

Planning & Zoning Meeting
September 11th, 2018

This regular meeting of the City of Jerome Planning & Zoning Commission was called to order at 7:00 p.m. Present were Chairman Rod Mink, Commissioner Randy King, Commissioner Dave Holley, Commissioner Carl McEntarffer. Commissioner Bill Allred arrived at 7:02 p.m. Commissioner Sheryl Gibbons, and Commissioner Janey Miller were excused. Also present were Human Resource Manager Ida Clark, Legal Counsel Ted Larsen, and Secretary Katie Elliott.

Chairman Mink mentioned there was a misprint on the agenda and the correct addresses should read Olympia Drive not Olympic in the Special Use permit for Larry Laub and Charles Crabtree.

PUBLIC HEARING to hear a request from Larry Laub for a Special Use Permit renewal, allowing six (6) chickens on that parcel described as Lot 6, Block 2 Mountain View Subdivision NE 18-8-17, more commonly known as 1407 Olympia Drive, Jerome, Idaho.

Staff Report: Ms. Clark stated Mr. Laub received a special use permit for six chickens in September of 2016. The application noted Mr. Laub would keep the chickens in a fenced coop and run in the backyard. It was noted there would not be any exterior modifications to the front of the residence. Ms. Laub would like to request a renewal on his special use permit.

The property in question, 1407 Olympia Drive in Jerome, is currently zoned Residential 1 (R-1). The proposed use, possession of chicken or poultry, requires a Special Use Permit from the Planning and Zoning Commission.

As pertains to Title 8 of the JMC, the ordinance addressing nuisances, Ms. Clark reminded the commission the definition of stable matter.

If approved, Ms. Clark recommended the following conditions: Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare; Any chicken coop or accessory structure associated with the chickens shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; and Special use permit shall be allowed for up to three years, renewable upon expiration. Upon inquiry from Commissioner McEntarffer, Ms. Clark stated they did not receive any letters or phone calls concerning the Special Use permit.

Applicant Testimony: Larry Laub, 1407 Olympia Dr, testified, stated he only has five chickens and he has been keeping the area clean. He stated he has not heard anything from the neighbors and it gives him something to do. Commissioner Holley inquired if there was anything that had changed. Mr. Laub stated nothing had changed from the first time he applied.

Testimony in Favor: none

Testimony in Neutral: Charles Crabtree, 1433 Olympia Drive, testified, he lives a couple doors down and he has not had any problems with the chickens.

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the public hearing at 7:06 p.m.

CONSIDER a request from Larry Laub for a Special Use Permit renewal, allowing six (6) chickens on that parcel described as Lot 6, Block 2 Mountain View Subdivision NE 18-8-17, more commonly known as 1407 Olympia Drive, Jerome, Idaho.

Commissioners Holley, King, McEntarffer, and Allred all agreed they had no comments or concerns.

Commissioner Holley made a motion to approve a request from Larry Laub for a Special Use Permit renewal, allowing six (6) chickens on that parcel described as Lot 6, Block 2 Mountain View Subdivision NE 18-8-17, more commonly known as 1407 Olympia Drive, Jerome, Idaho with the following conditions: Chickens will not create odors, noise, nor be detrimental to persons, property or the general welfare; Any chicken coop or accessory structure associated with the chickens shall be placed in accordance with the accessory structure setback requirements set forth in the Jerome Municipal Code; and Special use permit shall be allowed for up to three years, renewable upon expiration.

Second to the motion by Commissioner King and carried.

Unanimous “ayes”

PUBLIC HEARING to hear a request from Charles Crabtree for a Special Use Permit renewal, allowing an in-home occupation, a full service motorcycle service and repair shop, on that parcel described as Lot 8, Block 2 Mountain View Subdivision NE 18-8-17, more commonly known as 1433 Olympia Drive, Jerome, Idaho.

Staff Report: Ms. Clark stated Mr. Crabtree received a special use permit for a motorcycle service and repair shop in September 2016. The application noted Mr. Crabtree does not start the bikes or allow pick up or drop off between the hours before 8 AM or after 6 PM, and customers will park in the driveway minimizing disturbance to neighboring uses. All jobs will be by appointments only and are required to pick up their property as soon as possible. The application also noted special containers will be used for storing oil and other hazardous material. The type of work performed does not cause excessive production of traffic, noise, smoke, fumes, or odors. Mr. Crabtree would like to request a renewal of the special use permit.

As pertains to Title 17 of the JMC, the Land Use Ordinance, Ms. Clark stated the property in question, 1433 Olympia Drive, in Jerome, is currently zoned Residential 1 (R-1). The proposed

use, a motorcycle service and repair shop, requires a Special Use Permit from the Planning and Zoning Commission.

Ms. Clark stated Title 16 has no bearing on this request.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in compliance with Chapter 7.

Ms. Clark stated the Fire Department did an inspection with the applicant passing that inspection and there were no other concerns from the other departments.

If approved, Ms. Clark recommended the following conditions: Receive any and all required building department and/or fire department permits and inspections; Comply with all City, State, and Federal requirements; and Special use permit shall be allowed for up to three years, renewable upon expiration. Upon inquiry from Commissioner King, Ms. Clark stated they did not receive any letters or phone calls concerning the Special Use permit.

Applicant Testimony: Charles Crabtree, 1433 Olympia Drive, testified, this is not a full time occupation and wants to keep the permit. He stated he is looking into getting a building and is hoping to have a different building by spring. He stated he just needs more room to work on bikes.

Testimony in Favor: Larry Laub, 1407 Olympia, stated he lives a couple houses down and he stated the noise is not a factor and keeps a very clean shop. He stated there has not been an issue with traffic either.

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the public hearing at 7:12 p.m.

CONSIDER a request from Charles Crabtree for a Special Use Permit renewal, allowing an in-home occupation, a full service motorcycle service and repair shop, on that parcel described as Lot 8, Block 2 Mountain View Subdivision NE 18-8-17, more commonly known as 1433 Olympia Drive, Jerome, Idaho.

Commissioner King, Holley, McEntarffer, and Allred all had no concerns or comments.

Commissioner McEntarffer made a motion to approve a request from Charles Crabtree for a Special Use Permit renewal, allowing an in-home occupation, a full service motorcycle service and repair shop, on that parcel described as Lot 8, Block 2 Mountain View Subdivision NE 18-8-17, more commonly known as 1433 Olympia Drive, Jerome, Idaho with the following conditions: Receive any and all required building department and/or fire department permits

and inspections; Comply with all City, State, and Federal requirements; and Special use permit shall be allowed for up to three years, renewable upon expiration.

Second to the motion by Commissioner Allred and carried.

Unanimous “ayes”

PUBLIC HEARING to hear a request from Marco Cortez for a Special Use Permit renewal, allowing automotive sales, on that parcel described as Lots 14-16, Block 88 Jerome Township NE 24-8-16, more commonly known as the Southeast corner of South Date and West Main Street, Jerome, Idaho.

Staff Report: Ms. Clark stated Mr. Cortez received a special use permit for automotive sales in September 2017. The application notes this not a dealership but a “park & sell” lot allowing private individuals to lease out a space for their “for sale by owner” vehicle. The application stated there will be no vehicle repairs on site minimizing disturbance to neighboring uses. There was no proposed change to the vehicular approaches to the property and is currently accessed from West Main. Because there will not be any vehicle repairs or an attendant at this location, it will not cause excessive production of traffic, noise, smoke, fumes, or odors. Mr. Cortez would like to request a renewal of the special use permit.

Ms. Clark stated the property in question, southeast corner of South Date and West Main Street, is currently zoned Central Business District (CBD).

Ms. Clark stated Title 16 has no bearing on this request.

As pertains to the City of Jerome’s Comprehensive Land Use Plan, Ms. Clark stated the request is in accordance with Chapter 7.

As pertains to Title 8 of the JMC, the ordinance addressing nuisances, Ms. Clark reminded the commission the definition of an abandoned, wrecked or junked vehicle as follows. *With reference to vehicles, an unsightly motor vehicle which meets any one of the following qualifications: It does not carry a current valid state registration and license plate; and It cannot be safely operated under its own power.*

Ms. Clark also stated vehicles placed on the property shall carry a valid state registration and license plate and be operated under its own power as well as not be wrecked or junked.

If approved, Ms. Clark recommended the following conditions: Title 8 is adhered to in regards to running and licensed vehicles; Parking spaces to be designed to allow full opened doors and allow fire trucks entrance; Signage to be contained inside the car; Limit of 15 cars at any given time; Vehicles shall be parked on private property and not on the public right of way; Comply

with all City, State and Federal requirements; and Special use permit shall be allowed for up to two years, renewable upon expiration. Ms. Clark stated they did not receive any letters or phone calls concerning the Special Use permit.

Commissioner Holley inquired if the commission only recommended the permit for one year. Ms. Clark affirmed the commission only approved for one year.

Applicant Testimony: Marcos Cortez, 415 East Ave F, testified, they have had a couple cars and they have sold fast but he is having a hard time filling the lot. He is trying to keep the lot clean from debris and weeds. He stated he is trying to get people to use their lot but they have been using public areas to sell them. Upon inquiry from Commissioner Holley, Mr. Cortez stated they have not had any issues with the cars being vandalized or keeping the signs in the windows.

Testimony in Favor: none

Testimony in Neutral: none

Testimony in Opposition: none

There being no further testimony, Chairman Mink closed the public hearing at 7:19 p.m.

CONSIDER a request from Marco Cortez for a Special Use Permit renewal, allowing automotive sales, on that parcel described as Lots14-16, Block 88 Jerome Township NE 24-8-16, more commonly known as the Southeast corner of South Date and West Main Street, Jerome, Idaho.

Commissioners King, and McEntarffer both had no comments or concerns.

Commissioner Holley made a motion to approve a request from Marco Cortez for a Special Use Permit renewal, allowing automotive sales, on that parcel described as Lots14-16, Block 88 Jerome Township NE 24-8-16, more commonly known as the Southeast corner of South Date and West Main Street, Jerome, Idaho with the following conditions: Title 8 is adhered to in regards to running and licensed vehicles; Parking spaces to be designed to allow full opened doors and allow fire trucks entrance; Signage to be contained inside the car; Limit of 15 cars at any given time; Vehicles shall be parked on private property and not on the public right of way; Comply with all City, State and Federal requirements; and Special use permit shall be allowed for up to two years, renewable upon expiration.

Second to the motion by Commissioner King and carried.

Unanimous “ayes”

CONSIDER a Design Review from Will Ritter, 111 East Main Street, Jerome, Idaho.

Staff Report: Ms. Clark stated the property is located at 111 E Main St. in Jerome; it is an existing building. The applicant is proposing to change the façade. The business is located in the Central Business District (CBD). The application proposes a façade facelift which will provide a color update and window trim to the front of the building. The façade will remain the same material, with newly added paint in the color Ocean Storm and an accent color of Ebony Field.

Regarding Guideline #24 Wall Colors of the Design Review Guidelines, Ms. Clark the building's façade will remain as is with added window trim. The window trim will be artificial wood grain that will not fade or deteriorate. The window trim will be painted with the same accent color, Ebony Field. The colors are soft and contrasting beige, greys that are intended to separate Renew but also compliment the other buildings. The façade updates will be done in professional manner and workmanship.

Will Ritter, 111 East Main Street, stated the façade was not redone when they redid the inside of the building. He stated the wood trim would be around the windows and the dark grey will be on the bottom and in between the trim and the windows to bring depth to the building. He stated he would also like to bring some exterior décor on the outside of the building. He stated he would hard mount it on the outside of the building. He stated he would like to help pop the building out with texture. Upon inquiry from Commissioner Holley, Mr. Ritter stated he would only have two outside decorations because he wanted to make sure the outside matched the inside. He wants people to come inside and see what is in the store. He stated he would have three dimensional decorations and not decorations painted on the building. Chairman Mink inquired if the décor was addressed in the Design Review. Ms. Clark stated there was not anything that addressed the décor. Mr. Larsen stated he feels that it fits with what is in the inside and he does not have any problem with having those on the façade. Chairman Mink inquired if someone selling a product would be able to attach the product on their building. Mr. Larsen stated it would become a sign if a business started to decorate their building with stuff that they sold in the business due to them advertising what they are trying to sell. He continued that Renew did not sell bikes or windmills that are being purposed as decorations.

Commissioner McEntarffer made a motion to approve a Design Review from Will Ritter, 111 East Main Street, Jerome, Idaho with the color scheme as presented with two decorations securely attached to the building.

Second to the motion by Commissioner King and carried.

Unanimous "ayes"

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 August 14, 2018 regular meeting.

- B. Consider/Approve Findings and Facts for Glenda Kestle for a renewal on her Special Use Permit for a daycare center, a childcare facility for thirteen (13) or more children, on that parcel described as Tax 6 Lot 7 & Tax 5 Lot 8 Block 2 Jerome Township SW 18-8-17, more commonly known as 810 North Buchanan, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF GLENDA KESTLE FOR A RENEWAL ON HER SPECIAL USE PERMIT FOR A DAYCARE CENTER, A CHILDCARE FACILITY FOR THIRTEEN (13) OR MORE CHILDREN, ON THAT PARCEL DESCRIBED AS TAX 6 LOT 7 & TAX 5 LOT 8 BLOCK 2 JEROME TOWNSHIP SW 18-8-17, MORE COMMONLY KNOWN AS 810 NORTH BUCHANAN, JEROME, IDAHO.

A public hearing on the application of Glenda Kestle concerning the real property located at 801 North Buchanan in Jerome, Idaho, for a renewal of the special use permit was held, pursuant to notice, commencing at 7:00 p.m. on Tuesday, August 14, 2018 at City Council Chambers, 100 East Avenue A, Jerome, Idaho.

Staff Report: Ida Clark, Human Resource Manager, gave a report on Ms. Kestle's application for a renewal of a special use permit. Ms. Clark stated Ms. Kestle has operated a daycare out of her residence for over 19 years. The daycare operates the workweek and is closed on the weekend. Normal hours of operation are 7:30 am to 5:30 pm. Street parking is used for drop-off and pick-up with minimal increase in traffic. Ms. Kestle would like to request a renewal on her special use permit.

Ms. Clark stated the property in question, 810 N Buchanan in Jerome, is currently zoned Residential 2 (R-2). The proposed use, a daycare center, requires a Special Use Permit from the Planning and Zoning Commission.

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in compliance with the Comprehensive Plan as defined in the following sections: Chapter 7, Section 3 which addresses Business Retention and Expansion. This section states, "The city should develop an atmosphere to retain, expand, and create business development."; and Chapter 7, Section 9, Object 1 which states, "Provide an environment that encourages expansion of existing business and the attraction of new jobs to the community."

If approved, Ms. Clark recommended the following conditions: Receive any and all required building department and/or fire department permits, inspections and occupancy permits; Comply with all City, State, and Federal requirements; and Special use permit shall be allowed for up to five years, renewable upon expiration. Upon inquiry from Chairman Mink, Ms. Clark stated the previous conditions were: Receive any and all required building department and/or fire department permits, inspections and occupancy permits; Comply with all City, State, and Federal requirements; and Special use permit shall be allowed for up to two years, renewable upon expiration.

Applicant Testimony: Ms. Kestle testified she has been in business for over 21 years. She has been working with her daughter for the last two years. She stated they have two separate classrooms for the children. She stated the hours have remained the same as before. She stated there have been no complaints from her neighbors and they have been very supportive. She said they are located on the corner and she has plenty of parking for her customers. Ms. Kestle stated all of her inspections are current and she does not plan of making any changes. Upon inquiry from Commissioner King, Ms. Kestle stated they have 23 children enrolled but at any given time, they have anywhere from 12-14 children. Upon inquiry from Commissioner Holley, Ms. Kestle stated the Fire Department allows 20 kids at one time but the State of Idaho is different and they are on a point system depending on the age of the child. She stated according the State they each are allowed 12 points at one time. Ms. Kestle also presented a letter from her neighbor.

Testimony in Favor: Ms. Clark read the presented letter, as follows:

To: City of Jerome Planning and Zoning and City Planner Esmeralda Chaves. From: Richard G and Colleen AB Speaker.

*In Reference to:
Special Use Permit for Glenda Kestle Day Care Center.*

We live next door to Glenda's daycare. We live at 814 N Buchanan St here and Jerome and we believe that we could not ask for a better neighbor than Glenda and Keisha the kids are well taken care of and monitored at all times. We hear the kids playing and having a good time but they never get loud and all the kids seem to be very well behaved. We would like to say that Glenda should be granted her Special Use Permit and support her in her endeavors.

Richard G Speaker Colleen AB Speaker

Testimony in Neutral: None.

Testimony in Opposition: None.

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the renewal application, Ms. Clark's report, and the other documents and material in the file, and having heard the testimony given verbally at the hearing enters its findings and conclusions as follows:

I. Findings

- A. 810 North Buchanan is in the City of Jerome and is currently zoned Residential 2 (R-2).

- B. The proposed use, daycare center, requires a special use permit to operate in R-2. A special use permit was entered in 2016. This is a renewal of the special use permit presently in place for this property.
- C. JMC 17.14.010 provides the standards for special use permits.
- D. The proposed use is harmonious with the general objectives of the comprehensive plan in that daycare center serve a need of the community and provide convenience in a residential zone.
- E. The proposed use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity in that there is no proposal to modify the exterior of the building and building is a residence and will be used by the applicant, Glenda Kestle, family as a residence.
- F. The proposed use will not be hazardous or disturbing to existing or future neighboring uses.
- G. No additional public facilities will be necessary for the proposed use.
- H. The proposed use will not be detrimental to the economic welfare of the community and will not involve activities materials, equipment or conditions that will create excessive traffic, noise, smoke, fumes, glare or odors. We find the parking concern to be of minimal concern as the children will arrive and depart at various times and the parents will be extremely temporary as the pick-up and drop off the children.
- I. The vehicle approaches to the property will not create an interference with traffic on surrounding public thoroughfares.
- J. The proposed use will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

II. Conclusions

- A. A special use permit is required for the applicant to be able to put a daycare center in the R-2 zone for the City of Jerome.
- B. A special use permit promoting diverse residential options is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of Glenda Kestle for renewal of the special use permit for a daycare center located at 810 North Buchanan, Jerome, Idaho subject to the following conditions:
 - a. The applicant shall obtain any and all required building department and/or fire department permits, inspections and occupancy permits prior to using the space as a daycare center;
 - b. The applicant shall comply with all City, State and Federal requirements for a daycare center; and
 - c. This Special Use Permit renewal is valid for a period of five (5) year duration from the date of its signing. Applicant may seek a renewal at such time.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 11th day of September, 2018, in support of the decision of the Planning and

Zoning Commission on the 14th day of August, 2018 to approve the application as specified herein is hereby made final this 11th day of September, 2018.

ROD MINK, Chairman Jerome City P&Z
Commission

- C. Consider/Approve Finding and Facts for Steven Makos for a renewal on his Special Use Permit for an ATV and Motorcycle Service and Repair shop, on that parcel described as Tax 1A Lot 1 Block 116 Jerome Township NE 24-8-16, more commonly known as 401 South Lincoln, Jerome, Idaho.

**FINDINGS AND CONCLUSIONS ON APPLICATION OF STEVE MAKOS
FOR A RENEWAL OF THE SPECIAL USE PERMIT ALLOWING FOR AN
ATV AND MOTORCYCLE SERVICE AND REPAIR SHOP ON THE PROPERTY
LOCATED AT TAX 1A, LOT 1, BLOCK 116, JEROME TOWNSITE NE 24-8-16,
MORE COMMONLY REFERRED TO AS 401 SOUTH LINCOLN IN JEROME, ID.**

A public hearing on the application of Steve Makos concerning the use of real property located at 401 South Lincoln, Jerome, Idaho, for a renewal of the special use permit was held, pursuant to notice, on Monday, August 14, 2018, at City Council Chambers, 100 East Avenue A, Jerome, Idaho.

Staff Report: Ida Clark, Human Resource Manager, gave a report of Mr. Makos' application for a renewal of a special use permit. Ms. Clark stated Mr. Makos received a special use permit for an ATV and motorcycle service and repair shop in August 2016. The application noted Mr. Makos performs work on the ATV's and motorcycles inside the building, therefore, not creating a disturbance to neighboring uses. The type of work performed does not cause excessive production of traffic, noise, smoke, fumes, or odors. He was required to complete and submit a Discharge Approval Application for Wastewater which he has completed and there were no comments. Mr. Makos would like to request a renewal of the special use permit.

Ms. Clark stated the property in question, 401 S Lincoln in Jerome, is currently zoned Central Business District (CBD).

As pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Clark stated the request is in compliance with the Comprehensive Plan as defined in the following sections: Chapter 7, Section which addresses Business Retention and Expansion. This section states, "The city should develop an atmosphere to retain, expand, and create business development." Chapter 7, Policy 7 which states, "Provide support for public/private partnership in economic development efforts to retain and expand job opportunities in the community."; and Chapter 7, Policy 8 which states, "Continue to provide an atmosphere for successful business development."

If approved, Ms. Clark recommended the following conditions: Receive any and all required building department and/or fire department permits and inspections; All repairs shall be done indoors; All equipment and/or material stored outdoors shall be screened from public view with a fence; Special use permit shall be allowed for up to three (3) years, renewable upon expiration; and Comply with all City, State, and Federal requirements.

Commissioner Allred inquired about noise ordinance. Ms. Chavez stated initially the commission was concerned about having parts and junk outside the building from the previous occupants and that is why they had the condition to have everything fenced and work done inside. She continued to state if you went down the road, you would not know the building had that type of business due to Mr. Makos having everything hid from view. She continued to state there have been no complaints received by staff.

Applicant Testimony: Mr. Makos testified he is here for both the renewal and also for a Design Review to paint the building to match a new fence he will be installing. Upon inquiry from Chairman Mink, he stated he is getting busier and that is why he wants to have the fence so he can move some stuff outside. Upon inquiry from Commissioner King, Mr. Makos stated his hours of business are Tuesdays thru Saturday from 10:00 a.m. to 5:00 p.m. Closed on Sundays and Mondays.

Testimony in Favor: None.

Testimony in Neutral: None.

Testimony in Opposition: None.

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the renewal application, Ms. Clark's report, and the other documents and material in the file, and having heard the testimony given verbally at the hearing enters its findings and conclusions as follows:

I. Findings

- A. 401 South Lincoln is in the City of Jerome and is currently zoned Central Business District (CBD).
- B. The proposed use, an ATV and motorcycle service and repair shop, requires a special use permit to operate in CBD. A special use permit was entered in 2016. This is a renewal of the special use permit presently in place for this property.
- C. JMC 17.60.060 provides the standards for special use permits.
- D. The proposed use is harmonious with the general objectives of the comprehensive plan in that businesses serve a need of the community and provide convenience in a residential zone.

- E. The proposed use is harmonious and appropriate in appearance with the existing and intended character of the general vicinity in that there is no proposal to modify the exterior appearance of the property or any buildings thereon.
- F. The proposed use will not be hazardous or disturbing to existing or future neighboring uses because it will blend well with neighboring uses.
- G. No additional public facilities will be necessary for the proposed use.
- H. The proposed use will not be detrimental to the economic welfare of the community and will not involve activities materials, equipment or conditions that will create excessive traffic, noise, smoke, fumes, glare or odors.
- I. The vehicles approaching to the property will not create an interference with traffic on surrounding public thoroughfares.
- J. The proposed use will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.

II. Conclusions

- A. A special use permit is required for the applicant to be able to put a car lot business in the CBD zone for the City of Jerome.
- B. A special use permit allowing a used car lot in the CBD Zone is consistent with the City of Jerome Comprehensive Plan.
- C. The Commission approves the application of Steve Makos for renewal of a special use permit to conduct business as an ATV and motorcycle service and repair shop, on the property commonly known as 401 South Lincoln, Jerome, Idaho, subject to the following conditions:
 - a. The applicant shall comply with all City, State and Federal requirements for a car lot; and
 - b. This Special Use Permit renewal is valid for a period of 3 (three) years from the date of this decision, at the conclusion of such time, Petitioner must present himself for consideration of renewal of this special use permit.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 11th day of September, 2018, in support of the decision of the Planning and Zoning Commission on the 14th day of August, 2018 to approve the application as specified herein is hereby made final this 11th day of September, 2018.

ROD MINK, Chairman Jerome City P&Z Commission

Commissioner King made a motion to approve the consent agenda as presented.

Second to the motion by Commissioner McEntarffer and carried.

Unanimous "ayes"

CITIZEN CORRESPONDENCE

None

DISCUSSION PERIOD & STAFF REPORTS

Ms. Clark stated she does not have anything scheduled for the second meeting in September. She also stated she does not have anything scheduled for the October meeting so far. Commissioner McEntarffer stated they have started work on the old Paul's Market where the new Pizza Hut will be located.

There being no further discussion, Chairman Mink closed this regular meeting at 7:38 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary