



Valley County Planning & Zoning Commission

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Ed Allen, Commissioner
Ray Cooper, Commissioner
Johanna Defoort, Commissioner

MINUTES

Valley County Planning and Zoning Commission
October 18, 2018
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m.

P&Z Administrator – Cynda Herrick:	Present
P&Z Commissioner – Ed Allen:	Excused
P&Z Commissioner – Bryan Cooley:	Present
P&Z Commissioner – Ray Cooper:	Present
P&Z Commissioner – Johanna Defoort :	Present
P&Z Commissioner – Scott Freeman:	Present
P&Z Assistant – Lori Hunter:	Present

B. MINUTES: Commissioner Freeman moved to approve the minutes of September 13, 2018. Commissioner Cooper seconded the motion. Motion carried unanimously.

C. OLD BUSINESS:

- V-1-18 TerTelgte Setback Variance:** Coleen TerTelgete is requesting a variance to relax the side yard setback from the required 7.5 feet to zero feet for a previously constructed storage shed that she is unable to move. The site is Yellow Pine Townsite, Lot 8, Block D and is addressed at 355 Behne Ave. The 0.14-acre lot is located in SW ¼ Section 21, T.19N, R.8E, Boise Meridian, Valley County, Idaho. [Tabled on September 13, 2018.]

Commissioner Cooper moved to remove V-1-18 from the table; Commissioner Freeman seconded. The motion passed unanimously. Chairman Cooley opened the public hearing. Chairman Cooley asked if there was any *ex parte* contact or conflict of interest. There was none. Staff provided history from previous meeting. There has been no definitive response from legal counsel. Administrator Herrick recommended the Commission take no action at this time and advise staff to put a note in the Assessor's records.

Commissioner Defoort moved that the Commission take no action on V-1-18 TerTelgte Setback Variance at this time and ask the Assessor to make a note on the land title. Commissioner Cooper seconded the motion. Motion carried unanimously.

2. P.U.D. 04-01 Meadows at West Mountain, Phases 4-6 – Extension Request: Larry Mangum, representing Timberline Investment LLC, is requesting a two-year extension of the conditional use permit for phases 4-6. Phases 1, 2, and 3 have been platted and recorded. Phase 4 is 39 single-family home lots on 19 acres; phase 5 is 39 single-family home lots and 7 townhome lots on 21.8 acres; and phase 6 is 20 single-family home lots on 9.2 acres and 11.2 acres of commercial area. The site is located in the W ½ NE ¼ Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho. [Tabled on Sept. 13, 2018.]

Commissioner Defoort moved to remove P.U.D. 04-01 from the table; Commission Cooper seconded. Motion passed unanimously. Chairman Cooley opened the public hearing. Chairman Cooley asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Cooley asked for the Staff Report. Staff presented the staff report and added that during the meeting on September 13, 2018, P.U.D. 04-01 received an extension to Oct. 18, 2018. Administrator Herrick added information on the requested playground equipment to be erected in a common area where there is storm drainage; an engineer's review should be required to determine the construction will not affect drainage.

- **Exhibit 1** – Trent Gerber, address unknown, responded via email dated September 10, 2018. He believes the extension should be denied. His concerns include the high water table, annual flooding of existing homes, the developer controls the Homeowner Association which results in high costs, and the growth projections do not require this expansion.
- **Exhibit 2** – Christian Tuttle, address unknown, responded via email dated September 10, 2018. He is concerned that phases 4-5 may no longer be the best for the community. The development plan could be changed to better fit the current housing needs of the area, including more green spaces and non-motorized paths.

Chairman Cooley asked for the applicant's presentation.

Larry Mangum, 36 Charters Drive, represented the applicant who is waiting for the market to rebound. Recently homes in the development have been able to sale relatively quickly, particularly the smaller homes under \$200,000. Developer is looking at building a few additional smaller homes and/or storage sheds. Infrastructure is in although improvements to water and sewer will be done prior to added new homes. Playground equipment does not require a building permit. He has a draft plan designed by Engineer **(Exhibit 3)**. He will get a stamped final copy showing drainage calculations to show the playground area will not interfere with the drainage pond. Administrator Herrick added that he will need to work with the Valley County Engineer. Mr. Mangum responded to the letters received. There is an annual HOA meeting and he has not previously heard from Craig Gerber. Most of his complaints have been dealt with. Street maintenance, landscaping, etc. are budgeted and paid with HOA dues. This P.U.D. has had approval for quite some time. The playground equipment is in the "Charters Buckskin Park" located between Charters and Buckskin Drive; it is a green space shown in Phase 1 on the map in staff report.

Commissioner Defoort asked about high water table and the phases 4-6. Mr. Mangum replied that the new phases have mitigation for new homes. There are drainage issues on the

townhouse side. Drainage will be need to be dealt with prior to building new homes; a pond will be needed. Commissioner Defoort asked about the location of the new homes the developer is considering. Mr. Mangum replied that there is additional building area in the approved phases 1 & 3.

Commissioner Defoort asked about pathways. Mr. Mangum replied that none are currently planned. The neighbors to the south don't want people walking along their back yards.

Extension is approval of phases 4, 5, & 6. Playground was included in original P.U.D. approval but timeline was not designated.

Chairman Cooley asked for proponents. There were none.

Chairman Cooley asked for undecided. There were none.

Chairman Cooley asked for opponents. There were none.

COA - Stormwater management plan for changes to construct the playground equipment must be approved by Valley County engineer.

Commissioners discussed history and issues of this development. P.U.D. 04-01 has been reviewed for an extension every two years. Playground equipment is beneficial for families living there.

Commissioner Freeman moved to approve a two-year extension of P.U.D. 04-01 Meadows at West Mountain, Phases 4-6 with conditions as stated to September 2020. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Cooley explained the ten day appeal period.

B. NEW BUSINESS:

[06:25:49 PM \(00:25:29\)](#)

- 1. C.U.P. 18-12 Woods RV Campsite:** Rollin and Julie Woods are requesting approval of a Recreational Vehicle Park to allow multiple RVs to be used as dwellings for more than 30 days in duration. The campsite will be for personal use and will not have any commercial use. A well, septic system, power, and garage exist at the site. The 0.59 acre site is 575 West Mountain Road, located in West Mountain Subdivision 2, Lots 29 and 30, Block 2, in Section 3, T.13N R.3E, Boise Meridian, Valley County, Idaho.

Chairman Cooley introduced the item. Chairman Cooley asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Cooley asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Anna-Camille Borzoni, 929 Henderson Ave, Sunnyvale, CA, responded via email dated October 14, 2018. She is the owner of the adjacent property addressed as 579 West Mountain Road and is opposed. Her vision of the neighborhood is a retirement and

family recreation neighborhood. Her concerns include tree removal, access, current driveway location, and future sale of lots.

Commissioner Freeman asked Staff if lots had been joined. Administrator Herrick replied affirmatively; the highlighted area on map in staff report show lots have been combined into one taxing parcel. If one of the lots were sold, the C.U.P. would become null and void. A condition of approval could be added restricting the rentals.

Chairman Cooley asked for the applicant's presentation.

Julie Woods, 575 West Mountain Road, bought the property in 2016. They use it seasonally and have their RV plus a RV for parents. When the property was purchased, it had two RVs on it plus a shop. It is not an eyesore. Ultimately they will probably build on it. They had not known a C.U.P. was needed until Administrator Herrick notified them. They are not making any changes but applying for compliance. The driveway and well are located at 575 West Mountain RD; the septic and RVs are at 577 West Mountain Road. The shop is believed to be on both lots. This is their seasonal home. Applicant requested a refund as the price for this type of C.U.P. has since been reduced by the Board of County Commissioners.

Chairman Cooley asked for proponents. There were none.

Chairman Cooley asked for undecided. There were none.

Chairman Cooley asked for opponents. There were none.

Chairman Cooley closed the public hearing.

The Commission deliberated. Administrator Herrick said the applicant did pay the required \$300 fee; however, since then the Board of County Commissioners has reduced the C.U.P. fee for private RV camps to \$50 to encourage compliance. If the proposal is approved, a reimbursement of \$250 can be recommended to the Board of County Commissioners.

Administrator Herrick added that this process allows the Commission to review impacts to neighbors including lights, noise, and landscaping and to determine if the use is compatible with surrounding land uses.

Chairman Cooley said after viewing the photos, the use seems to be compatible with neighborhood. He prefers to restrict the use to personal use, not commercial rental. Commissioner Cooper sees no issues. Commissioner Defoort added that it is important that the Commission set the precedent for multiple RVs on one site, especially if property changes ownership.

COA: RV sites cannot be rented.

Commissioner Defoort moved to approve C.U.P. 18-12 Woods RV Campsite with the stated conditions and recommend the applicant is refunded \$250. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Cooley explained the ten day appeal period.

2. **C.U.P. 18-14 The Retreat McCall:** Colby Rampton is requesting approval to establish an event venue to include weddings, retreats, reunions, etc. There would be a main venue space and five cabins for overnight guests; buildings will be on the eastern portion of the property which borders State of Idaho lands. Septic systems and an individual well would be used. Access is via a proposed new driveway off Boulder Lake Road, a public road. The existing shared driveway access would be maintained as a fire access. The 20-acre site is in the E ½ SW ¼ SE ¼ Section 19, T.18N, R.4E, Boise Meridian, Valley County, Idaho.

Chairman Cooley introduced the item. Chairman Cooley asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Cooley asked for the Staff Report. Staff presented both the staff report and the supplemental staff report.

- **Exhibit 1** – Idaho Transportation Department (ITD) withdraws any objection to the proposed application as all traffic concerns have been addressed with ITD staff.

The Commissioners had questions for staff. The ITD letter had originally asked for a traffic study and a possible turning lane. The applicant provided information on the number of people at the site with sporadic departures and using multiple different access points to Highway 55. ITD then determined a traffic study for Highway 55 was not necessary. Regarding traffic on county/local roads, the Valley County Road department did receive the public hearing notice and did not respond. There would be a joint response between McCall Fire Department, SITPA and U.S. Forest Service for fire; the site is in the McCall Fire District. Mutual aid agreements exist. The McCall Fire Department received notice and an application, was previously involved in the shared driveway variance, but did not respond to this application.

Chairman Cooley asked for the applicant's presentation.

Colby Rampton, 1607 Davis Avenue, McCall, spoke. He presented a slide show (**Exhibit 2**). The venue would be used for business retreats, family reunions, and weddings. He described proposed buildings, parking, driveway, and shielded lighting. Total square footage of structures is less than 1% of total lot. Building sites are not visible from the road. Prefer 25 parking spaces since events such as weddings would use shuttles to minimize traffic. In choosing this location he reviewed all roads with a speed limit of 45 mph or faster: Elo, Norwood, Lake Fork, and Farm to Market Roads. Existence of higher speed limits means that these are maintained roads with decent capacity and few residential homes. Zoning is Mixed Use. There are no CCRs or deed restrictions on the property. Elo, Lake Fork, and Farm to Market Roads provide access. The paved portion of Boulder Lake Road is 0.9 miles and is fairly straight with a 35 mph speed limit. The gravel portion is 4.2 miles to the lake. This lot is 1.2 miles past end of pavement; two miles from a 45 mph road. The slide show included multiple videos of vehicles passing on various segments of the gravel portion of Boulder Lake Road to show road width. He provided accident statistics on Boulder Lake Road from the Sheriff's office of past five years. The intersection of Jefferson Road and Boulder Lake Road has had three accidents in past five years, all during winter season. There are eight lots owned by five parties. These lots are surrounded by State land. He provided a map and photos showing lots, septic testing sites, and distances

between possible building sites. It is 4000 feet from proposed building site to closest home on Morel Road and 1.46 miles to the closest home on Jefferson Road. The use would be compatible with surrounding land usages. The site is primarily surrounded by State land. Mission of Idaho Department of Lands (IDL) is to maximize financial returns. The zipline lease area borders the eastern boundary of lot and has a 20 year lease. Therefore, there already is a commercial venture present. Soil testing has been done. CDHD says 100 foot drainfield required. It is 785 feet to Poorman Pond and 713 feet to Boulder Creek. He can't apply for septic until the project approval is received. The acting McCall Fire Chief said 10% grade for driveway; although a steeper grade can be approved by Fire Chief which is not uncommon in Valley County. On premise fire would be responsibility of McCall Fire. Fires starting off premise are responsibility of SITPA or Forest Service. He gave a 30-35 cars per day estimate to ITD. This venue will not be full every day. Shuttles would be used for larger groups. Traffic will be dispersed, not arriving or leaving all at the same time. Best Management Practices 9BMPs) would be used to protect water. The Lot 1 entrance is a similar grade to the proposed new driveway for Lot 2. He had a photo of visibility and sight line at proposed driveway location. The application includes the existing grade; the as-built driveway grade will be less. The application is complete. There is legal access to the shared driveway; however, it will only be used in an emergency. He discussed the "one building site per lot" mentioned in the legal memo, traffic, dust, and vibration from new driveway. The closest building site is 600 feet away from the Lot 1 septic area. He will be doing dust abatement on driveway to reduce dust. He is aware of the sound issues and has proposed solutions. "If not here, then where?" Using a map of the area from McCall to Lake Fork Road, he discussed why other possible areas are not good locations. He supports mitigation to be a "good neighbor" including sound limits, quiet hours, fire plan, shuttles, etc. The slide show included a video commentary from Steve Clements, McCall P&Z Commissioner, in support of the project.

Dave Aizpitarte, 1045 E Winding Creek, Eagle, ID, spoke as a representative of the applicant. **Exhibit 3** – He refers to page 3 which is a reference to traffic noise. He is with a company called Bionomics Environmental that does work for ITD. He has previously given testimony for other sites in Valley County and Ada County. The speaker noise will be directed toward State Land, away from the other lots. There will be a noise barrier behind the speakers, a maximum of 90 decibels on the deck, and quiet hours. The noise will be funneled. The existing logging trucks and snowmobiles on Boulder Lake Road create noise and vibration. In computer modeling, the semi-trucks make a big impact. The hill is a noise barrier between the site and Lot 1. In comparison, it is 280 yards from the courthouse door to Roxy Theatre.

Commissioner Cooper asked for clarification on shuttling and impact to shuttle site. Mr. Rampton replied that the shuttles will generally be from hotel/motel sites where people are staying. He also replied to other questions. The County plows snow to end of pavement on Boulder Lake Road. There is a shared agreement between the eight lots which states the first structure triggers a shared maintenance agreement. Snowmobile traffic parks at Boulder Lake Road and Morell Roads. The Idaho Department of Lands letter says they can provide a parking area for snowmobiles once plowing starts to residences.

[07:59:42 PM \(01:59:22\)](#)

Chairman Cooley asked for proponents.

Travis Leonard, 1607 Davis Ave #124, McCall, is connected to the local event industry. These events will continue to come to McCall and space is needed.

Stephen Wilkinson, 401 N 3rd ST, McCall, is the manager of Scandia Hotel in McCall. There is an increasing demand for hospitality venues in McCall. He currently turns away business, especially during the summer. People ask him for venue sites. Venues are in demand for events, business meetings, and family reunions. His entire 16-room hotel was booked multiple times this summer by groups.

Dan Noakes, 1044 Crescent Rim Road, McCall, supports the project. He was the driver in the vehicle in the video. As shown in the videos, people can safely travel two cars along the road, except for in the location of the cattle guard which limits road width to one vehicle. He praised the applicant as someone who will do a good job.

Aaron Jones, 701 Kasper Road, McCall, previously managed the Activity Barn. He is acquainted with dealing with neighbors, doing mitigations, etc. The Activity Barn sees higher traffic and is in a wide open space. This project site is more secluded. Colby will be a reliable owner.

Bob Lorimer, 701 Kasper Road, McCall, concurred with the positive mentions of Colby's character. He drove up the road today; it is a great location to go hiking, zip-lining, hold events, etc. The project will be appreciated by families.

Jonathan Frost, 246 Lee Way, Donnelly, is the owner of Frost Property Management. His business is approximately half vacation homes and half long-term rentals. He receives an average of two requests each week for a wedding venue. A venue is needed. People try to do events in residential areas; this event venue would reduce the impact in residential neighborhoods. He lives about 150 yards away from Faith Heights. That site advertises for the use by 150 people and is in a flat area surrounded by homes in the Arrowhead Point area. He has not been concerned about the noise from the facility.

Stephanie Nelson, 206 Titus Lane, supports the project. From a professional standpoint, she operates Wildfire Prevention Associates and Colby was referred to her to learn about wildfire management and to incorporate it into the building plan. She also supports the project from a personal perspective. She lives just outside the Roseberry Townsite. When she moved there, there were no musical festivals, etc., held at Roseberry. Now, she is impacted by the site but understands the use. The timber industry is gone; recreation and tourism is Valley County's economy. She also vouched for Colby's integrity and his ability to see the large picture.

Samuel Thompson, 506 Timm Street, McCall, is a planning and zoning commissioner for the city of McCall. He has visited the proposed site. He is an engineer for the federal government. The site is zoned Multiple Use. Colby has done much research and provided the necessary information for application

Craig Campbell, 32 Timberline, Donnelly, job involves shuttling people. He is the only Uber/Lyft driver in Valley County. He has lots of requests for weddings and other events. His car holds eight people. He was involved in the America's Best Community program which included tons

of research in the plan. He is the Community Foundation treasurer. There is a lot of need for event venues. Colby is willing to work with neighbors. The project is a positive for economic development.

Chance Hobbs supports project as it is a good spot for this project. Idaho Department of Lands agrees. He is a real estate agent and involved with the Pilgrim Cove Event Venue in McCall which is surrounded by multiple expensive homes. This project would take a 20-acre parcel and use only 1% of it.

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Chairman Cooley asked for uncommitted. There were none.

Chairman Cooley asked for opponents.

Jim Crawford, 14075 Morell Road, has lived there for 29 years. It is a quiet residential neighborhood. The "Serenity Lodge" vacation rental just across the creek has noise and traffic impacts. His concerns include intoxicated traffic, narrow road, Boulder Lake Road near Farm to Market has a steep hill and a curve, and increased fire danger. He wanted confirmation that there are no CCRs. This proposal is for a business and will set a precedent for other businesses including convenience stores and other businesses to support users in this area.

Geoff Gaukler, 2712 Belmont Road, Grand Forks, ND, is the owner of Lot 1. He previously spoke at the meeting where the project was previously denied. PZ stated then that the project was not in harmony with Valley County ordinances and policy and not consistent with the Comprehensive Plan. The proposed use has not changed from six months ago; it is still an event venue. He showed a picture of his family at his lot (did not leave for the record). He played a recording of sound from his property (Boulder Creek noise). He read negative newspaper headlines from around the U.S. about "barn weddings". He is concerned about his property value.

Margo Conitz, 14075 Morell Road, has lived there for close to 30 years. Difficult to oppose a project that has a positive economic value. However, it would negatively affect the reasons we live here. Numerous response letters mention issues with traffic, dust, weeds, light, waste water, septic, etc. Although these issues were addressed, in practice, dealing with them is another situation. There is an economic value in "protecting way of live in Valley County". This would be a business in a residential and rural area.

Jeff Bower, Givens Pursley LLP, 601 W Bannock, Boise, represents four families that own land near the proposed site. The proposal includes six separate buildings with 12,300 sq ft of commercial space. The only meaningful difference in this new application is the private driveway up to the site. He asks that the application be denied but not because of applicant's character. Should be denied because the use does not apply with the code and it would have an adverse impact on both neighbors plus those in the county who use this area for recreational use. The application is incomplete; he asks that the Commissioners read his detailed comments. The grading of the private access does not meet building code. The proposed use is a commercial service business, not a recreational use. Staff gave the proposal a

+16 compatibility rating. As a service business, the rating should be lower. Staff report says +2 – the use is compatible with other uses; previously this was rated a -4. However, this is just as incompatible as previous application. Valley County Code says commercial uses are acceptable in commercial hubs, villages, near other established incorporated communities with similar characteristics and infrastructure to serve the more intense uses. The proposed site is remote private land.

Carol Shaw, 355 Boulder Lake Road, said that those in favor of the project don't actually live there. She had issues with the steepness (10%) of the proposed access road and use by construction vehicles, etc; the grade is nearly twice as steep of Whitebird Hill and Horseshoe Bend Hill with their maximum grades of 7%. There are more accidents than five [as shown on the Sheriff's report] as many are not reported. Winter access for passenger vehicles is a concern. Lot 1 will need to be fenced and gate the shared access to prohibit use. Setback requirement of 30 feet would not be met. Stormwater from construction and the use of the driveway on erodible soils would impact Boulder Creek and Lake Cascade. The scoring sheet does not effectively show the impact of loud noise and music. Comprehensive Plan recommends that commercial uses be grouped together. The Comprehensive Plan promotes protection of private property rights and maintenance of rural character. Get from recording Wedding and receptions use loudspeakers. Noise is an impact. If loud music and lights are necessary, the project should be located in a more compatible area.

Dave Grossenbach, 14238 Hamilton Road, lives on the west side of Lake Fork Creek, is concerned about noise and traffic. Noise travels.

Bobbie Meader, 14118 Morell Road, has lived 30 years at the intersection of Boulder Lake Road and Morell Road. Her concerns include about snow amounts, the road being plowed throughout the day, winter and summer traffic, and emergency traffic for fire and other emergencies.

Michael Gurney, 1410 Jefferson Road, uses the road in both winter and summer. During Christmas last year, 38 vehicles with trailers parked in the area for snowmobiling. A snowmobile parking area past the proposed lot would impact the creek and the road. The dirt portion of the Boulder Creek Road does not meet county standards.

No other opponents wished to speak. Chairman Cooley asked for rebuttal.

Mr. Rampton doesn't enjoy conflict. In regards to other future businesses occurring in the area, there are only eight private lots, then the land becomes State and then U.S. Forest Service. This will limit development. It is unsure what the State will do in future in addition to the zipline as IDL is about managing the lands to create revenue. IDL hired security for the area last year because of the increased use of the area. To an extent, development can protect the land. The proposed event venue will use less than 1% of the lot. He will honor commitments. C.U.P. process is to determine the suitability of the land for a purpose. He discussed the compatibility rating scale. Other locations will impact more people. As a recording artist, he is experienced with managing sound on loudspeakers. The sound from the speakers can be capped at 90 decibels. The music will not be played on a big stadium speaker. After 10 p.m., people will

need to move the noise inside. In regards to winter access, he has anticipated access issues. During shoulder season and winter, there will be more business retreats and weddings and less family reunions; therefore, people will likely utilize shuttles over personal vehicles. A 66 ft easement exists along most of the road; the road could be eventually made wider. The creek is often a few hundred feet from the road. The number of cars accessing the venue site would be a small percentage of the total traffic on the road.

Commissioner Freeman asked the distance from the end of the pavement to the driveway access point and if dust abatement has been considered. The reply was 1.2 miles. Dust abatement can be a confusing issue due to the multiple ownership of the road (County and State). Typically Idaho Department of Lands has done the road work; this year Valley County scraped the road. Dust abatement should be equitable and reflect the event venue's percentage of use compared to other users.

Commissioner Defoort asked about maximum capacity. Mr. Rampton replied that the maximum capacity being asked for tonight is 150 people.

Chairman Cooley closed the public hearing.

[08:56:59 PM \(02:56:40\)](#)

The Commission deliberated. Commissioner Freeman said that the previous application's biggest problem was the use of a shared driveway; this has been resolved.

Administrator Herrick said the Commissioners have an option to table the item for further review. Chairman Cooley said that there is a lot of information to review. Commissioner Cooper agreed and said the Commissioners should look at information, codes, and the Comprehensive Plan prior to making a judgment.

Commissioner Defoort said her initial concern for the previous application was the shared driveway. Upon reading the staff reports, she was also concerned with traffic and water issues. She is fairly confident that these issues have now been addressed. She doesn't want to place a burden on a business that would cripple them. The zipline is a commercial business in the area but the Planning and Zoning Commission had no review of it. This is a needed business. She would like more time to review.

Administrator Herrick said the Commission must address legal issues and develop reasoned decisions. She recommended the Commissioners do their own compatibility rating. In regards to dust mitigation, the Commissioners cannot do development agreements. Valley County was previously taken to court over development agreements. On-site agreements are allowed but off-site mitigation is questionable. Both the steepness of the driveway and building requirements have to be approved by other entities, not the Commission.

Commissioner Defoort moved to table C.U.P. 18-14 The Retreat McCall to November 8, 2018 at 6 p.m. Commissioner Cooper seconded the motion. Motion carried unanimously.

C. FACTS AND CONCLUSIONS:

- VAC 18-03 Cotner Drainage Easement Vacation

Commissioner Defoort moved to approve the facts and conclusions as presented and authorize chairman to sign. Commissioner Freeman seconded the motion. Motion carried unanimously.

Chairman Cooley adjourned the meeting at 9:05 p.m.