

Valley County Planning and Zoning Commission

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Neal Thompson, Chairman
Ken Roberts, Vice-Chair

Katlin Caldwell, Commissioner
Sasha Childs, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission

June 9, 2022

Valley County Court House - Cascade, Idaho

PUBLIC HEARING – 6:00 p.m.

You may view the hearing by going to www.co.valley.id.us and click on “Watch Meetings Live”.

A. OPEN: Meeting called to order at 6:00 p.m. by Acting Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Sasha Childs:	Present
PZ Commissioner – Scott Freeman:	Excused
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Neal Thompson:	Excused
PZ Assistant Planner – Lori Hunter:	Present

B. MINUTES: Commissioner Caldwell moved to approve the minutes of May 5, 2022. Commissioner Childs seconded the motion. Motion carried unanimously. Commissioner Childs moved to approve the minutes of May 12, 2022. Commissioner Caldwell seconded the motion. Motion carried unanimously.

C. NEW BUSINESS:

1. C.U.P. 22-14 Hall’s RV Site: Bob Hall is requesting approval of a conditional use permit for a Recreational Vehicle Park to allow six 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. There is an individual well, a septic system, and electrical power. The 5.3-acre site, addressed at 8 Atkin Lane, is parcel RP12N04E043470, located in the NWNW Sec. 4, T.12N R.4E, Boise Meridian, Valley County, Idaho. Action Item

Acting Chairman Roberts introduced the item and opened the public hearing. Acting Chairman Roberts asked if there was any *ex parte* contact or conflict of interest. There was none.

Acting Chairman Roberts asked for the Staff Report. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Revised Site Plan (June 9, 2022)
- **Exhibit 2** – Steven Hull, Cascade Fire Department Chief, stated the driveway is being built to Fire Apparatus Access Roads Standards. (June 9, 2022)

Staff has discussed the ponds with the applicant. Rock was removed from site many years ago. Recently the property owner dug rock from same area, creating the ponds, and used the additional material to build driveway and RV Site areas.

Acting Chairman Roberts asked for the applicant’s presentation.

Bob Hall, 8 Atkin Lane, agrees with the staff report. They recently sold Clear Creek Station. The site will not be trashy. The 6-ft fence is constructed on the property line along Clear Creek Road. Going northward from the road intersection, the fence and gate are on the property line; north of the gate, the fence was jogged onto the property to be behind the trees. The ponds were constructed in 2020-2021. He believed that if materials were not removed from the property, a permit was not needed for the pond excavation.

Director Herrick clarified that in 2010, Valley County Code was changed to require an excavation permit for ponds. The intent was to make sure people were not creating illegal gravel permits and selling excavated materials. The property owners should check with Idaho Department of Water Resources regarding water rights and use of the pond water.

Mr. Hall clarified that the ponds were dry during Fall 2021.

Acting Chairman Roberts asked for proponents. There were none.
Acting Chairman Roberts asked for undecided. There were none.
Acting Chairman Roberts asked for opponents. There were none.
Acting Chairman Roberts closed the public hearing.

The Commission deliberated.

COA: Must contact Idaho Department of Water Resources to discuss whether a permit or water rights are required for the ponds.

Commissioner Caldwell moved to approve C.U.P. 22-14 with the stated conditions. Commissioner Childs seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

6:20 p.m.

2. C.U.P. 22-15 James Solar Panels: Delta James is requesting a conditional use permit for detached solar panels in the rear yard of an existing house. The residence is addressed at 13643 Farm to Market Road. The 6-acre parcel is RP17N03E149757 in the SESE Section 14, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Acting Chairman Roberts introduced the item and opened the public hearing. Acting Chairman Roberts asked if there was any *ex parte* contact or conflict of interest. There was none.

Acting Chairman Roberts asked for the Staff Report. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

Acting Chairman Roberts asked for the applicant's presentation.

Delta James, 13643 Farm to Market Road, wants to install ground mounted solar system 255 sqft of solar panels. The solar panels will be fixed (non-tracking) with a 45° tilt to the south. The applicant also owns the parcel to the south. The impacts to the neighbors were considered in the design and location. The solar array will not block neighbors view any more than the existing house. The solar panels will defray approximately 70% of the applicant's energy costs. The residence has a cold roof system, designed to hold the snow, with asphalt shingles that will need to be replaced soon. Thus, the request for a detached system instead of roof-mounted solar panels. Maximum height is 14 feet. There are no CCRs for the parcel. Reflection from the panels will be primarily to the south, which is screened by trees to the neighbors to the south. Those neighbors would be more affected if solar

panels were to be roof mounted.

Acting Chairman Roberts asked for proponents. There were none.

Acting Chairman Roberts asked for undecided. There were none.

Acting Chairman Roberts asked for opponents. There were none.

Acting Chairman Roberts closed the public hearing.

Commissioner Childs moved to approve C.U.P. 22-15 with the stated conditions. Commissioner Caldwell seconded the motion. Solar panels are a good option to be more efficient. This applicant has a good application and has considered the possible impacts to neighbors. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

6:30 p.m.

3. C.U.P. 22-16 Camp Modern: McKenzie Hansen and Trevor Russi are requesting approval of a conditional use permit for a camping facility. Phase 1 includes six tent glamping sites with shared bath house available for rent. Phase 2 would update the tents to A-frame structures. Porta-potty facilities would be used until the restroom facility is constructed. A caretaker suite would be constructed. An individual well and septic system would be used. The 3-acre site, addressed at 12815 Highway 55, parcels RP16N03E269260 and RP16N03E269290, and located in the SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item

Acting Chairman Caldwell introduced the item and opened the public hearing. Acting Chairman Caldwell asked if there was any *exparte* contact or conflict of interest. Commissioner Roberts is an adjacent landowner. However, he does not believe he has a conflict; he has no financial interest in this application.

Acting Chairman Caldwell asked for the Staff Report. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Bob Gestrin opposes the project and recommends an annual review if approved. (June 9, 2022)

Director Herrick stated that string lights are not dark-sky compliant.

Acting Chairman Caldwell asked for the applicant's presentation.

McKenzie Hansen, Caldwell, is representing herself and Trevor Russia. She submitted photographs (**Exhibit 2**). The application is compatible with Valley County Code. They are nature enthusiasts who want to have a low impact on the land and environment. She spoke about the vision and operation of their glamping business. Many individuals want to experience the outdoors but do not have the camping equipment or experience to safely enjoy the outdoors. Up to six 288-sqft A-frame units on approximately three acres are proposed. The property has no CCRs. The use is low impact with clustered units, natural screening, and limited electric power. Open space is preserved. The business operated successfully during Fall 2021. There are proposed community connections with local non-profit organizations. Providing the glamping sites will minimizing the use of short-term rentals on the local housing pool. The project will provide additional work for locals.

The six canvas tents in Phase 1 are not on permanent foundations but graveled areas or wooden decks; minor changes to tent location and tent types may occur over time. The tents include wood-burning stoves complete with spark arrestors that are designed for this type of use. Phase 2 would add year-round camping in A-frame buildings; six A-frames would be constructed within five years. One shared bathhouse is proposed approximately 250 feet from glamping sites. The glamping units

are spaced about 50-ft to 75-ft apart. There is an activity area and individual contained campfire units. One housekeeping staging unit would be added in Phase 3. Eight gravel parking sites are proposed.

There would be signage for access and emergency response. Fire extinguishers are on site. The guest brochure includes language prohibiting trespassing, firearms, and smoking as well as information on property boundaries, campfire use, and no-burn seasons.

During 2021, they served nearly 100 guests. This is an unique alternative to hotels and motels without adding to the impact that short-term rental homes have on the community. Guests have given positive review.

They are working with Central District Health to fulfill requirements and the Corps of Engineers to determine if a wetland designation is required prior to constructing permanent structures. The property borders are clearly marked, and guests are informed to stay off the surrounding property. She does not believe the use will negatively impact the adjacent Bureau of Reclamation land. The weed control agreement has been signed and submitted. They will work with Idaho Fish and Game to determine any mitigation for the nearby Bald Eagle nest.

Similar to camping there is not a gray-water system for dishwater. Dishes are decomposable and eco-friendly. The tea kettle is taken off-site to clean between guests. Guests are supplied with hand sanitizer. There is a maximum night stay that negates the need for handwashing; this has not been a problem for their previous guests. They have spoken with the Building Department regarding required permits; they were initially told that the wooden decks would not need building permits if less than 36-in high and less than 200-sqft in size. They will be submitting the building permit application soon.

Guests are advised to store food and trash in their vehicles to avoid issues with animals. Bear-resistant trash cans will be added to the property. They are working with the Donnelly Fire Department to obtain a letter showing they are in compliance. The fire rings are 12-in in diameter within a 10-ft diameter area with no combustible materials and are spaced 25-ft from structures. They are in contact with the Idaho Department of Lands and have implemented recommendations from the Idaho Firewise website. They plan to become recognized as an "Idaho Firewise Community". Guests are provided with information documenting what is and what is not ok to burn.

They are working with Idaho Transportation Department for approval of an approach permit. An improved site plan with setbacks will be submitted.

Ms. Hansen read comments from the property owners, Chris and Karen Klein, in favor of the project. The glamping site will allow families not raised around the outdoors to experience the outdoors without having all the gear for camping and outdoor recreation. They have partnered with the applicants to bring both the applicants' and property owners' vision to life. There are no set-ups, take-downs, no large trucks or trailers to maneuver, reducing the stress and equipment costs of the campers. Guest have primarily been Individual females, couples, and mothers-daughter groups. This is not a large commercial venture. There is a business agreement in place between the property owners and the applicants.

Commissioner Childs stated that the applicant's presentation has answered most of her questions. Ms. Hansen replied to questions about management of the site. Guests are screened. Someone has been hired for on-site management and maintenance. They applicants are onsite approximately four times per week. The neighbors have the caretakers' phone number to contact if issues arise. They are not aware of any past issues with guests. There was an issue at one point with a neighbor's dog that was regularly visiting the property. Burn season restrictions were discussed, May through October, and primarily apply to fires outside of recreational campfires. Commissioner Roberts stated significant fire danger exists in the area due to downed timber and wind. He recommends no campfires during the closed burn season.

Commissioner Caldwell asked about the existing structure and if a building permit was obtained. Ms. Hansen has been in contact with the Annette Derrick, Building Official, and application will be submitted.

Acting Chairman Caldwell asked for proponents. There were none.

Acting Chairman Caldwell asked for undecided. There were none.

Acting Chairman Caldwell asked for opponents.

Tessa Mahoney, 12823 Highway 55, lives directly to the north; her mother owns the property. The existing port-a-potty is placed at the shared property line. She believes that the proposed number of glampers is too dense for three acres. Gray water will exist. There is no running water at the site. Fire danger is a concern. The driveway needs to be better marked and easier accessed. Large cement trucks and gravel haulers from Knife River are using Plant Lane. Highway 55 is congested and difficult to see traffic from the north. The driveway is steep and short. There was an incident of the glampers shooting guns. Someone should be onsite to manage property and guests.

Acting Chairman Caldwell asked for rebuttal from the applicant.

Ms. Hansen wants to collaborate with the neighbors and agencies. Her Honda Accord can access the property easily. The guests are recommended to not do a left hand turn when northbound on Highway 55 but to circle around on Davis Creek Lane and Plant Lane to enter the property. They are planning a 60-ft wide approach to be completed by Granite Construction. Phase 2 of the project would require a flatter grade for driveway approach during the winter. She was not aware of previous shooting occurring at the site. Director Herrick stated that she was told gunshots were coming from the area along Old State Highway.

ASAP Portables manages the port-a-potty. It was previously serviced bi-monthly; however, two units are now serviced weekly. She believes the port-a-potty more centrally located; at least 75-ft from the northern property line

Acting Chairman Caldwell closed the public hearing.

The Commission deliberated. The site map was reviewed. Childs is concerned with some safety concerns. Compatibility concerns and no on-site management. Fire marshal letter was discussed. The compatibility matrix was discussed. The matrix was discussed (+2 for single-family residential). Across the street is area businesses and industrial uses. There is quite a bit of agricultural land in the general area. There are many trees on the 3-acre property plus the adjacent properties to screen the site. Traffic will increase. Some wood smoke and noise but it is adjacent to Highway 55. Neither Donnelly Fire Department nor Central District Health had concerns, just requirements to be met.

Commission Roberts obtained a +3 after the first three questions. The compatibility matrix was discussed. "...matrix shall be utilized, wherever practical, to determine response values for questions one through three. ...These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations." The Commissioners have flexibility to make changes but not staff.

An improved site plan will be submitted. An Idaho Transportation Department permit will be required for commercial use of the driveway access. Commission Roberts suggested tabling a decision to the next meeting or use additional conditions of approval with an annual review.

Commissioner Childs moved to approve C.U.P. 22-16 with the conditions stated in the staff report and:

COA: Guest must restrain animals.

COA: Must remove string lights.

COA: Shall give neighbors a phone number to contact someone 24 hours per day if there are issues.

COA: Shall recognize “no burn” declarations.

COA: No shooting of firearms on-site.

COA: Annual review required in January to assess impacts.

COA: Should relocate port-a-potties away from north property line.

COA: Driveway should be clearly marked or signed.

Commissioner Roberts seconded the motion. Commission Caldwell stated that some commissioners will also be absent from the next meeting and agrees with Commissioner Childs that a decision be made now to be fair to applicant. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

Short recess

7:30 p.m.

4. C.U.P. 22-17 Tamarack Mountain Kennels: Courtney Forrest is requesting approval of a conditional use permit for an animal boarding facility. An individual well and septic system would be used. Access would be from Gold Fork Road, a public road. The 6.4-acre site is parcel RP16N03E241805, located in the SENE Sec. 24, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item

Acting Chairman Roberts introduced the item and opened the public hearing. Acting Chairman Roberts asked if there was any *ex parte* contact or conflict of interest. There was none.

Acting Chairman Roberts asked for the Staff Report. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Comments in favor of the proposal received after staff report was compiled.
- **Exhibit 2** – Applicant submittal with narrative, photographs, and noise information.

The property is part of recently split agricultural land by the Loomis'. Nearby conditional use permits are Brown Towing and Post Well Drilling. Staff confirmed that the property is not within an irrigation district and does not have water rights

Acting Chairman Roberts asked for the applicant's presentation.

Michael Forrest and his wife reside in McCall and own the property. Mr. Forrest is representing the applicant due to work conflicts. He was in the extractive industry businesses and understands the issues regarding land use. Their daughter will own the business and live on the property. She has a history of caring for animals and a strong work ethic. They will be financial partners. There is not a dedicated animal boarding facility at this time in Valley County. This is a desired business in Valley County. They want to be a responsible business and respectful to neighbors. Potential impacts can be

mitigated. Location chosen was critical. The site is rural, not in a subdivision, and a large enough parcel to provide buffer. The business would open in 2023 due to supply chain issues. Applicant would like in a manufactured home on the property. There would be a maximum of 30 animals including daily daycare and longer boarding. Operating hours would be Monday – Saturday, 7 a.m. to 6:00 p.m.; Sundays would be closed except by appointment to pick up animals being boarded. The property east of the irrigation ditch would have a 5-ft tall fence of welded wire. Entrance would be gated. A culvert would be placed in the borrow pit and driveway built to required standards. They are willing to do dust abatement. He does not believe passenger vehicle traffic will be detrimental to the road. They would contract with Lake Shore Disposal and work with Central District Health for septic permit. Crestline Engineering is doing water testing for septic systems on the property; the final location of septic system may result in a modified site plan. The commercial building would be either a metal building or a wood-framed structure. Construction would include materials to reduce noise transmission outside of the building. He has used three different boarding facilities for personal dogs; they all have a reception area, kennel area, and a play area. Dogs that are unable to see each other do not bark as much. Various kennel sized would be available for different sized dogs. The outdoor play area would be surrounded with a privacy fence to provide screening. Outdoor lighting would be limited and dark-sky compliant. A snowblower mounted to a skid steer would be used to keep the outside play area free of snow. Someone will be on site to oversee animals. Berms will be added for screening. They will apply for a sign permit prior to placement. Mr. Forrest discussed noise and maximum decibels readings. He is familiar with noise measurements due to his work experience. There is an app that can be downloaded onto phones to measure sound transmission. He measured sound readings outside multiple kennel facilities during open business hours. (**Exhibit 2**). One kennel facility has residential apartments less than 100-ft from their back fence; another facility has single-family residential homes less than 700-ft from the edge of the property. The noise ratings comply with Valley County standards. Dogs will be supervised during play times.

Acting Chairman Roberts asked for proponents. There were none.

Acting Chairman Roberts asked for undecided. There were none.

Acting Chairman Roberts asked for opponents.

Brent Emler, Nampa, recently purchased 20 acres that abuts the north side of the property owned by the Forrest's. He plans to build a quiet retirement home and had previously spoken with Mr. Forrest regarding fencing the shared property line. The proposal would have adverse impacts including noise and traffic. The outside play area appears to be located less than 200 feet from the shared property line. Professional noise consultant completed an analysis that documented that the resulting sound would 88-99 decibels at the property line, more than allowed by Valley County Code. The measurements in the report were based on noise analysis of other kennels. The Commissioners choose not to accept the large report into evidence as it was not submitted prior to the deadline.

Larry Meredith, 95 Barker Lane, lives not far from proposed site. Barker Lane is a dirt road. Water table is only 6-ft in the area. Runoff from kennels could go into canal. Dogs bark. This is cattle country and dogs can be shot if they get loose. Many are elk in the area, particularly during the winter. Lighting is a concern. This is ranch country not commercial property. Welded wire breaks easily and is not suitable. Dogs can jump a 5-ft fence. Noise and dust are concerns.

Christy Pappas, formerly Loomis, lives at 387 Gold Fork Road, not far away from proposal. She previously owned the proposed site. The area is peaceful and quiet. She is worried about her five dogs going to the site. The site would be too close to the irrigation ditch. She has rodeo bulls that can jump a 5-ft fence. Noise would reduce weight gain on cattle. Elk move through the area in spring and fall. The proposed use would affect her property value and ability to sell in future.

Chelsea Bergquist, property owner of 353 Gold Fork Road, purchased the property for the peace and beauty and to get away from commercial areas. Dust abatement is expensive. Noise is a concern. Proposed berms would be to east and south; however, the animal area would be open on the west. She recommends an annual review if approved.

Jason Bergquist plans to build at 353 Gold Fork Road. Valley County Code decibel maximum limit would be exceeded based on sound tests at other kennels. This is an open area where sound travels easily. He questioned the pickup and drop-offs numbers. The site did not receive septic approval in 2021 according to a realtor. He had to install a more expensive advanced system on his adjacent property which is on higher ground. He has reviewed the matrix in the staff report. The other businesses in the area have limited impacts to the neighborhood.

Bill Dening is the property manager for the Forever Ranch at 13006 Farm to Market Road which just acquired property nearby the proposed site. He is not concerned about the noise or increased traffic. He is scared that fencing will not hold the dogs. These dogs will likely not be used to livestock and would cause issues.

Acting Chairman Roberts asked for rebuttal from the applicant.

Mr. Forrest responded to concerns. The outdoor play area would be used between 10 a.m. and 6 p.m. but not during the entire time, only a few hours at a time. Dogs will be segregated. There will be two fences: the perimeter fence plus fencing around the play area. The noise measurements he recorded at the facilities were representative of those sites.

Director Herrick Staff read from Valley County Code 9-5B-1 Noise. The noise emanating from any commercial or industrial activity shall be muffled so as not to become objectionable due intermittent beat, frequency, or shrillness, and shall not exceed 40 decibels between the hours of 7:00 p.m. and 7:00 a.m. and 60 decibels at other hours at the property line if adjacent uses are not the same.

Acting Chairman Roberts closed the public hearing. The Commission deliberated. Commissioner Roberts said they are to determine if the proposed use is acceptable for the land and if it fits the site. The Comprehensive Plan requires the Commissioners to retain rural characteristics and protect agricultural lands. The pictures submitted by the applicant are not rural sites but in municipal settings; that is where the dogs would typically come from. There is agricultural land all around the area. The other area businesses do not have people coming to the site. Commissioner Childs attained a negative rating. She agrees that a boarding facility is needed in Valley County. However, the proposed 30 dogs is a lot. Property values may be negatively impacted. She would need more info on noise and decibel measurements. Cattle and traffic are also concerns. Commissioner Caldwell agrees with the concerns stated by Commissioners Roberts and Childs. The amount of agricultural land in the area is decreasing. This is a herd district where the livestock owner is required to fence in livestock, not open range. Dust on Barker Lane would be a concern; however, the existing businesses could be making for multiple daily trips. She is concerned about compatibility with the surrounding area. Commissioner Roberts added that the staff compatibility rating was a -11 for the first three questions that deal with compatibility.

Commissioner Caldwell moved to deny C.U.P. 22-17. Commissioner Childs seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

D. OTHER

1. C.U.P. 21-20 Gold Fork River Estates: Removal of COA # 17. Action Item.

Crestline Engineering, on behalf of the applicant, has submitted a request to remove Condition of Approval #17. Staff discussed the proposed subdivision and the basis for removing COA #17. Valley County Code Title 11 states that Base Flood Elevations (BFE) are required to subdivide land. Typically, a Letter of Map Amendment (LOMR) would be submitted to formally publish new BFEs. Director Herrick recently attended training held by the National Flood Insurance Program and the Federal Emergency Management Agency (FEMA) and confirmed that BFEs are required for land subdivision, but they do not have to be published. BFEs for the location of C.U.P. 21-20 have already been established but were not published.

LOMRs are costly and time consuming. There will be no development nor building sites allowed in the floodplain. Staff does not see a need for a conditional LOMR as BFEs do exist for the site. The face of plat will include the floodplain shown as “no-build” areas. There will be open space on the plat.

Commissioner Caldwell moved to approve the removal of COA #17 as stated for C.U.P. 21-20. Commissioner Childs seconded. Motion passed unanimously.

2. C.U.P. 21-32 Lake Fork Village Condos & Offices: Alteration Request. Action Item

Director Herrick stated that the applicant is present and available for questions from Commissioners. The site is at the northeast corner of Pleasant Acres Drive and Highway 55. Approval of C.U.P. 21-32 included a multi-level, mixed-use building for office, storage, and residences. The proposed storage areas were in the semi-basement area, five feet in the ground. Due to the high-water table, the applicant wants to remove the storage from the basement and add an 8-unit storage area to the northern part of the property. This would lower the height of the building five feet. The applicant will screen the parking on the east side of the building. Landscaping is proposed. Does the Commission think this changes the nature of the scope of the business? The Commissioners stated that scope of the business remains the same and a new application is not necessary. Cody Draper, applicant, confirmed that the storage area will match the design of the primary building.

Caldwell moves to approve the alteration request for C.U.P. 21-32. Commissioner Childs seconded. Motion passed unanimously.

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 22-11 Central Mountain Land Services
- C.U.P. 22-12 Gemma's Outdoor Market
- C.U.P. 22-13 Paikka Bakery

Commissioner Caldwell moved to approve the Facts and Conclusions as listed and authorized the Chairman to sign. Commissioner Childs seconded the motion. The Facts and Conclusions for PUD 22-01 will be postponed to June 23, 2022, to enable all Commissioners to review. Motion carried unanimously.

F. WORK SESSION

The work session will be postponed to a further date when more commissioners can be present. The Commissioners prefer to split the July public hearings into two separate dates due to the number of items scheduled. The regular meeting will be July 14, 2022. An additional meeting will be held on Tuesday, July 19, 2022, and will include two final plats, C.U.P. 22-26, C.U.P. 22-27, and a work session if time allows. The work session may include McCall Impact Area, Comprehensive Plan, and Subdivision Regulations.

ADJOURNED: 8:50 p.m.