

# MINUTES

## ADAMS COUNTY PLANNING & ZONING COMMISSION

### Regular Meeting

February 17, 2020, Adams County Courthouse

7:00 p.m.

**Members Present:** Royce Bauer, Al Becker, Kip Kamerdula, Dennis Nau, Joe Warner; Julie Burkhardt (via teleconference)

**Members Absent:** Mark Peterson, excused

**Others Present:** P&Z Administrator Wendy Green

**Public Present:** Owen Beachy, Debra Buckner Ron & Janet Meyer, David Mink, Lisa Myers, Jerrill Schrock; Lyle Sall, Adams County *Record*

- 1. Call to Order:** Chairman Dennis Nau called the meeting to order at 7:00 p.m.
- 2. Review Agenda:** Royce Bauer moved to approve agenda as presented; Kip Kamerdula seconded; passed.
- 3. Approval of Minutes:** Royce Bauer moved to approve the minutes of the January 20, 2020 regular meeting as presented; Kip Kamerdula seconded; passed.
- 4. Old Business:** There was brief discussion about short-term rentals and whether the legislature was considering any changes to state statute. Thus far, it appears no bills on that issue have been introduced this session. Valley County and McCall are drafting zoning amendments to add requirements for smoke and carbon monoxide detectors in homes to be rented.
- 5. New Business:** At 7:05, Chairman Nau opened the public hearing on the Owen Beachy application for Conditional Use Permit. The Chair reviewed the public hearing procedure for the public and asked if any commissioners wished to recuse themselves due to conflict of interest; there were none. The Administrator presented the staff report (on file). Applicant Owen Beachy explained that he wants to build a 60'x60' metal building to house a custom cabinet shop. The business will employ approximately six people, including three or four family members. Before he starts the business, Beachy plans to build a single-family dwelling for his family on the south end of the same parcel. They will build the home first so they can live on site while building the shop and operating the cabinet business. He chose this location in part because of its location on Highway 95 and ease of access. He has a recorded easement to access his property from Mesa Road, but he is working with Idaho Transportation Department to obtain an approach permit for one driveway from the highway to access both the shop and the home. He anticipates building about one set of kitchen cabinets a week. That would require delivery of lumber once a week and a pickup/trailer load of finished cabinets leaving the shop once a week. He would like to be able to put a sign on the property advertising the business. Administrator Green read the sign

restrictions from the zoning code. Anything larger than 4'x8' or lighted requires a Conditional Use Permit. Operating hours could be from 6:00 a.m. to 6:00 p.m. or longer, depending on customer needs. The shop will be well insulated and noise from equipment is not expected to carry beyond the property. He will choose building color and landscaping to blend with surroundings.

**Chairman Nau asked for public comment. David Mink** of Mesa said he was neutral as to the application and asked about the location of the shop, type of structure, location of the proposed driveway and operating hours. **Lisa Myer** of Mesa said industrial uses should be kept separate from agricultural and residential land use. **Debra Buckner** of Mesa opposed the application because it is an industrial use that is not compatible with low-density, low-impact surrounding uses and does not comply with zoning ordinance objective to preserve ag land. She lives across Highway 95 where she operates a B&B and the large shop building will have visual impact for her and her neighbors. She asked about septic systems for the shop and home and whether landscaping would be required, such as planting trees to screen the building from view from the highway. She noted the drawing submitted with the application is not exact and the final shop location could be closer to the highway and closer to her property. She expressed concern about noise from the shop, especially after 5:00 p.m..

**There being no further public comment, Chairman Nau closed the public hearing at 7:42.** The Chair reviewed the intent of the ATG zone and Section 4-2, Criteria and Standards for reviewing conditional uses. Administrator Green explained the county precedent of viewing the list of permitted uses in the code as *types* and that a dozen or more CUPs have been approved over the last twenty years for uses that are not among the nine uses listed in the ordinance. Green said there was no ag exemption on this 11-acre parcel last year and assessor's photographs indicate it is somewhat weedy range that would not be considered prime ag land. Julie Burkhardt noted the Council Mesa Orchards subdivision was platted more than one hundred years ago into small lots and this area has already been built out, including several homes where large shops have been added for personal use. She added that a cabinet shop supports the local logging industry by using wood products. Al Becker pointed out the intent of the comp plan and ordinance to support cottage industry. Royce Bauer stated he did not see a conflict between the proposed use and surrounding ag practices nor a significant impact on county infrastructure or services. Kip Kamerdula and Joe Warner noted they and others in the county have similar sized shops; this proposed building is not unusually large in relation to ag and personal shops in the county. A carpentry shop of this scale is not expected to create enough noise or traffic to be a nuisance. Because the proposed use does not conflict with surrounding agricultural practices; is viewed as low-impact and will not place undue burden on county infrastructure or services; supports cottage industry and the local logging industry; is consistent with county precedent for issuing conditional use permits; and will not increase noise and traffic so as to cause a nuisance, Kip Kamerdula moved to recommend the Board of County Commissioners approve the application. Al Becker seconded. All six (6) commissioners present voted in favor.

## **6. Upcoming Meetings:**

Next Regular Meeting: March 16, 2020 at 7:00 p.m.;

**There will be a public hearing for Jerrill Schrock's application for CUP at 7:05.**

**7. Adjournment**

Meeting adjourned at 8:50 p.m.

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Chairman

Date

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