

MINUTES

ADAMS COUNTY PLANNING & ZONING COMMISSION

Regular Meeting

June 17, 2019, Adams County Courthouse

7:00 p.m.

Members Present: Royce Bauer, Al Becker, Dennis Nau, Julie Burkhardt, Mark Peterson, Joe Warner

Members Absent: Kip Kamerdula

Others Present: P&Z Administrator Wendy Green;

Public Present: Tamara Simpson, Brad Simpson

1. **Call to Order:** Vice-Chairman Joe Warner called the meeting to order at 7:06 p.m.
2. **Review Agenda:** Julie Burkhardt moved to approve the agenda as presented; seconded; passed.
3. **Approval of Minutes:** Dennis Nau moved to accept the minutes of the April 20, 2019 meeting; seconded; passed. Julie moved to accept May 20, 2019 regular meeting as presented; seconded; passed.

4. **Old Business:**

Vice-chair asked for nominations for chair. Mark Peterson nominated Dennis Nau; Julie Burkhardt seconded. There were no other nominations. Nomination passed and Dennis accepted, effective immediately.

Joe asked for clarification on Brundage relocating the Goose Lake Road to the edge of Brundage property and whether it would be on steep slope. Commissioners who had attended the May meeting at Brundage explained the short reroute planned on a bench at the property boundary, not on the steeper slope on Forest Service property.

5. **New Business:** Chairman Nau opened the hearing for the Simpson Conditional Use Permit at 3121 Highway 55, New Meadows. Administrator Green presented the staff report (attached). The applicant, Tamara Simpson of Syman LLC, Nampa, explained that her small company is doing a lot of erosion control work in the Adams/Valley county area. Her company has been looking for a staging area to better serve clients and more efficiently deliver materials to West Central Idaho. Products and services include protections for storm drains; straw wattles in netting; and sandbags. Clients include highway construction contractors, as well as some residential developers and forest/logging road contractors. Syman LLC is not a retail business, although a contractor may occasionally stop by to pick up materials. Simpson also wants to stage equipment at this location, including skidsteer, pickups and trailers; machines that help in assembly of materials or filling sandbags; water truck for hydroseeding; plus piles of sand. Simpson hopes to hire locally in the future as the business grows. Dennis Nau asked how the

land is being used now. Most of the north portion of the parcel is pasture, and Simpson has no plans for that area, which is in a flood plain. The remainder of dry area near the highway is what they'd be using. Al Becker asked about the relationship of the operation to existing structures. Simpson explained that they do not intend to build additional structures at this time but will utilize the existing shop with dwelling unit. ATG zone requires that commercial business supports ag/forest uses. Clients include forest landowners for slope stabilization. When asked about noise, Brad Simpson compared the sound of the assembly machine to a hay baler. Hours of operation: normally 8 to 5 weekdays and occasional Saturdays as needed. Mark Peterson questioned whether the permit from Idaho Transportation Department for 10 vehicle trips/day will be adequate for the shared driveway. He noted that ITD is already considering adding a passing or turn lane at the Ferrell intersection because of traffic volume, and the agency recently reduced speed limit from 45 to 35 mph at that stretch of Highway 55. There is access to the parcel from Ferrell Lane, but it will be lightly used. That auxiliary driveway is not adequate for regular use by heavy trucks or equipment.

Royce Bauer asked whether a CUP was needed, as the Zoning Ordinance allows agriculture/forestry support businesses in the ATG zone. Syman LLC is not strictly a forestry business, but provides support to highway construction and residential development as well. Green explained that it has been county policy to use the CUP process to permit certain commercial and industrial uses in the ATG zone, rather than rezoning to Commercial or Industrial zones. That may be a policy discussion for P&Z to bring up with the Board of County Commissioners. There being no further questions, Chairman Nau closed the public hearing at 7:47 p.m..

Discussion: Commissioners noted no comments were received from New Meadows or any agencies; the part of the property applicant will be using is not in the flood plain; conditional uses permitted in ATG cover this type of business; they are not converting productive ag land to other use. There was discussion about exterior lighting, and Peterson noted the parcel is in the Payette River Scenic Byway, so operators will need to comply with relevant lighting regulations. Commission discussed whether to recommend limiting operations to daylight hours, "routine business hours," or some other time constraint. They opted to leave the specifics to the Board, but did want to stipulate that the permit be for this applicant and specific business and not be transferrable.

Conclusion: Based on relevant criteria and standards for CUP, this application appears to be in harmony with surrounding uses and provides a service to ag/forest industries, as well as others, and would be in accordance with Comprehensive Plan. It is close to existing infrastructure and services.

Al Becker moved to approve the Simpson CUP application with conditions that BOCC may wish to place a reasonable limit on operating hours, and the permit be issued to Syman LLC, not transferrable to other owner/operators. Julie seconded. Passed with none opposed.

Green explained the next steps in the process to the applicants, who thanked the Commission and left the meeting.

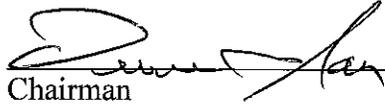
6. Upcoming Meetings:

Next Regular Meeting: July 15, 2019 at 7:00 p.m.. One hearing is anticipated on that date for a Conditional Use Permit for Tasa DeGroat for Orchard K9 Services, a dog grooming business near Council. Two other CUP applications are pending. Commission requested Jeff Batten with

Southwest District Health be present to discuss adequacy of facilities when the Nez Perce/Zims permit is on the agenda

7. Adjournment

Meeting adjourned at 8:19 p.m.


Chairman

Date

