

Planning & Zoning Meeting
June 12, 2022

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 Benjamin Reed, Commissioner Larry Hall, Commissioner Shonna Fraser, and Commissioner Paul Johnson. Commissioner Jeff Schroeder and Commissioner Carl McEntarffer were excused. Also present were Legal Counsel, Ted Larsen, City Planner, Ervina Covcic, and Secretary Katie Elliott.

Chairman Mink led the audience in recitation of the pledge of allegiance.

Chairman Mink called the Public Hearing to order at 7:02 p.m.

Public Hearing for a request from Tyler Norris for a Special Use Permit renewal allowing a car dealership, on the property located at Lots 13, 14, & 15, Block 104, Jerome Townsite (NW 19-8-17), more commonly known as 320 South Lincoln, Jerome, Idaho, (car dealership office is located on the east end of “appliance ETC” building with the entrance door facing the Maverick Country Store/gas station and car lot will be located on the east side of “Appliances ETC.”

Staff Report: Ms. Covcic stated the property in question, 320 South Lincoln Ave. Jerome, ID 83338 is zoned Central Business District (CBD). The proposed use, automotive sales, requires a Special Use Permit from the Planning & Zoning Commission. Regardless of use, setbacks for this property are as follows: front – 0’, rear – 0’, interior side – 0’, and side street – 0’. All signs for any operations at this location must conform to the sign regulations set forth in Title 17 and with the Design Review Ordinance.

Title 16 has no bearing on this request.

As it pertains to the City of Jerome’s Comprehensive Land Use Plan, Ms. Covcic stated the request is in compliance with the Comprehensive Plan as defined in the following sections: Chapter 7.3 addresses Business Retention, Expansion and Recruitment which states, “The city should develop an atmosphere to retain, expand, and create business development.”; Chapter 7 Objective 1 which states that the city will plan to “Provide an environment that encourages expansion of existing businesses and the attraction of new jobs to the community.”; and Chapter 7, Policy 8 which states, “Continue to provide an atmosphere for successful business development.”

If approved, Ms. Covcic recommended the following conditions: Comply with all City, State, Federal requirements; and Special use Permit shall be allowed for up to five (5) years, renewable upon expiration.

Applicant Testimony: Tyler Norris, 320 South Lincoln, testified, selling used cars used to use to be his main project but now it is more of a second job since he has now gone into real-estate. He stated he is down to about one car every couple of months. He stated nothing has changed

besides the number of cars on the lot. Commissioner Fraser stated the company has been around for a while. Mr. Norris stated his business has been around for 10 years. Upon inquiry from Chairman Mink, Mr. Norris stated he has to renew his license every year and one of the requirements is to have an office for customers to come to.

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:06 p.m.

Consider a request from Tyler Norris for a Special Use Permit renewal allowing a car dealership, on the property located at Lots 13, 14, & 15, Block 104, Jerome Townsite (NW 19-8-17), more commonly known as 320 South Lincoln, Jerome, Idaho, (car dealership office is located on the east end of “appliance ETC” building with the entrance door facing the Maverick Country Store/gas station and car lot will be located on the east side of “Appliances ETC.”- *action item*

Commissioner Johnson inquired why the time limit. Discussion was held on time frame for Special Use Permits and conditions. Commissioner Fraser stated she likes the time limit to help address concerns when needed, and they also don’t get overlooked or forgotten.

Commissioner Reed made a motion to approve the request from Tyler Norris for a Special Use Permit renewal allowing a car dealership, on the property located at Lots 13, 14, & 15, Block 104, Jerome Townsite (NW 19-8-17), more commonly known as 320 South Lincoln, Jerome, Idaho, (car dealership office is located on the east end of “appliance ETC” building with the entrance door facing the Maverick Country Store/gas station and car lot will be located on the east side of “Appliances ETC.”, with the following conditions: Comply with all City, State, Federal requirements; and Special use permit shall be allowed for five (5) years, renewable upon expiration.

Second to the motion by Commissioner Fraser and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Benjamin Reed, Commissioner Larry Hall, Commissioner Shonna Fraser, and Commissioner Paul Johnson. NAYE: None

Chairman Mink called the Public Hearing to order at 7:10 p.m.

Public Hearing for a request from Wes Hall for a Special Use Permit renewal allowing a home occupation, repair and maintenance of sewing machines, on the property located at Tax 11, Block A-183 JT (NE 19-8-17), more commonly known as 605 East Avenue D, Jerome, Idaho.

Staff Report: Ms. Covcic stated the property in question at 605 East Ave D. Jerome, ID 83338 is zoned Residential-2 (R-2). The proposed use, a home occupation, requires a Special Use Permit from the Planning & Zoning Commission. In this case, Mr. Hall would like to continue conducting repair and maintenance of sewing machines out of his home, which constitutes a home occupation per JMC 17.18.050.

Title 16 has no bearing on this special use permit request.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated the request is in compliance with the Comprehensive Plan as defined in the following sections: Chapter 7, Policy 8 which states, "Continue to provide an atmosphere for successful business development."

If approved, Ms. Covcic recommended the following conditions: Customers shall park in the driveway; Comply with all City, State, Federal requirements; and Special use permit shall be allowed for two (2) years, renewable upon expiration.

Applicant Testimony: Wes Hall, 605 East Ave D, testified, he would like to renew his permit for five years if possible. He stated he came about two years ago for the initial application and has appreciated the ability to work from home. He has a tax ID and pays sales tax. Mr. Hall stated this is a second income so there is not more than one customer at a time at his home. Upon inquiry from Chairman Mink, Mr. Hall stated the does have packages delivered to his home on occasion. At the busiest time, he had five machines in a week, and tries to have a quick turnover rate. Mr. Halls stated his business is in the basement. He continued that 2020 was the busiest year for him. Mr. Hall stated his main income is a teacher and a coach, so this is a second job.

Testimony in Favor: Ms. Elliott read the following onto the record:

John Ross
602 E Ave C

Support the application

Since Mr. Hall has been repairing at his home, I don't see why he shouldn't continue to do so.

There being no other testimony in favor, neutral or in opposition, Chairman Mink closed the Public Hearing at 7:17 p.m.

Consider a request from Wes Hall for a Special Use Permit renewal allowing a home occupation, repair and maintenance of sewing machines, on the property located at Tax 11, Block A-183 JT (NE 19-8-17), more commonly known as 605 East Avenue D, Jerome, Idaho-
action item

Brief discussion was held on the time frame for the permit, and the current parking conditions. Commissioner Johnson agreed to extend to five years. Commissioner Reed stated he also agreed with the new time frame as this is a renewal.

Commissioner Johnson made a motion to approve the request from Wes Hall for a Special Use Permit renewal allowing a home occupation, repair and maintenance of sewing machines, on the property located at Tax 11, Block A-183 JT (NE 19-8-17), more commonly known as 605 East Avenue D, Jerome, Idaho, with the following conditions: Customers shall park in the driveway; Comply with all City, State, Federal requirements; and Special use permit shall be allowed for five (5) years, renewable upon expiration.

Second to the motion by Commissioner Fraser and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Benjamin Reed, Commissioner Larry Hall, Commissioner Shonna Fraser, and Commissioner Paul Johnson. NAYE: None

Consent Agenda

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 June 14, 2022 regular meetings;
- B. Consider/Approve Findings and Conclusions for Endurance Holdings, LLC c/o Tim Vawser for a variance allowing private streets in a subdivision, on the property located at Tax 2174890 of SESE Jerome Unplatted (SE 12-8-16), more commonly known as northwest corner of North Lincoln and 16th Avenue West, Jerome, Idaho, approximately 38.70 acres.

FINDINGS AND CONCLUSIONS ON A REQUEST FROM ENDURANCE HOLDINGS, LLC c/o TIM VAWSER FOR A VARIANCE ALLOWING PRIVATE STREETS IN A SUBDIVISION, ON THE PROPERTY DESCRIBED AS TAX 2174890, OF SESE JEROME UNPLATTED (SE 12-8-16) MORE COMMONLY KNOWN AS THE NORTHWEST CORNER OF NORTH LINCOLN AND 16TH AVENUE WEST, JEROME, IDAHO, APPROXIMATELY 38.70 ACRES

A public hearing at the request of Endurance Holdings, LLC, c/o Tim Vawser, for a variance, allowing private streets in a subdivision, on the property located at Tax 2174890 of SESE, Jerome Unplatted (SE 12-8-16), more commonly known as the northwest corner of North Lincoln and 16th Avenue West, Jerome, Idaho, approximately 38.70 acres, was held pursuant to notice, on Tuesday, May 24, 2022, at City Council Chambers with all members of the public, in a format allowing participants to hear the meeting, including all deliberations by commissioners and other speakers addressing the commission, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda. The physical meeting was held at 100 East Avenue A, Jerome, Idaho.

The subject real property is more particularly described as follows:

Tax 2174890 of SESE Jerome Unplatted (SE 12-8-16)

Staff Report: City Planner, Ervina Covcic provided a report upon this request. Ms. Covcic stated Endurance Holdings, LLC c/o Tim Vawser, EHM Engineering, requests a variance upon the property, allowing two (2) private driveways within the Clover Creek Subdivision located at the northwest corner of North Lincoln and 16th Avenue West. The application notes that due to the unique topography of the parcel, 17th Avenue West is placed in a less-than-ideal location for street layouts within the development. This has left a large amount of land between West 16th and West 17th Avenues. Two (2) private driveways were added to access the land area and create lots that access those private driveways.

As it pertains to Title 17 of the JMC, the Land Use Ordinance, Ms. Covcic stated the parcel is currently zoned Residential-2 (R-2). The setbacks are front- 25', rear- 20', interior side- 7' and street side- 15'.

Ms. Covcic reminded the Commission of the definition of a variance as: A modification of the requirements of this title as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings or other provision of this title affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots. A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon a showing of undue hardship because of the characteristics of the site and that the variance is not in conflict with the public interest.

Regarding 17.70.030, Variances, Ms. Covcic stated the commission may authorize, in specific cases, such variance from the terms of this title as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of this title would result in unnecessary hardship. No nonconforming use of neighboring lands, structure or buildings in the same district and no permitted or nonconforming use of lands, structures or buildings in other districts shall be considered grounds for issuance of a variance. Variances shall not be granted on the ground of convenience or profit, but only where strict application of the provisions of this title would result in unnecessary hardship.

The Commission shall review the particular facts and circumstances of each proposed variance request in terms of the following standards and shall find adequate evidence showing that the requested variance conforms to the following standards. Regarding Standard A, the application notes that the unusual topography of the property dictates the alignment of West 17th Avenue in the location depicted due to that being the low point in relation to the adjacent land which creates a special condition on the land to the south of the alignment. By placing this street in this location, an infill scenario is created to the land south of West 17th Avenue and access is also controlled and limited to West 16th Avenue, restricting access. The total width of the property also makes the utilization of cul-de-sacs not feasible. Regarding Standard B, the application notes that a literal interpretation of the provisions would result in unusual lot

configurations and sizes much larger than those that would be allowed in properties within this zoning district. A literal interpretation would deprive the applicant of the normal density allowed within this development which is allowed in similar developments in the district. Regarding Standard C, the application notes that the topography of the land existed when purchased by the applicant and the conditions were not caused by the applicant. The applicant is attempting to create a more desirable use for the property by submitting a design that recognizes and adapts to the special conditions that exist by the way the land is oriented by nature. Regarding Standard D, the application notes that a variance request will not convey any special privilege.

Ms. Covcic sent the application out to staff and received the following comments:

Engineering: 1) Engineering concurs that the topography of the land necessitates placement of the proposed 17th Avenue as shown. Placement of the roadway farther South would not allow for proper sewer access for lots on the North side of the roadway because they would be lower than the roadway. Placement of the roadway and sewer in the lower area also allows for future extension of sewer to areas to the East. 2) New lots are not allowed direct access to arterial roadways such as 16th Avenue. 3) The use of shared private driveways is acceptable given the circumstances;

Fire: As long as the private driveways are 25ft in width and marked as fire lanes as required in our review letter, they meet the fire code requirements. The hammerhead turnarounds also meet the fire code requirements;

Public Works: We have had several long conversations about this and I think it is a reasonable solution to the problems they have;

No comments or concerns were received from Building, Streets and Wastewater at this time.

If approved, Ms. Covcic recommended the following conditions: (a) Comply with all City, State and Federal requirements; and (b) Comply with all City of Jerome department requirements.

Upon inquiry from Commissioner Reed, Ms. Covcic stated the engineer can address the reasons they need a variance due to the topography

Applicant Testimony: Tim Vawser, representing EHM Engineering, 711 Birch Street, Kimberly, Idaho, testified on behalf of the variance application. Mr. Vawser pointed out the problem area of the property that would run along the proposed 17th Avenue West and the existing 16th Avenue West. He explained that the problem area is the lowest point of the property and overtime, has created a swell where it has carried natural run off of the property. He stated they will be piping the run off but they want to make sure to keep the streets and sewer are lower and that is the reason why they have presented the layout of the property as

they have. Mr. Vawser stated there is a substantial slope of the property toward 16th West and then again toward the north of the property. Their first layout had roads going to 16th West and with the review from the Engineering Department, they were limiting access onto 16th West. Mr. Vawser stated the width of the property does not allow for cul-de-sacs in the ideal placement and lots to conform. He stated he was thankful for staff that sat down with him as they went through the options. He stated they agreed on a variance for the property. This keeps multiple access points off of 16th West. Engineering would like to see 660 feet between access points and this property it would not allow that since they are lining up Birch Street. He believes that with the placement of 17th West, this created a large, deep lots on the south side of 17th West, this created an infill project which would have been hard to access absent a variance. Mr. Vawser stated they could have put long, deep lots depth of to the north, which would be similar to the northern property on 16th Avenue East. They could have also could have created larger lots but wanted to make sure they created the correct density for the area. They have tried to meet all of the requirements for this project.

Upon inquiry from Chairman Mink, Mr. Vawser stated the larger lots will be along 16th Avenue West

Testimony in Favor: Ms. Elliott read the following onto the record:

Kevin and Raylene Anderson, 412 15th Avenue West, Jerome, Idaho.
"Oppose the application." No additional comments were provided.

Testimony in Neutral: None

Testimony in Opposition: None

The Jerome City Planning and Zoning Commission having heard the testimony presented, and having reviewed the application, Mr. Vawser'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. The proposed lots are located in an area zoned as R-2 in the city of Jerome.
- B. The purpose of the variance is to allow two (2) private streets in a subdivision on a property for adequate layout for natural run off, and layout for adequate slope of the property toward roadways.
- C. Variances are typically granted when the applicant proves undue hardship because of the characteristics of the site and that the variance is not in conflict with the public interest. It does not appear the variance would be in conflict with the public interest.
- D. The application notes the variance would not change the width of the public roadways.

- E. The application and the requested variance will not confer any special privileges upon the applicant.
- F. The request is harmonious with the objective of Title 17.70.030 for variances within a R-2 zone in the City of Jerome.
- G. It does not appear that the proposed variance will have a substantial impact on present or proposed public utilities, streets and parks. Access will be provided to the lots by the more than ample street frontage each lot will enjoy.

II. Conclusions

- A. The application is consistent with development standards and objectives for R-2 Zone;
- B. This rear set back variance is granted and contingent upon a setback of sixteen and one half feet (16.5’);
- C. The Commission hold a variance to be appropriate pursuant to JMC 17.70.030; and
- D. The Commission approves the application of Endurance Holdings, LLC c/o Tim Vawser for a variance allowing private streets in a subdivision, on the property located at Tax 2174890 of SESE Jerome Unplatted (SE 12-8-16), more commonly known as the northwest corner of North Lincoln and 16th Avenue West, Jerome, Idaho, approximately 38.70 acres, subject to the following conditions:
 - a. Comply with all City, State and Federal requirements; and
 - b. Comply will all City of Jerome department requirements.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 12th day of July, 2022, in support of the decision of the Planning and Zoning Commission on the 24th day of May, 2022 to approve the application as specified herein is hereby made final this 12th day of July, 2022.

ROD MINK, Chairman of the Board
Jerome City Planning and Zoning

- C. Consider/Approve Findings and Conclusions for Yadira Godoy for a Special Use Permit renewal allowing a home occupation, a beauty salon, on the property located at Lot 16, Block 109 Jerome Townsite (NE 24-8-16), more commonly known as 500 West Avenue C, Jerome, Idaho.

FINDINGS AND CONCLUSIONS ON APPLICATION OF YADIRA GODOY FOR THE RENEWAL OF A SPECIAL USE PERMIT ALLOWING A HOME OCCUPATION, A BEAUTY SALON, ON THE PROPERTY LOCATED AT LOT 16, BLOCK 109, JEROME TOWNSITE (NE 24-8-16), MORE COMMONLY KNOWN AS 500 WEST AVENUE C, JEROME, IDAHO

A public hearing on the application of Yadira Godoy concerning that parcel located at 500 West Avenue C, Jerome, Idaho, for a special use permit was held, pursuant to notice, on Tuesday, June 14, 2022, at City Council Chambers with all members of the public, in a format allowing participants to hear the meeting, including all deliberations by commissioners and other speakers addressing the Commission, whether in person or via virtual connection, and to comment if so desired, all of which was noted in the agenda. The physical meeting was held at 100 East Avenue A, Jerome, Idaho.

Staff Report: City Planner, Ervina Covcic, provided the staff report and brief background on the renewal application. Ms. Covcic stated Ms. Godoy received a Special Use Permit for a home occupation allowing beauty salon services in April 2021. The location is in a Residential-3 (R-3) zone and is not creating a disturbance to neighboring uses. An accessory structure, approximately 875 sq. ft. will be built with no more than 400 sq. ft. being used for the home occupation; the remaining area will be used for personal storage. The accessory structure has not been completed due to circumstances outside of applicant's control.

The property in question 500 West Ave E. Jerome, Idaho 83338 is zoned Residential-3 (R-3). The proposed use, a home occupation, requires a Special Use Permit from the Planning & Zoning Commission. In this case, Ms. Godoy would like to continue using a portion of the home for beauty salon services which constitutes a home occupation.

Title 16 has no bearing on this special use permit request.

As it pertains to the City of Jerome's Comprehensive Land Use Plan, Ms. Covcic stated this request is in compliance with the Comprehensive Plan as defined in the following sections: Chapter 7, Policy 8 which states, "Continue to provide an atmosphere for successful business development."

Ms. Covcic reminded the commission of the regulations regarding the home occupation. Any use which changes or may change the character of the neighborhood will not be permitted.

No more than one (1) person other than members of the family residing on the premises shall be engaged in such occupation. The use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and shall be conducted entirely within a dwelling unit or accessory structure. A detached accessory structure shall be located in the rear or side yard. Not more than four hundred (400) square feet of the floor area of the dwelling unit or accessory structure shall be used in the conduct of the home occupation. The appearance of the dwelling unit or accessory structure shall not be altered. No significant traffic shall be generated by such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable or objectionable to the normal senses off the lot, if the occupation is conducted in a single family residence. No storage of materials or supplies outdoors. A home occupation shall not involve the use of signs and structures other than those permitted in the zone which the property is located.

If approved, Ms. Covcic recommended the following conditions: (1) Customers shall park on the property located on the side yard; (2) Comply with Building and Fire requirements and inspections; (3) Comply with all City, State, Federal requirements; and (4) Special use permit shall be allowed for one (1) year, renewable upon expiration.

Upon inquiry from Commissioner Reed, Ms. Covcic stated this is a renewal for the Special Use Permit.

Applicant Testimony: Yadira Godoy, 528 West Ave C, Jerome, Idaho, appeared before the Commission and testified on her application. Ms. Godoy testified the contractor they first hired stole some of their money so they had to start again. They started in February but should be completed this year.

Upon inquiry from Acting Chairman Schroeder, Ms. Covcic stated they have not received any comments or concerns regarding the applicant.

Testimony in Favor: Ms. Elliott read the following letter for the record:

Galen Driesel, 623 11th Avenue East, Jerome, Idaho 83338

"I own property at 524 West C in Jerome. Support the application."

No further comments were provided

Testimony in Neutral: None.

Testimony in Opposition: None.

There being no further testimony, Acting Chairman Schroeder closed the public hearing at 7:07 p.m.

The Jerome City Planning and Zoning Commission having heard the testimony presented, including the testimony of Ms. Godoy, and having reviewed the 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. The property described in the heading herein is in the City of Jerome and is currently zoned Residential 3 (R-3).
- B. The proposed use, home occupation, requires a renewal of the special use permit to operate in an R-3 zone.
- C. 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.

- D. The proposed use and renewal 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.
- E. The proposed use and renewal will not be hazardous or disturbing to existing or future neighboring uses because it will blend well with neighboring uses at Dairy Queen and the car wash.
- F. No additional public facilities will be necessary for the proposed use.
- G. The proposed use and renewal 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.
- H. The vehicles approaching to the property will not create an interference with traffic on surrounding public thoroughfares.
- I. The proposed use and renewal will not result in the destruction, loss or damage of a natural scenic or historic feature of major importance.
- J. The renewal application appears to be harmonious with the objectives of the Comprehensive Plan and Title 17.
- K. The application meets the Home Occupation Standards.

II. Conclusions

- A. A renewal of the special use permit is required for the applicant to continue to use the above described property for a home occupation in the R-3 zone for the City of Jerome.
- B. A renewal of the special use permit promoting a home occupation is consistent with the City of Jerome Comprehensive Plan.
- C. The Planning and Zoning Commission allows home occupations in R-3 zones by Special Use Permit.
- D. The Commission approves the renewal application of Yadira Godoy for a home occupation located at the above-described real property subject to the following conditions:
 - 1. Customers shall park on the property located on the side yard;
 - 2. Applicant shall comply with building and/or fire requirements and inspections;
 - 3. Applicant shall comply with all city, state and federal requirements; and
 - 4. This special use permit shall be allowed for one (1) year from the date of this decision, and shall be considered for renewable upon expiration by application to the Commission.

These findings and conclusions, having been adopted by the Jerome City Planning and Zoning Commission on the 12th day of July, 2022, in support of the decision of the Planning and Zoning Commission on 14th day of June, 2022 to approve the application as specified herein is hereby made final this 12th day of July, 2022.

ROD MINK, Chairman of the Board
Jerome City Planning and Zoning

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

Second to the motion by Commissioner Reed and carried.

After consideration, the motion passed by the following votes: AYE: Commissioner Benjamin Reed, Commissioner Larry Hall, Commissioner Shonna Fraser, and Commissioner Paul Johnson.
NAYE: None.

CITIZEN CORRESPONDENCE AND ISSUES

None

DISCUSSION PERIOD & STAFF REPORTS

Chairman Mink welcomed Larry Hall. Commissioner Hall gave a brief background of himself to the commission and staff. Mr. Hall is the current Executive Director for Jerome 20/20.

Ms. Covcic stated the next meeting will be July 26th. Ms. Covcic stated she understood that during fair week, they usually did not hold a meeting but inquired if any of the commission would be available to have a meeting that week. Extensive discussion was held on holding a meeting the week of the county fair, and what the items for that meeting would include. Ms. Covcic stated they would only have the second meeting in August if the commission would not be available.

After inquiry from Commissioner Johnson, there was an extensive discussion held on rv's in town and Bennett's truck repair. Topics of the discussion was time for living in rv's, difficult time for finding housing, rv's for storage verses living in, trucks blocking roads, spills on roadway, ticketing property owners to hold them accountable, and getting proper authorities aware of the situation.

There being no further discussion, Chairman Mink closed this regular meeting at 7:34 p.m.

Rod Mink, Chairman

Katie Elliott, Secretary