

Valley County Planning & Zoning Commission

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Bryan Cooley, Chairman
Scott Freeman, Vice-Chair

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

MINUTES

Valley County Planning and Zoning Commission

March 14, 2019

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

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

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

B. MINUTES: Commissioner Defoort moved to approve the minutes of February 14, 2019. Commissioner Cooper seconded the motion. Motion carried unanimously.

C. NEW BUSINESS:

- 1. C.U.P. 19-01 Valley County Quarry – Yellow Pine:** Valley County Road & Bridge Department is requesting approval of an expansion of the existing C.U.P. 10-3 Valdez Quarry. The expansion would be south onto approximately 5 acres of the U.S.F.S. Boise National Forest. Rock material extracted from this quarry would be used as cover material for road maintenance. Upon completion of the quarry activities, both portions would be reclaimed, re-contoured, and re-vegetated. Access would be via a private drive off Murphs Avenue. The location is within the NENW Sec. 21, T.19N, R.8E, Boise Meridian, Valley County, Idaho. *Action Item*

Chairman Cooley introduced the item. Chairman Cooley asked if there was any *exparte* contact or conflict of interest. Commissioner Defoort recused herself due to a potential perceived conflict of interest as her employer assisted paying for the preparation of this application.

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

- **Exhibit 1** – Lorinne Munn, 355 Yellow Pine Ave, approves the expansion as the gravel is needed for repair of roads and reclamation is promised.
- **Exhibit 2** – Lynn Imel supports the expansion and use of a crusher.
- **Exhibit 3** – Cody Janson of Parametrix and Valley County Engineer responded by letter dated March 8, 2019. The Plan of Operations doesn't directly identify the BMP/SWPPP measures which were installed by the County during the 2010 expansion. The applicant will need to work with Parametrix to identify these measures.
- **Exhibit 4**– U.S. Forest Service Scoping Letter and Proposed Action Report [August 2017].
- **Exhibit 5** – U.S. Forest Service – Decision Memo: Valley County Quarry Development Project [February 28, 2019].

Chairman Cooley asked for the applicant's presentation.

Jeff McFadden, Valley County Road Superintendent, Cascade, responded to questions listed in staff report:

- *Do you have written authorization from the forest service to expand onto the national forest? Yes, see Exhibit 5.*
- *What is the traffic volume and pattern of traffic associated with operations? Will it be similar to operations in the Valdez pit? What direction will the material be hauled? Will you haul west on Murphs Ave. to Profile Rd.? During operations, no materials will be hauled out but will be stockpiled onsite for future use on backcountry county roads. Equipment will use Murphs Ave and Stibnite RD and will not drive thru town. Will use calcium chloride or water trucks for dust abatement.*
- *Will this material be used for building new roads or maintenance of existing roads? Will the rock be used for public or private roads? Can private properties purchase the product? Public road maintenance only. This product reduces sediment immensely. East Fork Road was done about 10 years ago and is holding excellently with annual calcium carbonite applications. This material results in a safer road with reduced wash boarding. The material will not be sold to private companies. It will be available for use at the helicopter landing pad site near Yellow Pine. If Burnt Log Road extension is constructed, the material will not come from this quarry.*
- *Where do operators of the pit stay? RV park or on easterly side of Valdez Quarry.*
- *Will there be any lighting at the site? none*
- *What are hours and days of operation? Will be 7:00 a.m. – 7:00 p.m. per U.S.F.S. permit.*
- *What steps are being taken for fire protection? Will there be any water or extinguishers on-site? Crushers have water tanks plus all equipment has fire extinguishers.*
- *Is there a maximum number of years the pit can operate? Five years maximum. There is a five- year lease with Donna Valdez for crushing and stockpile of materials. There is an*

estimated 100,000 tons. Pit reclamation will be done correctly with correct contours and replanting of native vegetation.

- *When crushing, do you plan to run double shifts for shorter time spans?* No; there will be 12-hour shifts.
- *Will dust be mitigated at the site and on haul roads through the village?* [previously answered.]
- *What are the proposed setbacks for excavation and rock crushing activities?* 10 feet for excavation; except there will be a zero-foot setback between Valdez quarry and proposed quarry on U.S.F.S.

McFadden replied to Commissioner Allen's questions. There will be no operations at night. 40, 000 tons usually equal to about two months of operations. The previous blasting was unforeseen; not sure if blasting will be needed on this proposed pit. Dust will be kept down on Stibnite and Profile roads. Both Valdez pit and U.S.F.S. pit will be reclaimed. Only part of the five acres will be stripped. Reclamation will result in benches and contours; stumps, etc will be ground and used in reclamation. The reclamation will be done annually after each excavation season, instead of waiting until the end of project. A natural tree buffer of Ponderosa and Douglas Fir exists. Berms would not realistically reduce noise.

Chairman Cooley asked for proponents.

Kyle Fend, Boise, field operations manager at the Midas Gold Stibnite site. We have hauled gravel into the Stibnite area; the cost is significant. He understands how that cost affects the Road Department's ability to maintain backcountry roads, particularly when precipitation and debris slides result in significant road rebuilding. The roads are used by Midas employees, the public, Forest Service employees, and Yellow Pine residents. The roads do deteriorate badly over summer.

Chairman Cooley asked for uncommitted. There were none.

Chairman Cooley asked for opponents. There were none.

Chairman Cooley closed the public hearing.

The Commission deliberated. Commissioner Cooper said this is a needed benefit for both Yellow Pine and the public using those roads. It would result in cost savings for County. The application includes mitigation. He has no major concerns about this application.

Commissioner Allen wants to be sensitive to people living there. Operation hours will be 7 a.m. to 7 p.m. with no weekends or federal holidays. He doesn't want to be less considerate to Yellow Pine residents than the Commission has been to those in other areas of the County. Operations should not occur during major events such as Harmonica Festival. Chairman Cooley added that limiting crushing to the shoulder season would be more difficult in this area.

Revise COA #10: Dust should be controlled on-site and haul roads around town shall be watered to the standards of DEQ, EPA, and Valley County Code requirements. The Standards in Appendix C need to be addressed and approved by the Commission, if fugitive dust occurs. Dust from normal traffic is not included in this condition

COA #12: delete

COA: No operation from the Friday before to Monday after the Harmonica Festival, Golf Tournament, or other major events in Yellow Pine.

There was further discussion on need for the material, availability and use on local roads, safety concerns, cost, and the impact on roads if hauling from Cascade/Donnelly/Lake Fork area. Need to mitigate to tolerable level. Quality reclamation as needed will be done during project, not all at the end.

COA: Reclamation will be done as described with phase one and completed prior to the first snow of 2019, and year to year thereafter.

Commissioner Allen moved to approve C.U.P. 19-01 Valley County Quarry – Yellow Pine with the stated conditions. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Cooley explained the ten day appeal period.

[06:43:16 PM \(00:42:36\)](#)

2. **C.U.P. 19-02 Herrick Hills Subdivision 1.1 – Preliminary & Final Plat:** Cascade South INC is requesting a conditional use permit for a 2-lot residential subdivision on 10.88 acres. Lots will range in size from approximately 4 to 7 acres. Individual well and septic systems are proposed. Access will be from Highway 55 onto existing private roads. The site is located in the SESW Section 8, T.12N, R.4E, Boise Meridian, Valley County, Idaho.
Action Item

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** – Tom White, Central District Health Department, emailed on March 14, 2019. Herrick Hills 1.1 has been approved for release of sanitary restrictions.

Staff added that Ken Couch, ITD, had told applicant it was okay in the initial inquiry. However, his replacement, Sarah, found the condition about the apron in a previous ITD response. There have been several ITD personnel in this position since the original approval by Pam Golden.

Commissioners Defoort and Allen asked Staff for clarification about the ITD response and access for the lots. The “apron” refers to the road portion between the private road and the travelled way portion of Highway 55. The private road is a dirt/gravel road. The ITD approach issue is not specific to these two proposed lots; it is from the approval for the original preliminary plat for Herrick Hills 1.

Chairman Cooley asked for the applicant’s presentation.

Dwight Jividen, 413 Cabarton Road, had only one thing to add to Staff's report. The neighbor who said he was told the land would remain vacant would have asked Mr. Jividen who is the real estate agent for the subdivision. The original plan included these two lots as residential lots, not open space. The 10,000 gallon water storage tank already exists

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. The proposal is cleaning up older issues. Paving the apron will benefit the subdivision. Lot size is comparable to others. These lots were left as unplatted, not as open space; the original intent was to have them as residential lots.

Commissioner Defoort moved to approve the conditional use permit, preliminary and final plats of C.U.P. 19-02 Herrick Hill 1.1 and authorize the Chairman to sign the plat once the requirements of Idaho Transportation Department have been met. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Cooley explained the ten day appeal period.

[06:56:42 PM \(00:56:02\)](#)

3. **C.U.P. 19-03 Cabarton Shuttle Service:** Cabarton Shuttle LLC is requesting approval of a conditional use permit for a parking lot stand to shuttle people and vehicles. There would be limited retail sales. The stand would be located at the Cabarton Boat Launch parking area. The site is in the SW ¼ Sec. 31, T.11N, R.4E, Boise Meridian, Valley County, Idaho. *Action Item*

Chairman Cooley introduced the item. Chairman Cooley asked if there was any *exparte* 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** – J.R. King responded via email dated March 7, 2019, with concerns as an adjoining property owner.
 - Is the applicant a private enterprise or a county provided service?
 - Any help to reduce congestion is welcome.
 - Will the stand be out of the way of the rafters?
 - No garbage cans should be allowed.
 - Is the area directly in front of the bathrooms the best spot for the stand?
 - The County has done a good job of providing the bathrooms and maintenance.
 - Will the conditional use permit be reviewed annually?
 - Will the occupants of the stand be able to collect raft use or permit monies?

Commissioner Defoort asked if any other private individuals are operating similarly on County property. Similar operations are the snowmobile parking areas and Lake Shore Disposal at the materials recovery facility. Snowmobile clubs use the parking lots and fund the program. Franci Wallace parking area is on State land. There is a C.U.P. for the Wellington parking area. The applicants spoke to Board of County Commissioners who told them to apply for a conditional use permit.

Chairman Cooley asked for the applicant's presentation.

Ryan Veatch, 1512 West Lava Avenue, Nampa, spoke and responded to questions from the Staff Report.

- **Exhibit 2** - Cabarton Shuttle Business Proposal
- *Do you plan on providing any funds to Valley County for use of the right-of-way? This has been discussed with Ms. Herrick and Larry Laxson. We will provide a service to the County by maintaining the restroom and reducing congestion instead of monies. The high use and location of the restroom makes management a headache for the County employees. We will restock toilet paper and wipe down the toilets.*
- *You will need sign permits....I question placing a sign on a tree....recommend there be a sign on the stand and the building only. Will apply for the sign permits.*
- *Will there be a stand or a trailer? Both: a table with canopy to provide shade and a cargo trailer to store equipment. These will be removed from the site during non-operational periods.*
- *Will you provide your own trash can? Where will you dispose of the garbage? Will provide a trash can but it will not be a permanent one. This will be the business' trash can, for as disposing trash that is a byproduct of the business, e.g. granola bar wrappers. Trash will be removed and disposed of thru their personal weekly trash removal. An unattended trash can will not be left at the site.*
- *Will you provide liability insurance coverage for your business? Will you exempt risk to Valley County. Yes to both questions.*

In response to Mr. King's email regarding the raft use permit monies, this has not been in any previous discussions. So currently, the answer is no.

Staff report stated Saturday and Sunday operations. As a new business, operational hours will need to adjust for optimal business operation. They would like to include holidays and adjoining weekdays. They are requesting operation hours of 8 a.m. to 8 p.m., daily.

Proposed conditions of approval include a review in 2020 with applicant, Administrator Herrick, and Parks Director. Administrator Herrick confirmed that launch site donations are used for maintenance of the facility.

Commissioners Defoort and Allen asked questions regarding the shuttle service. Mr. Veatch said that at first, they will only be able to shuttle people; as business grows, they plan to be able to shuttle vehicles and equipment. Currently they plan only to shuttle between the Cabarton launch site and Smith's Ferry.

Chairman Cooley asked for proponents. There were none.
Chairman Cooley asked for undecided:

JR King, 935 Cabarton Road, said it will be great if this proposal will alleviate congestion at the launch site and along roadway on weekends and holidays. He has counted 300 cars at one time using the site. He is concerned about there being enough space in parking area and ramp access. There should be no garbage can that is not removed daily.

Chairman Cooley asked for opponents. There were none.

Chairman Cooley asked for rebuttal. Dennis Veatch, 1620 Buffalo Court, Meridian, stated that the intent is to get the users to let the Veatch's haul their vehicles and trailers to Smith's Ferry instead of leaving vehicles and trailers at the launch site. There will not be trash cans for general public use.

Chairman Cooley closed the public hearing.

The Commission deliberated. Commissioner Defoort appreciates the applicant's entrepreneurship. Commissioner Cooper is aware of the overcrowded site and very congested area; he does not believe the stand location will impede use. Fire is a concern along the river; fire information could be available at the stand. Commissioner Allen agreed that the stand could be used as an informational kiosk. Commissioner Defoort said the County will need to do contract; it will set a precedent for future businesses on County property. It would reduce congestion and she is in favor. Commissioner Allen agreed, stating that moving vehicles to Smith's Ferry would greatly reduce congestion. More parking is available in Smith's Ferry. The launch site is minimal size; no other location exists for launching. There was further discussion on having an annual contract by County Commissioners or including a termination clause. Valley County can only enter into annual contracts. There would be a yearly review by staff and Recreation Director of the C.U.P.

Change COA #7: Hours of operation shall be from 8:00 a.m. to 8:00 p.m., daily.

COA: Cannot locate in traveled way.

Commissioner Allen moved to approve C.U.P. 19-03 Cabarton Shuttle Service with the stated conditions. Commissioner Defoort seconded the motion. Motion carried unanimously.

Chairman Cooley explained the ten day appeal period.

[07:40:58 PM \(01:40:18\)](#)

4. **C.U.P. 19-04 Sands RV Campsite:** Jeff and Karen Sands are requesting approval of a conditional use permit for 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 home, garage, well, septic system, and power exist at the site. The 0.848 acre site is addressed at 501 West Mountain Road, located in West Mountain Subdivision 4, Lots 101, 102, & 103, Block 1, in the SE ¼ Sec. 3, T.13N R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

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. The application is for three adjoining lots.

Chairman Cooley asked for the applicant's presentation.

Jeff Sands, 501 west mountain road, didn't know this code existed until last August. They have been using the site every year since 1973. They built shop and garage and combined lots 101 and 102; future intention is to build for son on lot 103. For 10+ years, camper(s) have been on the site. In this area multiple lots have multiple trailers. He has three power bases for use. Administrator Herrick said limit was only 1 camper per lot and none sitting over center line and only 30 day; therefore, he has applied for a conditional use permit. This [allowing the trailers to stay over 30 days] will allow a reduction in road use versus bringing campers every weekend during the summer. This use will be for family and friends. Three trailers parked from May 15th to November 15th; they would not actually all be used constantly. The trailers sit on level ground, away from septic area. He referred to neighbor's letter. This property is firewise with metal roofs, metal building materials, and a light fuel load due to tree removal. It is loud in this West Mountain area during the summer.

The Commission asked for clarification on number and location of trailers. Mr. Sands said that during 2018, there were five campers periodically and three regularly; more campers than typical years. For septic, they use both pumping by Honey Dippers and porta-tanks that are emptied elsewhere. A neighboring property is used as a rental; sometimes that house produces a lot of noise.

Administrator Herrick stated that the light in picture is not in compliance as it is not shielded.

Septic issues have been discussed with Tom of Central District Health Department. Future plan is to split 102 and combine portions with lots 101 and 103. This would allow septic and building on lot 103.

Chairman Cooley asked for proponents. There were none.

Chairman Cooley asked for undecided. There were none.

Chairman Cooley asked for opponents.

Steven Lloyd, 495 West Mountain Road and Meridian, is strongly opposed as stated in his previous letter. He distributed the site plan on which he had added his cabin location on the south end (**Exhibit 1**). Last year, every time they were at their cabin, there was the same issue. His family comes for recreation and to get away from Boise. His cabin is five feet from property line. The first camper is 7.5 feet from the property line. A commercial C.U.P. requires greater setbacks. There is loud noise, trees have been removed, and the lot has been leveled. The neighbors that aren't opposed are further away. Landscaping has been removed. This use impacts us more than it affects their home. There is room for them to move the trailers away from the Lloyd's cabin. A buffer and landscaping would be helpful and considerate.

Andrea Lloyd, 1370 W Ustick, Meridian, said that every time she was up last summer, there was a problem. They are so close to the property line. When we have approached the Sands, the response has been not been neighborly, but included profane language that was not appropriate for my grandchildren. The setback is not being met.

Chairman Cooley asked for rebuttal from the applicant.

Jeff Sands said that when he bought the property, he started clearing to be firewise. My neighbor had dropped two trees onto my property. The required setback is 7.5 feet. There have been issues with the Lloyd's concerning access, well use, and waterlines from creek. He has added about 15 quaking aspen along property line. Their porch faces the other direction, away from my property. The shed is 7.5 feet from property line; therefore, the trailer is further from the property line. The lots are small. Not all lots in this area meet setbacks.

Chairman Cooley closed the public hearing.

The Commission deliberated. Commissioner Cooper has driven by property both in summer and winter; it is one of the nicer properties in the area. The campers were removed prior to winter. Don't want to require a 20-ft wall between the neighbors but perhaps something to act a sound and view barricade. There was discussion on total number of RVs and number of days present. Septic disposal was discussed. Commissioners want to be sympathetic to adjacent neighbors. The RV use is an issue in the County, particularly with septic and noise. This is a residential neighborhood. Fire danger is an issue in this area. RV use is common but each site will be unique. Septic is an issue in the West Mountain area. Ownership may change in future. Commissioner Defoort stated that RVs are not permanent residents; CDHD said as a temporary use, the current septic disposal is ok. Commissioner Cooley disagrees with her interpretation of CDHD's response; he believes the RVs are being used as a residence. Commissioner Allen agrees with Commissioner Cooley. Commissioner Allen would like a better site plan, mitigation options to meet neighbor concerns, and time limits on noise; lights need to comply. Administrator Herrick said that if one trailer was moved so there was only one RV per lot, a conditional use permit would not be required. Commissioner Allen said the Commission needs to set a precedent for future applications; he does not want to approve the C.U.P. without adequate infrastructural. Commissioner Cooper asked what is adequate; do they need a vault or is what they are doing currently adequate. Commissioner Cooper believes the current disposal method is adequate. All agree that they will be reviewing more RV campsite applications. A long-term solution is needed for septic disposal.

Commissioner Allen moved to table C.U.P. 19-04 Sands RV Campsite to April 11, 2019 to review site plan, infrastructural parts, and mitigation with neighbors. Commissioner Defoort seconded the motion. Motion carried unanimously.

[08:47:42 PM \(02:47:02\)](#)

- 5. C.U.P. 19-05 Cornerstone Construction:** Brad Dyrud is requesting approval of a conditional use permit for equipment storage site, including work vehicles. A home, garage, well, septic system, and power exist at the site. A future office and covered storage building is requested. The 1.04 acre site is addressed at 13957 Highway 55, located in the SESE Sec. 33, T.18N R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

Chairman Cooley introduced the item. Chairman Cooley asked if there was any *ex parte* contact or conflict of interest. Chairman Cooley said his employer has done business with this company in past but he doesn't believe it impacts his impartiality.

Chairman Cooley asked for the Staff Report. Staff presented the staff report.

Commissioner Defoort asked Staff for clarification of the entrances to highway. None have been approved. If land use changes, then ITD requires an approach permit. ITD started requiring access permits in the 1960's. The lot currently has residential use (house with garage) and the applicant wants to convert an existing room into an office; a change from the application. The C.U.P. doesn't change the ability to use the house as a residence.

Chairman Cooley asked for the applicant's presentation.

Brad Dyrud said the business was started in 2005; originally operated out of residences. He originally bought this property for his family to live in. He has stored equipment there and is currently renting an office in town. He referred to the site plan (**Exhibit 1**). There are septic issues. The septic drainfield is not located in the back as he thought but at the side of the house. This limits the equipment storage area. Snow storage has been discussed with his neighbor, Kurt; he will be better prepared to keep the snow on his property in the future. Employees can use restroom in house and the porta-potty will be removed. Employee vehicles and company vehicles are parked on site. He would like approval for seven-day work week. Lights are minimal and downward. The RV will be removed. He would like to store trailers on northern portion of the parcel during the winter. He will add a landscape mound with trees. There are mature trees in front of house. The home will be used for either family or employees. There will not be RV's for employees. He will not be adding additional plumbing; therefore, he doesn't believe he needs additional approval from CDHD. ITD requires approaches to be 650 feet apart. There are three existing approaches: for the house, for the shop, and for the Kurt's neighboring lot. He will stop using the access that crosses Kurt's property and will fence it off. He is working with ITD to get access permit for the other two approaches. He mentioned other commercial uses in the area. In the future, he would like to store equipment on property near Donnelly. There is not adequate room to store all the equipment at this site. He will apply for a sign permit; a sign does not currently exist. He needs

a place to work on equipment. He would like to park work vehicles, employee cars, equipment being worked on, and, on occasion, three to four other trailers or equipment. He wants the place to look neat and clean.

Chairman Cooley asked for proponents. There were none.

Chairman Cooley asked for undecided. There were none.

Chairman Cooley asked for opponents.

Lisa Mohler, 47 Johnson Lane and 13951 Highway 55, referred to previous exhibit. She is not speaking for the Kurt's Automotive property. The empty lot is used to store snow. She would like applicant to build a wooden fence and plant trees to establish the property line. The previous owner built the tall garage to restore a boat. There is a "no passing zone" from Knob Hill and his first driveway; after that driveway, people tend to pass other vehicles. It is a high accident area. A bus stop exists at 13149 Highway 55 (Kurt's Automotive). This would be a good office and storefront site and moving the equipment to Donnelly would be excellent. That would keep the area along highway from turning into a commercial zone.

Chairman Cooley asked for rebuttal.

Mr. Dyrud would be glad to fence the property line; he is willing to work with both Kurt and Lisa Mohler.

Chairman Cooley closed the public hearing.

The Commission deliberated. Commissioner Defoort agrees that other commercial activity exists in the area; she is mainly concerned about the entrances to highway, landscaping, and clutter at site. It should not entirely be the applicant's responsibility to pay for new fence; cost should be split between neighbors. A fence would solve the current snow storage problem. Commissioner Cooper and Chairman Cooley agree with fence cost-share idea. Commissioner Allen said the Commission has previously required fencing for screening a business not just defining the boundary between properties. There was discussion on the septic location and possible parking locations. Commissioners agreed that operations seven days a week is okay, from 7:00 a.m. to 10:00 p.m. Commissioners reviewed the exhibit and discussed the setback from highway and parking.

COA: Shall define the southern property boundary.

COA: Shall have landscaping on mound with sign and on southern border.

COA: Maximum of 8 vehicles and 4 trailers on site.

COA: Shall not have clutter on the property.

COA: Cannot park east of the established setback of the house, measured parallel to the highway.

Commissioner Defoort moved to approve C.U.P. 19-05 Cornerstone Construction with the stated conditions. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Cooley explained the ten day appeal period.

D. FACTS AND CONCLUSIONS - *Action Item:*

- C.U.P. 18-15 Clear Creek Crossing

Commissioner Defoort moved to approve the Facts and Conclusions as presented and authorize the chairman to sign. Commissioner Allen seconded the motion. Motion carried unanimously.

Chairman Cooley adjourned the meeting at 9:38 p.m.