILDINGS; ADDING RESTRICTIONS AND REGULATIONS FOR BULK STORAGE OF FLAMMABLE LIQUIDS AND GASES; RESTRICTIONS ON STORAGE AND MANUFACTURING OF CHEMICALS PESTICIDE AND FERTILIZER; REMOVING CERTAIN REGULATIONS FROM YARD AND HEIGHT REGULATIONS; ADDING RESTRICTIONS ON OUTDOOR STORAGE OF COMMERCIAL AND INDUSTRIAL MATERIALS; REMOVING ACCESSORY BUILDINGS FROM UNIQUE LAND USE SECTIONS AND ADDING HORSES, CATTLE AND SHEEP TO FARM ANIMAL SECTIONS; ADDING REGULATIONS TO DAY CARE FOR UNIQUE LAND USES; ADDING REGULATIONS FOR DRIVE-THROUGH ESTABLISHMENTS UNDER UNIQUE LAND USES; ADDING RULES AND REGULATIONS FOR MANUFACTURED HOMES AND RECREATIONAL VEHICLE PARKS UNDER UNIQUE LAND USES; ADDING A NURSING HOME OR CARE FACILITY SUBSECTION TO UNIQUE LAND USES; ADDING IN REGULATIONS FOR LIVESTOCK UNDER UNIQUE LAND USES; REVISING TITLE 17 CHAPTER 18 SECTION 060 FROM YARD SALES TO TEMPORARY USES, AND PROVIDING RULES AND REGULATIONS FOR TEMPORARY USES TO INCLUDE YARD SALES AS A TEMPORARY USE; AND PROVIDING FOR AN EFFECTIVE DATE