

EXHIBIT A

VALLEY COUNTY COMPREHENSIVE PLAN PROVISIONS RELEVANT TO CUP 26-012

CUP 26-012 Appeal

Contents:

1. Valley County Comprehensive Plan Provisions Relevant to CUP 26-012

Purpose:

This exhibit identifies provisions of the Valley County Comprehensive Plan that Appellants contend are relevant to the review of CUP 26-012, including policies related to rural character, compatibility, private property rights, wildfire risk, public safety, and public services.

Appellants offer these materials to demonstrate Comprehensive Plan provisions that do not appear to have been fully addressed in the record prior to approval of CUP 26-012.

Comprehensive Plan Section	Exact Language	Relevance to CUP 26-012
Chapter 2 – Population, Goal II, Objective 1	"Retain the character of small towns in a rural setting."	The proposed propane storage facility introduces a commercial/industrial use into a predominantly residential and rural area. The record does not demonstrate how the use preserves existing rural character.
Chapter 3 – Private Property Rights, Goal I, Objective 2	"Protect private property from... nearby incompatible uses."	The Commission did not make findings explaining why large-scale propane storage is compatible with surrounding residences and neighboring properties.
Chapter 3 – Private Property Rights, Goal I, Objective 3	"Protect each citizen... from unsafe and unhealthy conditions caused or worsened by activities, uses, structures, buildings or other factors located on someone else's privately owned property."	The record does not adequately address fire, evacuation, smoke, explosion risk, or other safety impacts to nearby residents.
Chapter 5 – Hazardous Areas, Wildfire	"Wildfire has become the number one hazard risk in Valley County."	The project is located in a heavily forested area where wildfire risk is a recognized county concern.
Chapter 5 – Goal II	"Protect the health and safety of Valley County residents and visitors, structural and infrastructure assets..."	The Commission should have made specific findings regarding wildfire, emergency response, and public safety impacts.
Chapter 2 – Goal I, Objective 1	"Maintain or improve existing levels of service as new growth occurs."	The record does not clearly demonstrate that fire protection and emergency response services are sufficient for the proposed use.