



ELMORE COUNTY PLANNING AND ZONING COMMISSION
War Memorial (American Legion Hall)
515 East 2nd South Street, Mountain Home, ID 83647

Wednesday, April 19, 2023, at 7:00pm

Minutes

CALL TO ORDER

Chairperson Patti Osborn called the meeting to order. Other members of the Elmore County Planning and Zoning Commission present were Vice Chairman K.C. Duerig, Jeff Blanksma, Sue Fish, Ed Oppedyk and Mitch Smith. Also, present were Director Mitra Mehta-Cooper, Attorney of Record Ralph Blount, and staff members Joel Cruz-Haber and Tonya Boyd.

Planning & Zoning Meeting Minutes **April 19, 2023**

Patti: Good evening, ladies, and gentlemen. Welcome to the regular meeting of the Elmore County Planning and Zoning commission for Wednesday, April 19th 2023. Our first item will be to establish our Quorum Mr. Blanksma? Roll Call of members & staff as they announced themselves: Jeff Blanksma, Ed Oppedyk, Sue Fish, Ralph Blount legal counsel- not a voting member, Patty Osborne, Mitra Mehta-Cooper – Planning Staff, K.C. Duerig, Mitch Smith, Joel Cruz-Haber – Planning Staff, Tonya Boyd – Staff.

Patti: Thank you. Can everybody hear us before we move on any further, in the back?... I get all yes', ok, thank you. Will you join me in the Pledge of Allegiance?

PLEDGE Thank you, all. The first item before us this evening will be our public hearings with a fairly full agenda, where I'm going to announce right at the beginning that individuals will have three minutes to present. If you're choosing to just speak with this, if you're representing an entity then or agency you will have five minutes. So, our first public hearing will be Jennifer Reece for Cold Springs Winery. Ms. Reece, it's your opportunity to present we'll need your name and address for the record and you can present what we're doing for you at the podium all the way over. There you go. Thank you.

Jennifer: I'm from Cold Springs Winery. All we did was put on an addition to the building...

Patti: Name and address for the record.

Jennifer: Jennifer Reece, P.O. Box 4 Hammett, ID 83627. Okay, so all we did was... we have an existing Winery with a tasting room. We just added to an existing part to it that just going to have a pizza oven in it just so we can have a couple extra things to serve inside the winery.

Patti: Okay. Thank you. The way this works is you make the presentation, then staff will make a presentation. Anybody who's signed up to testify in either opposition, neutral or for will testify and then it's your opportunity to come back and potentially rebut or add information if you choose to.

Joel-Staff: So, we have conditional use permit, 2023-10 for a restaurant or eating place on existing Cold Springs Winery located in Hammett. This is where it is just in case nobody knows... along I-84 right there. So, the way this kind of came about, as Jen mentioned, they were adding on to their existing Winery tasting room and upon building inspections our building official and code enforcement officer found that an oven was there and there was just more than what was established in the building permit. So, the code enforcement officer put a stop work order on it and Jen came by our office, had a pre-application meeting, and we let her know kind of what the process is for a restaurant or eating place, which is what they are seeking in their conditional use permit. Upon that we submitted agency coordination to the Glenns Ferry King Hill Rural fire department. Fortunately, Jen was already speaking to Central District Health, naturally as they require pre-operation and pre-kitchen inspections as well as an expansion of their septic. So pretty straight forward conditional use permit thankfully they have their conditions of approval, which will require further coordination with Central District Health, however, they have met all the conditions, all the requirements per title 7 chapter 2 Section 187. So therefore, staff recommends approval on RP05S08E251815. Any questions for me? Ok none, thank you all.

Patti: Signed up in support choosing not to speak is Jennifer Reece and Arthur Reece. Okay, seeing no one in neutral or in opposition, Miss Reece can... I do actually have a question for you? Sorry. Have you read the conditions of approval that was submitted to you by our staff?

Jennifer: Yes

Patti: And you agree with all of those conditions as presented by staff.

Jennifer: Yes

Patti: Do you have any other questions for us?

Jennifer: Nope

Patti: All right, thank you. With that unless there's something else, I will close the public hearing and move to the discussion portion questions, concerns. Okay, shall we move forward to the discussion? I would certainly stand for a motion to approve the conditional use permit 2023-10.

Ed: Motioned

K.C.: Seconded

Vote: Motion carries unanimously.

Patti: All right. Our next item this evening before us will be conditional use permit 2023-08 for 84 Lumber. The representative of 84 Lumber.

Representative: Good evening everyone, my name is Jim Zaunick. I'm a project engineer with 84 Lumber. I've been with the company for 29 years and I'm here to discuss the conditional use permit for 84, Lumber.

Patti: Address for the record, please.

Jim: I'm sorry. Our corporate headquarters is 84 Lumber, 1019 Rt. 519, Eighty Four, PA, 15330. So back in November, I believe we had a zoom meeting with staff to figure out the best... I'm going back and start off all over. We purchased the Robert Truss facility about six months ago. It's a two-and-a-half-acre facility, you know, on Sunset Strip. We basically just took it over. We're currently occupying it, we have about five or six employees taking it over to sort of just as it is, you know, helping customers out, contractors, people come in, they want headers, something, trusses. We're fabricating them now processing the materials and beginning that process facility. So, we had an opportunity months ago to purchase the piece to the back which is a 9.9-acre property that were talking about here tonight in future expansion because the property that we currently own is only two-and-a-half-acres, are Truss plants typically are larger than that. So, this was an opportunity to purchase this facility. So, we met in a Zoom meeting with staff back in November and it was determined at the best point of approval would be to go through as a conditional use on the agricultural property. It's just as an expansion of the existing two-and-a-half-acre truss facility. After that, we had a neighborhood meeting as required. I think it was back in January at the facility and I was there to answer any questions and talk about, you know, the proposed project. We did that. And then it got us here tonight. So, the 9.9 acre facility is going to consist of a 40,000 square foot truss facility, trusses, wall panels, maybe some other products that the contractors. We have a lumberyard in Boise that we want to also supply material to. So this is just an expansion of the existing facility. It'd be no different than it is now just a little bit larger, still feeding customers, contractors as well as supporting the Boise facility. So as far as the overall scope truck access will stay the same. We realize we'll have to go through all the permitting processes, through the DOT, getting new septic permits for the new facility water supply, that'll be all privately owned and maintained by ourselves. We're going to have a fence around the property for security purposes any lighting will be shown with in the yard, not out into the adjacent neighbors. We are going to propose planting a double screen row of trees along the eastern border to protect and hide any kind of facility that we have as far as trucks in and out. As far as trucks go, we project about three to five trucks in the morning, three to five in the afternoon. Currently we don't have that many right now maybe one or two but will probably double or triple the passing trucks. There again that will go to the DOT and pointing as far as access and making sure that we conform to the DOTs standards as far as truck access goes. We have right now like I said, we have about five or six employees, we probably would have after the facility gets built out will be about 60 employees total but starting off initially probably about 25 to 30. So, we're excited to get new employees into the facility. And basically, it's just going to be an expansion of what's there right now. It's not gonna be anything different, so I'll be happy to answer any sort of questions as they come about.

Patti: Any questions for the applicant at this time? Okay, and you heard the process earlier correct?

Jim: Yes.

Patti: Joel

Joel: All right, conditional use permit 2023-08 is the site plan. The applicant... this was not the site plan that the applicant submitted with their application. And this is not the site plan that was shown to neighbors during the pre-application meeting that they had and upon which... upon receiving the site plan that did not show this site-specific details, staff requested that information and 84 Lumber had provided that information accordingly. At that point, in time staff had to update agency notifications that way ITD, Mountain Home Rural Fire Department, and Central District Health all had the same information. And with that being said, the agencies had enough time to provide their comments such as traffic impact study, but before we get into that, we had public comments before we agency comments and they were all duly noted, duly submitted before the first public hearing and those will be found in

exhibit 9 of your staff report and that's the app... We had surrounding neighbors who requested public record requests and staff was able to work diligently and efficiently to get the information out to all the neighbors who had requested them and give them all the information that staff had each and every moment in time that it was updated. Furthermore, staff did adopt conditions to, you know, address neighbors, public comments, concerns, and that has to do with, you know, keeping making sure their dust mitigation, make sure that lighting is kept in and making sure that if the applicant does not receive all the required permitting, local, state, and federal, they will be denied of their use. Idaho Department of Transportation requested a traffic impact study and an application for an updated approach for that. Central District Health requested additional test holes and Mountain Home Rural Fire Department requested additional coordination before a building permit is submitted or even occupancy is permitted through them. And with that being said, in our pre-application meeting we had with 84 staff did determine that the procedures and materials processes were all similar in use with applicable conditional use permits applicable uses within an AG Zone with a conditional use permit. Which is why we recommended the conditional use permit, route. That being said I recommend approval, for CUP-2023-08 on RP00776000089B. Are there any questions for me?

Patti: Any questions for Joel? Yes, Mr. Blanksma?

Jeff: So in your opinion the conditions of approval meet all of the agency comments and concerns?

Joel: The agencies have provided their comments and I've included them in the condition. So yes, they do... their requirements will be addressed through the conditions of approval, yes.

Patti: Joel, did we, the staff, consider the hours of operation or potential hours of operation that were submitted in the application as part of the conditions?

Joel: The hours of operation that were submitted in the application, they were within the time limits for or no... hours of operation that are allowed for these specific uses. However, if there are recommendations from planning, zoning or public, now's the time.

Patti: Correct.

Joel: Yes. Yes, thank you all.

Patti: Mitch go ahead.

Joel: Oh, sorry Mitch, apologies go ahead.

Mitch: On the other properties, are there in your judgement are any of those nonconforming and if they are, are there any grandfather rights that have been established yet?

Joel: That is an excellent question. So, the original truss, I mean, the original Roberts Truss facility was approved in 1984. Believe it or not, that was before I was born, and that was also before Elmore County had Planning and Zoning. So, to answer your question Mitch, after doing some research on this, the existing Truss manufacturing facility has no grandfather rights for an existing non-conforming per se, and that can certainly be established through an administrative application through our department.

Mitch: Does that need to be added to the conditions?

Joel: We can make sure that a condition of approval before a building permit is submitted, that the applicant would have to establish or, you know, non-conforming existing grandfather rights for the existing Truss manufacturing facility but uhm tonight, we were talking about one parcel. So but...

Ralph: Madam Chairman and Commissioners, is the conditional use permit application to do any building on the existing Truss facility?

Joel: Based on the information provided by the application, and the fact that it's only for this specific 9.9-acre lot north of it. No.

Ralph: Okay, so we're really not talking about grandfather rights because we're talking about this 9 acres, and what is this zoning of that? What's, what's the zoning, designation of that 9 acre?

Joel: Currently that 9.9-acre lot is zoned agriculture in the existing non-conforming is zoned C-2 commercial interstate highway. Any other questions? Thank you. All.

Patti: Signing up in support of would be Cindy and Casey Burns. Cindy, did you or Casey want to come forward?

Cindy: No, we're good.

Patti: Ok, the second one was Jim, the applicant, and we've marked that one off. We have nobody signed up in a neutral position. In an opposition position Lonnie Smith Ms. Smith would you like to speak you have marked yes?

Lonnie: Yes, my name is Lonnie Smith, I live at 180 NW Merlot Dr. We were actually one of the properties that butt up to the parcel in question. I am obviously speaking in opposition because this is a very personal matter. Not only for myself I think you see you have some other folks that have some things to say. And I'm going to apologize right now because I have my thoughts very, very clear in my head of what I wanted to say and then I listened to the representative from 84 Lumber and I've listened to Mr. Cruz-Haber and they have changed those because I feel like there's some misrepresentation in some of this information particularly on the part of 84 Lumber. I did submit a letter for the previous meeting that addresses some of these, but I feel like, I feel is maybe not the right word, we all have feelings and tonight all of our responsibility is take that out of play and apply the proper ordinances and strategic plans and all of those things. But this is a very, very personal matter for many of us. This is our, this is our homes were talking about. Not that this matters, but we my husband and I had a home on NW Merlot that we sold.

We left the area; we liked it so much that we bought another parcel there and came back. We did not come back to that spot so that we could have a truss manufacturing plant in our backyard. And despite what that original application says, that's exactly what this is. If you look through that document that 84 Lumber Company submitted the notes from the pre-application meeting and what they're asking for now, there is a drastic difference in what those things are. That original application had no mention of these huge facilities and mind you a 40,000 square foot building is just slightly smaller than a football field. A football field area that they're going to be manufacturing trusses. This is lumber, this is saws, this is equipment, this is trucks, this is forklifts in my backyard. I'm sure all of you have chosen to live where you chose to live for certain aspects of it. If I had moved there and we hear this in the Boise Valley all the time, right? The people that complain about the jet noise when they move into the area and complain, and go, but the Jets are noisy... No kidding you bought a house there. I did not build a house for a truss manufacturing facility. 84 Lumber has continuously misrepresented; mind you they are not here for our community and I think that's very evident. They made it clear in their informational meeting we happen to be a central hub for the target markets of the Treasure Valley, The Magic Valley, and the Sun Valley area. They are not here to be good neighbors because they promised us in January, they would fix the lights that shine into our houses. You want to know what still shines into our houses, those lights. Step by step they have proven that they are not people of their word that is true in that application. Which conveniently they updated after that application was approved, not before. And this is a huge company, they have departments dedicated to this. They know what they're doing before they do it. I have neighbors, they'll finish this up, thank you for your time.

Patti: Thank you Ms. Smith. Next is Chris Lancaster. Mr. Lancaster your name and address for the record please.

Chris: Chris Lancaster 421 NW McMurtrey. I own the property that 10 acres to the north of the proposed project. And I was not at the first meeting because it was very misleading the way it was put out. And that's why it was not there when the second letter came out and had the plot plans drawn out. Then the next meeting was canceled due to snow and whatever. But anyways, I'm here now and I'm not too happy about the idea of this either. It's being put as a processing facility but processing is for raw lumber, raw timber. They have finished materials and they'll be manufacturing trusses on agricultural land that's not zoned for that and I'm concerned about lighting and also the hours of operation. On 84 Lumber's website there's applications for a night shift from 4 p.m. to 1 a.m. and then it says, available to work 10-to-12-hour shifts. So, I graduated from Mountain Home high so that figures 4 p.m. to 4 a.m. so, the way I look at it. And I'm not too pleased with it because it is... I am the second closest neighbor to it, and I have... I'll be growing hay this year and my water I can't control the wind and it might blow over the fence and all that good stuff so there's issues. That's about all I have thank you.

Patti: Let's see, Cindy Lancaster signed up in opposition, but you chose not to speak.

Cindy: Correct

Patti: Thomas Pittman signed up, but chose not to speak, is that still accurate?

Thomas: Correct

Patti: Laura Hidalgo chose not to speak, is that still accurate?

Laura: Yes

Patti: And Victor Hidalgo are you choosing not to speak also?

Victor: Correct

Patti: Rydell Smith? Name and address please.

Rydell: Rydell Smith, 180 NW Merlot Drive. I apologize I'm a little nervous, a little frustrated. I have been kind of misled a ways through this whole process. As my wife has mentioned Ms. Lancaster mentioned plans are night and day difference, but there's been some other inconsistencies, you know, we were told by Mr. Cruz-Haber that records requests were duly noted sincerely processed and that is incorrect. I believe the regulations require 3 business days from the written request and it was well over seven business days before I received my copies of the documents. And after this first meeting was canceled, excuse me, and the second one was added. We made an additional requests asking if there were any additional new documents and we were told that there were no new documents when, in fact, there were two documents added to the file. One was a letter that Mr. Lancaster had sent in and I'm sorry, but I don't remember off the top of my head what the second document was. Other inconsistencies that we've had, as this whole process is going, has really led me to feel like, and I know this is not all about feelings and facts, but I believe that 84 Lumber being a big box store thought they could come in and just pull the wool over a small town, and we would just roll over and cave for them. And I don't... that kind of makes me feel angry, and I believe that we should continue to oppose this for many, many, many reasons, including noise. We can already hear the noise of the lumber being tossed at the current facility. You add a 40,000 square foot facility it's just gonna get worse. You're adding more trucks, more drivers, more people going in and out. We didn't move back to that area to have this facility in our backyard. We know they won't be concerned with our property values going down because when you turn around and want to sell it, you have this beautiful area yet I have this 40,000 square-foot building in my backyard. I would bet nobody; nobody wants that in their backyard. If it had been there when we moved in that's one thing, but to turnaround and add this now doesn't appeal to me and I would hope that those of you that moved to this area and have lived here for a long time, I'm now 20 years in this

area, I love this little town and the way it feels and I would hate to have this in my backyard. I think that's all I have organized enough to say.

Patti: Shawn Cudney. You have 5 minutes to speak.

Shawn: Just to make note, we had previously been told 10 by the department when we had checked but will do five. I'll speed along for the record.

Patti: Oh, ok, you're good with ten.

Shawn: Okay. All right for the record my name is Shawn Cudney my address 175 NW Merlot. I oppose this and so I am representing Erin Cudney as well as Mr. And Mrs. Pittman as well as the Hidalgo's, which is also on the sheet previously marked as not speaking, as a group. I don't think many of us would.. first off I oppose this. I don't think many of you have (inaudible as recorder was knocked off podium) some bangs here. So, I don't think any of us are a fan of being told what to do whatsoever especially with public property when we've went through and purchased and other things. And with that, we also things that we currently have many of these ordinances were put in place as we heard well before any of us were here. And with that, unfortunately, Today, we are not determining whether or not those ordinances are fair whether or not it's good for the individuals, currently, but we are bound by the ordinances that we currently have approved and established. To make one note as reference, we have two different properties and I know we're in focus on the property that doesn't have anything. However, with the conditional use permit that was provided, they actually contacted Central District Health, not for the current plot, but for the current 84 lot. So, when you look at that approval that Central District Health made, they already convoluted both properties. So, it's really hard to have a conversation about only one and isolating those, because the Central District Health, for the septic holes was for 84's current lot, not the lot in question. Moving forward however, I don't want to waste any more time, it seems like enough time has been wasted on let's comparing this to things that are not what it actually is and what that actually ends up being is what actually not is, is a processing Lumberyard. It is also not a wholesale or retail yard. It's one of those things that when we look at the staff report that was given they noted, that although truss manufacturing is not clearly defined in Elmore County zoning and ordinances, the staff has determined that due to materials and the process and it's justifiably similar quote justifiably. So, as we went through and looked at that, we had a lot of hard time getting information. I too submitted a public records request, I did not receive that in time, that actually I didn't receive any notice as well and receive that days later and I wouldn't have received it if I didn't continue to call. At the same time, I had been told multiple times at nothing was added only to then show up in person to find out that things actually were added to the file. I had submitted some additional remarks and I would encourage you to look at those. I know they're long and lengthy and I apologize, but unfortunately, it's a feeling and a very hard thing to deal with that we're trying to deal with facts and feelings, and I'm trying to deal with the facts portion now. So, in order to just clarify things to show that the 84 Lumber and the representation of trying to use this Matrix exception is not indeed what they have said that they are going to be a wholesale retail yard. So, with that, I took it upon myself to be able to make a few calls. I actually checked because we have an 84 Lumber here in Meridian. I called 84 Lumber in Meridian because this one's obviously not up to the part of what they're trying to build and asked if I could actually purchase lumber and actually pick it up here in the mountain home location. And to my not surprise that answer was no, that they do not sell lumber whatsoever. The lumber that they have at their location is only for the manufacturing of the product, no retail sales whatsoever. I thought, well, let's give him the benefit of the doubt there. You know, the actual lots not set up the 40,000 square-foot warehouse that they're wanting and industrial lots not done, let's go and call another store. Called a store in North Carolina, fully established spoke to an individual named Sandy, just for the record at store #2381 that person also told me very clearly as I attempted by a wholesale quantity amount of wood that that is not able to be done. That they will not sell lumber whatsoever to an individual wholesale or retail, they only will sell the completed product that they manufacture there. Also checked with the store #280, little bit closer to Pennsylvania which is their headquarters for 84 Lumber. Talked to Jess the exact same thing. This is a truss manufacturing facility. This is not a wholesale lumber, this is not a place that's going to actually sell lumber. The second attempt through this exemption actually notes, that they're going to go through a process and mill lumber which normally if we think about a lumber yard or other purposes for agricultural, that makes sense of why we would have that within agricultural exemption. However, I would encourage since, I can't ask the individuals, but at another point, if we can actually have the individual, clarify, and maybe give a little bit more details as to what 84 Lumbers particular company or branch within that company called Custom Mill Works is because that's a division that all they do is mill and process lumber and that is all they do. So, this is not milling and processing lumber. This is not wholesale and retail and this does not meet the exemption based upon the matrix that they're actually applying. We were told that they went this route because it was what they were suggested to go to and that was the easier approach. I would really, you know, if that is different and they are going to end up joining that millworks, I would love to hear from the individual and he has an opportunity to rebuttal. In a last-ditch effort they also talked about justifying or the justification, within section 7 of the staff response. It talks about in question regarding the being hazardous and distributing of the, you know, disturbing of existing neighbors, it laughingly compares the future expansion to that of a cabinet shop and is talking about a 40,000 square foot saying, well, a cabinet shop is allowed and with that

because it says it in the exemption specifically. Well, I built cabinets for quite a few years. I have never actually assembled a cabinet with a 100-to-150-pound hydraulic press, ok. At the same time, I had never actually had to use a forklift to be able to load my cabinets, onto a Freightliner truck nor have I had to have a pilot car to be able to deliver those said cabinets. I also haven't had cabinets that I have had to build that require engineering plans, specifically, and testing to be able to meet those parameters. It really is one of those things that if we want to look at the comparison, even OSHA alone between the sound regulations and the concerns of a cabinet shop compared to that of a truss manufacturing, we are night and day different. So, the idea of comparing that in this setting to me was just somewhat comical overall. I kind of think about that particular situation kind of like the idea of for most of us when we were kids, we had toys, and the toys we played with taught us things. I will tell you; you cannot take a square peg and shove it in a round hole. So, we can talk about all the things that it's not, we can label it and make it feel like, well, if we, if it's only this situation, it would be allowed. But this is not indeed what they actually are doing. And I would love to hear if it, if it is opposite. If the Truss manufacturing process does not create excessive noise through hydraulic presses and breaks. They have some hydraulic rollers, but at the same time they use different equipment that is loud, trucks increasing, and all of those other standards definitely impact us. The only other thing could be, you know, the coordination of saying anything that's made with wood or also made with tools that falls under this exemption. That's really dangerous ground if we're going to use a general assumption that since it's like a cabinet shop that anything that creates furniture would then be allowed, anything that creates toys, it could identify as a wholesale lumber yard, that would be allowed. We're heading down really, really, kind of muddy terrain that's just asking for future problems. So, the property has been known since 1982. It was already made reference that the property that we're talking about we tried to make a clear definition which I think would be great however, unfortunately it's so commingled you can't. That property as noted in the paperwork is a non-conforming grandfather property at best. In addition to that the ordinances that we already have under subsection 7.4.8 specifically with, state that before we ever even had a conditional use permit, it would have needed to be approved by the director and with that approval there's three, actually four conditions, three of them are specific two of them are required to be able to even be met with the third. But the third itself states that approval of any expansion or extension of a non-conforming property cannot exceed 30% of the original non-conforming footprint. Now again, I went to a small-town school in Green River Wyoming very similar to Mountain Home, it doesn't take a mathematician to figure out 30 percent of their current footprint compared to a 40,000 square foot building is not the same thing. It also makes it very clear that we are trying to limit that expansion. I would encourage you to read the definitions. That's already established in our comprehensive plan in the index. It is very clear that the definition of what they're doing. Utilizing products is actually an M1 category at best and depending upon the scale, it could be an M2. We are not an industrial zone. We are not looking for one spot to be actually labeled as a manufacturing zone in our agricultural lifestyles, with the rural lifestyle that we all enjoy from Mountain Home. With that in closing, I would go through and add that we're supposed to look at situations as a whole and not just make it on a one transaction, that's what the comprehensive plan says, we're supposed to look at this and not just say, oh well it's unfortunate for these guys because luckily, they haven't purchased the property, so it's not as unfortunate as it could be if they did already purchased the property but they do not fit that classification. When we create ordinances specifically guiding growth and outlining the uses and conditions associated with property it could be metaphorically understood is drawing a line in the sand. Every attempt we allow that line to be ignored and put off enforcing the already established and approved guidelines, they will, with, every simple challenge, when will the line ever hold? If we don't make the hard decisions today, they will never be easier tomorrow. At some point in the future if we cave to these big box stores, who feel rules don't apply to them and hope for a few measly breadcrumbs, we will find ourselves looking around very soon not recognizing the great county we live in for many of you are, I'm assuming, can relate to when you look around the county of looks different or else why in the world would you be willing to do this job? Because I know it's not for the pay. So, when we actually influence it and we're trying to influence the county, I would end with, we've done everything we can on our side and I would ask for you to hold the line. And with that, please vote no for the proposed conditional use permit.

Patti: Erin Cudney, you have a no, is that still accurate?

Erin: Yes

Patti: Thank you. And that is all the public testimony listed. Is there anybody in the audience that has not signed up that would choose to come forward to testify in any position? Seeing none it is the applicant's opportunity to come forward and answer the questions that were put forth by the public.

Applicants Rebuttal: Hello again, Jim Zaunick for the record. Just going back over some notes. As far as, we were, there is no intention to be misleading on this project to begin with, and I apologize to anybody who thought it was. When we bought this area when we were pursuing this property the majority of it was to expand the existing facility we had, which was what, what we're really in need of is storage. This is a nine- or ten-acre parcel nine point nine or ten-acre parcel. So, we originally applied for additional storage but, as we got into the whole process staff and planning and everyone wanted to know exactly so we kind of got together our operational folks and decided we'll get a little more detailed plan the 40,000 square foot building, is not... it's less than an acre so the majority of

the property is still going to be used for storage. So, we're not really misleading, I don't think so. And there is also a shed being proposed, which is I think 7000 square feet or something, but the intent of the property is still to be mainly for storage along with the new building. As far as additional screening for the property North, we've been more than happy to provide additional screening, if that's some requirements for or as conditions of approval or during this process. If we come back for additional approvals that's not an issue, we understand the concern I understand that. The lights there, again, I thought that we had gotten quotes to shine lights away, into the property so we will look into that, and I don't know who the local manager was to get quotes, so I can follow up with that. The noise, the intent of the building also is to enclose any kind of operation and assembling or processing within the building. So, there is not going to be any outside saws or anything. So, that's the majority the reason the building is so big, is that we can enclose the whole thing so that there won't be any noise. Obviously, we're gonna have forklifts, there's forklifts now, anywhere you have material, you can have forklifts. If a noise study needs to be done, we can do that, as we've done in other places, that's not a problem. So, I know dust was a concern, maybe not by the, by the residents but you know, we tend to have a dust free surface it would probably be paved. The stormwater management system we take care of all the drainage with that. So, we don't think will be any dust concerns. As far as the operations goes the 40,000 sqft. building not only will have trusses, we also provide wall panels for folks, we also provide floor trusses, engineered wood lumber which should be for LVL's and floor joists. Customers can come into this facility right now. I was there a month ago and the manager was working with the customer working on, trying to figure out a header. So, it's true that we do the majority of our work through contractors through our stores, but we will not turn a customer away I don't believe just for a few, if he wants to come in and, you know, find out how to build the trusses or build a house or start with that. So, they can come in and we can work with that part of it. So, the truss part of it is, it is what it is for trusses and roof trusses but we do also have, as I said wall panels and engineered wood lumber, and other things like that it's not just manufacturing of trusses as the quote has been.

As far as that goes, I think I've tried to address every question.

Ralph: Madame chair, I have a question. So where are your trusses currently manufactured outside, or inside?

Jim: Inside, there's a small facility so, they're actually inside the building they come out on rollers. So, trusses get manufactured. They're processed inside and then they come out on rollers and then we stack them and then trucks will come and pick him up.

Ralph: If neighbors are complaining about lighting on the existing site that you purchased are you willing to put down lighting or other kinds of things to avoid light pollution, or spill over onto their property.

Jim: Absolutely. And I apologize if we had not done that when I was at the meeting, and we had talked about it. We said we would fix the problem and unfortunately, it's not done at this meeting but that is not an issue. It's not a hard thing to do just by the ordinance as we can follow the spillage ordinances and make sure that there's no lights spillage on property lines, the intent is to show, to shine, into the yard anyway. We would not want to shine outside the yard it wouldn't make any sense.

Ralph: And people don't really want to look at the broad side of a building would you be willing to put in some sort of screening, tree line, or something?

Jim: Yes

Ralph: And this question is really directed towards staff writers, are there setbacks that apply?

Joel: Yes, there are setbacks and, for structures within this particular use there are 50 setbacks around the property lines or structures.

Jim: And that could be a buffer. I mean we, as I think the plan I presented, we had presented does have a double row of screening evergreens on the Eastern side which what's affecting the most of the residents on and I think we could also we can also add to the north the same. So, whether it's a double row of pines 15 on center or something would be more than willing to do that. We do that all the time.

Ralph: One of your neighbors brought up a good thing, agricultural pivots and they squirt quite a ways. Would you be willing to not place your valuable trusses and dimensional lumber within that 50 feet foot set back where they might get doused.

Jim: Yeah, we will have it fenced anyway, our yard be fenced in, and it will be off that area to the north I guess it would be because I think everything to the east is residences. So, yeah, we could just have that setback.

Ralph: Finally, do you have information regarding decibel levels at the perimeter of the lot?

Jim: Not at this facility, but we've done studies. We just finished a study actually a couple months ago for one of our lumber yards, but it can be done. I mean, it takes about a month to do a study, just finished one month ago or doing another one. So...

Ralph: I guess I'm more interested in the results of the study, what would...

Jim: Oh, I think by the code and I want to say the state code of the 65 decibels is what is limited at lines or something like that, but it's in that area, but I know that we've done this for other facilities and they're less than that. So, we are less than the allowable. So, we've always made sure of that, plus our facilities are enclosed the buildings enclosed there's not any, all you basically have is forklifts that are outside and they're roughly anywhere

from 65 to 85 decibels. But when you add in, where the operations act in relation to where, you know, the outside of their yards are at and other residences. We would fall within the limits of not affecting any noise, it wouldn't be over any noise levels.

Patti: Any other questions?

Sue: I have one. Your access, you're coming through the Roberts Truss area to get to this new lot, correct?

Jim: Yeah. So, what we're going to do is just open up so the properties are contiguous and there's about I want to say 150 feet between the existing Roberts Truss, I could be wrong with the actual length but, it's roughly at least 100 feet will open up that space.

Sue: So, what I'm seeing here on the picture, you can see the roof of the big existing structure...

Jim: Yeah, those are to be demolished to allow access back and forth. There's a couple of sheds all the way to the rear and I think one was in bad shape and they might have already taken it down anyway, there's like two little small sheds there, to the north side of Roberts Truss, right now I guess that we would be taking down to get a better access back and forth.

Sue: Because it doesn't look like there is much space between the property line and the building itself.

Jim: Yeah, but those sheds are not in the best shape. So, we will have a free flow access back and forth I think we showed like fire lanes...

Sue: Did I hear you say you were paving the drive to the back?

Jim: We'll definitely propose and pave the yard out to the to the new facility. I don't know what we will do with the existing facility. I know there's a lot of drainage problems per se right now just because I was there and I know that it was not, if we're allowed to pave it we will, I don't know. We would have to go into some storm water management issues and design. Because I know there's concerns with the neighbor to the east of us who I have talked to Mr. Williams. And we're trying to work out for both of us how to fix the existing drainage problems on the two properties out front. But if we can, we have more than that, we'll go down that path too.

Patti: So, I think I need to understand better how you're going to access the property. Is it through the existing gate that currently is on the Southside of the office building where the trusses roll out there is a gate there and then you're going to well, kinda bend, and then go back...

Jim: So yes, so it's the office, the office truss facility is on the left so to the right of that is why, this is wide open access. DOT requirements, I don't know, maybe its turn lanes or something down the road, but we're not changing the access.

Patti: Ok so hours of operation. Very clearly in the application I think it was 7am to 6pm Monday through Friday, 8am to noon on Saturdays. Is that what you are testifying to? There was some indication and testimony that there is different shifts and that could lead one to believe that those weren't necessarily the hours, so very clearly you are...

Jim: Yes, those hours are correct for this location. We're confident that those hours are adequate.

Patti: Any other questions?

K.C.: Can you restate those hours of operation?

Patti: The hours of operation if I read it correctly are...

Jim: 7am to 6pm Monday through Friday, 8am to noon on Saturdays

Patti: So, the decibel studies you've done in the past have been a requirement of the facility or?

Jim: Just as a request, other agencies or departments and towns we've been in asked for a noise study and it's turned out that we were less than what required, rather the minimum threshold I guess.

Patti: The manufacturing of the trusses and the walls that you've spoken of, the TGI's, all of those parts and pieces associated with the construction, would occur interior to the potential structure.

Jim: Correct, that's why the building is so large actually is some of our older facilities there like 20,000 square feet and kinds of saws that were kind of outside. So, we everything now is going to be inside the store 40,000 square foot building that reduces the noise too.

Patti: Any more questions?

Ralph: Are you going to be manufacturing microlam beams, glue-lams, those kinds of products?

Jim: The potential is yeah, or engineered like wood products, things like that. Yes.

Ralph: Are you going to be taking whole logs and running them?

Jim: No not there, we get them, I'm not exactly sure where we get them from four different places, but they come in long lengths will call it. Like, we'll say they are forty-eight footers and then, we'll, depending on an order length, we cut to say, 20 footers or 30 footers. So, somebody's going to build a big house needs, you know, some large floor trusses or some long LVL's for support that's where those come into play.

Ralph: I guess the argument...

Jim: There's no sawing of producing, there's not it's not a sawmill over any kind of at all. These are already pre-made LVL's and engineer joists so we bring in engineer joists...

Ralph: And then cut them to fit?

Jim: Yeah.

Ralph: Oh, ok.

Jim: So, customer calls up and says, hey, I'm building a house. It's a 40-foot span.

Ralph: You're not using glues...

Jim: No.

Ralph: Venting...

Jim: No, no, no, no, no, no. We don't go down that path.

Patti: Any other questions? Concerns? Any questions for the applicant before I close?

Ed: How tall is this 40,000 square foot building?

Jim: 25 feet.

Sue: Is that side walls or the peak?

Jim: I believe it's the peak.

Patti: Have you had an opportunity to read the conditions potential conditions of approval as submitted by staff? And do you agree with all of the submitted?

Jim: Yeah, they're very straight forward means merely getting standard approvals through all agencies.

Patti: Thank you, thank you very much for that. I'll close the public hearing, and we'll move on to the discussion portion. Questions, concerns, noise, dust, access, hours of operation?

Mitch: Hours of Operation.

Patti: Mitch, would you like to see that added specifically to the, to the conditions of potential conditions of approval?

Mitch: Yes

Patti: So, add the hours of operation as submitted by the applicant on the application and testified to?

Mitch: Yes

Patti: Any other thoughts questions Jeff?

Jeff: I have some concerns a couple items in particular #2 – statement on harmony – there are several instances in the packet where this particular project are in conflict and fortunately are pointed out in the packet. Condition # 6 – Character design of vicinity – land is surrounded by Ag and Residences

K.C.: I have concerns with their definition and looking at how our definition of light industrial refers to the manufacturing processes and testing of goods and materials from previously prepared materials or finished products or parts including process of fabrication assembly treatment, packaging, incidental storage, sales, and distribution of such products to me this proposed facility is light industrial which does not fit the matrix.

Patti: Any other thoughts?

Sue: I agree with K.C. I don't think it's a case for a CUP, its beyond that, a change in zoning or whatever it is. It just doesn't fit there.

Patti: Okay. Is there a motion?

Mitch: It seems like there's a few different land uses being done here. Trusses, there isn't a land use in the matrix for that.

Patti: Is that a general consensus, that it doesn't necessarily meet the standards as presented? Ed?

Ed: I agree that it does not.

Patti: So, do we have a motion? Then that would stand for our consensus. That it does not meet this, the standards of a conditional use permit and it is our as a group belief that it is not conditional use applicable, but rather a light industrial use?

K.C: Yes

Patti: Sue?

Sue: Yes, I would make that motion just use what Patti said.

K.C. I'll second that.

Patti: We have a motion and a second. I'll do roll call, Mr. Blanksma?

Patti: Aye is in agreement it does not meet the condition. So, if we are denying the condition conditional use permit that it does not meet the standard and that it is actually is a light industrial usage in our opinion. Ed, Jeff, Sue, Mitch, K.C. and chair votes, aye, the conditional use permit does not pass. It is the applicants opportunity to move forward to the Board of County Commissioners to re-present if you so choose. Ralph, are we good? I mean legally, we've covered our bases, correct?

Ralph: I think he has covered your bases, some questions are questions of fact, and interpretation and this body is charged with applying and interpreting the Elmore County zoning code.

Patti: Alright, next item before us will be FP-2023-01 & Revision to FCO SUB 2022-01 Ridge View Estates. It's for the Final Plat application. Do we have the applicant or the representative? Could you... oh, you are not Amanda.

Clint: I am the representative, I am definitely not Amanda, I am Clint Seamons and I am at 6218 S. Teton Peak Way, and as you described we are asking for consideration for FP-2023-01 in revisions on FCO SUB-2022-01 I won't fill in a whole lot of the other blanks, I'll let the young staff member, he stated that and comparative to me, he most certainly is, to fill in all the blanks, but like I said we're asking for consideration for that to move forward. Any questions? Ok thank you.

Joel: I can do this. All right, so yes, it has been some time since we have talked about Ridge View Estates. Last time we came, last time I was here talking about them, they came in for their preliminary plat in which this body approved it which was mentioned by Clint subdivision 2022-01. And with that preliminary plat qualification, they were conditioned to coordinate with the Mountain Home Highway District to build their roads and to submit an application and design their roads, per MHHD standards so that they may be publicly dedicated on and that was a condition of approval put by staff in order to meet our subdivision and public and private road requirements, which are the zoning ordinance that has been approved with all the agencies. So, it was only, it only made sense that we publicly dedicated the roads. However, the Mountain Home Highway District was unwilling to accept public roads and the staff had coordinated and attended Board of County Commissioners, the Mountain Home Highway District Board of County Commissioner meetings on December 7th, 2022, and in January, 11th 2023 to essentially discuss our roles and responsibilities and to understand what developers who want to develop their subdivisions need to do to get roads publicly dedicated and they had requested that we reach out to the applicant and that the applicant would have to attend the Mountain Home Highway District board meeting in order to deliberate. The applicant attended the Commissioners meeting on March 8th 2023. As a result of that discussion, it was determined that the Highway District would not accept all the roads and as a result, the developer had to figure out a solution and as a result staff and the developer have come together to revise their condition. They are provided in the PowerPoint handout that I have of what they're changing to, but essentially condition number eight, which requires that they submit an application to the highway district, and that there's the Highway district signature be submitted on the final plat and we are revising that to the applicants will need to submit a private Road application and that the Elmore County Engineer's signature would have to be provided before they submit a building permit. That was condition eight, for condition, number nine, it generally read that the engineer of record for the construction... the of engineer record, shall provide construction drawings to the highway district for as built construction for as built, that way the highway district can determine whether or not they will accept public roads. However, that is changing now to the county engineer will be providing... will be provided the drawings and the Land Use and Building Department will need to receive a final copy of CC&Rs that clearly define the homeowners associations, you know, private road maintenance agreements their responsibilities of maintaining that common lot. Now, how does this change the project? Well now they have HOA maintained roads, the county engineer will review the roads per the 2022 Mountain Home Highway Districts standards, and the applicant will update and record, CC&Rs for private maintenance and the applicant must submit as built drawings to our county engineer, instead of the Mountain Home Highway District. No matter what, and also, what came of it, results have come up since then they said they're building half of the roads for the subdivisions. You can see from my first proposed final and plat phasing the yellow road is what will be built first and the applicant is, has been conditioned in this staff report and fortunately they have already submitted their surety agreement. They've submitted a bond and we have already created a surety agreement that there in that their lawyers, that our lawyers are reviewing and that would be signed by the board of County Commissioners as a part of their development agreement. So, the roads will be paid for, the roads will be maintained, and the roads will be built to the Mountain Home Highway District standards so if they ever want to accept and publicly maintain, they may. Are there any questions for me right now?

Patti: Any questions for Joel? No.

Joel: Thank you.

Patti: And signed up for this hearing, we have no one signed up in opposition or in neutral. Clint, you were signed up and Rosie Castle chooses not to speak as that accurate Rosie.

Rosie: Well, I just... was going to ask...

Joel: I still need to make my recommendation.

Patti: Hold on, Rosie. Joel you probably should so, I

Joel: Yeah, so I forgot... so therefore, I recommend that the Planning and Zoning... staff recommends that the Planning and Zoning Commission recommends approval for Final Plat 2023-01 with revised conditions of Subdivision 2022-01 number 8 and number 9. Okay and then staff also recommends the Planning & Zoning Commission also signs the final plat once we receive that, once the rest of the agency signatures are on the mylar, we will re-present that to Planning and Zoning.

Patti: Any other questions for Joel? Rosie? Did you want to speak or not?

Rosie: I just have a question.

Patti: Well, please come forward name and address for the record.

Rosie: Rosie Castle and I live at 709 Desert Wind Rd. My property is adjacent to theirs, I do not have any issues, I was just a little confused on the roads, who's handing off who to what, I mean it's pretty convoluted so, ya, that was my only question.

Patti: Oh, ok. And the applicant said he would answer that for you.

Rosie: Yes he said he could. That's all I had, thank you.

Patti: Thank you. Is there anyone in the audience that would like to speak in any manner before I turn it over to the applicant? Seeing none, Mr. Seamons...

Clint: Thank you. And as always you do an excellent job. Ok so to answer Rosies question, as Joel described when we started this process it was as always deemed, we were going to be dedicating the roads to the Mountain Home Highway District and as we move through this process obviously Mountain Home Highway District chose to not take them as public roads. We as the applicants, we are behind that, we feel that whatever they want to do or not do, we want to move forward with our project, so our expectation is that we will accept the roads as a private road and have our CC&R's and HOA control that so is that pretty clear Rosie?

Rosie: Yes

Clint: So they will be private roads, and that is what we have agreed with your amazing staff and our group and as far as we wanted to phase this out a lot of this was really driven by the economy changing and the time frame that all of this has taken us to get right as far as our group and the Mountain Home Land group or the Mountain Home Building Department and making it to where it made sense for all of us and so that's why we came into the phasing of this and we are prepared to bond and do all the things that we are required to do. As Joel stated these will be designed and approved through the county engineer but they will be designed to the MHHD standards so in the future there is a direction for them to take the roads, they are designed to their standards, and honestly we would design them to their standards anyways, because it's within those confines of their approval or acceptance at some point or at least from the view of the development. So, like I said we're very supportive of these being private roads and we'll have all the provisions in place to take that forward.

Patti: Any questions of the applicant? No. Ok, Clint have you read the conditions of approval?

Clint: Too many times.

Patti: Ok, and do you agree with the conditions of approval as presented by staff?

Clint: I do.

Patti: Thank you, any other questions? No, with that I'll close the public hearing and open the discussion portion. Are there any questions, concerns, motions? I would then stand in a motion to recommend approval to the BoCC for the Final Plat 2023-01 with revised conditions as presented by staff from Sub 2022-01 and also move that the commission recommends signature of the FCO and the final plat when received.

Jeff: So moved

K.C.: I second

Patti: Thank you, we have motion and a second, all in favor? (All) All opposed? (none) Thank you, the motion carries unanimously.

Patti: And moving on to FCO_PP -2022-02. Are there any additions or corrections? For Mr. Unger, from Unger Enterprises?

FCO_PP -2022-02

Motion: Ed

Second: K.C.

Motion Passes: Unanimously

Patti: And next we have FCO_VAR-2022-05 Are there any additions or corrections?

Motion: K.C.

Second: Ed

Motion Passes: Unanimously

Patti: And next we have FCO_CUP-2022-06 I would stand for a motion to approve as presented?

FCO_CUP-2022-06

Motion: K.C.

Second: Jeff

Motion Passes: Unanimously

Patti: Ok the minutes from February 15th, 2023, are there additions or corrections to the minutes as presented by staff?

K.C.: I see one spelling error.

Patti: We'll fix that, ok, we're good. Ok are there any others? Hearing none, I would stand for a motion to approve with one spelling correction, the minutes from Wednesday February 15, 2023.

Motion: K.C.

Second: Jeff

Motion Passes: Unanimously

Patti: Next agenda item is items from the public. None, ok moving on to Informational and discussion items outside counsel and meeting day. Mitra?

Mitra: Thank you, Madame chair, members of the Planning and Zoning commission, it's a good day to talk about public records requests, because you heard a lot earlier today, our prosecuting attorney's office has struggled to, you know, keep up with the workload Elmore County is seeing and as a result, we know we did have a lot of backlog as a result of that. We work with the prosecuting attorney's office, to see if we can use Miss Amanda Schaus and her services. You have seen her on some of the larger projects, but we requested that she be used for all of our land use and building department operational items also, and they have, the prosecuting attorney's office, has very graciously agreed to allow that. So, we apologize to those of you that have issues with public records requests and we are trying to now figure out a process where, you know, the council is readily available and able to crunch out the record request in time. In addition to a lot of other work that my department has but we have additional help now and so I'm very thankful to the prosecuting attorney's office for that. Having said that Amanda is not available on Wednesday nights Amanda Schaus. So, one thought that Joel and I have talked about is maybe changing it to Thursday because right now what is happening is with Wednesday Planning and Zoning day, the 15-day deadline puts me in three weeks notification for applications because the newspaper comes out on a Wednesday and that doesn't give me 15 days before Wednesday. So, if you move it to a Thursday night hearing possibly, that could benefit the development application review process a little bit better because what happens right now is in order for me to advertise for next month's hearing, Joel, has to go back to his desk and start advertising for that this Friday for the Mountain Home News. Otherwise, we will not be in the Wednesday Newspaper, giving me three weeks to have before the hearing. So, I think it's a good suggestion to make to all of you that we consider possibly a Thursday hearing date. I don't know how it works for your calendars, so I want to put it out for discussion with all of you at this point, if that would work. But I think for ease in implementation of the new council you know that way I'm not giving Ralph last-minute updates on things you know. I think it could be beneficial for a couple of reasons and I want to open it up to all of you now.

Patti: I might not remember to come; I've been kind of on Wednesday nights for a couple days so but I personally could make Wednesday... I mean Thursday work, Jeff?

Jeff: I have conflict.

Patty: On every Thursday or?

Jeff: No, the second Thursday of the month, it's our irrigation meeting.

Mitra: It would be the third Thursday of the month.

Patti: So, you're only proposing changing the day. Not the week.

Mitra: Yes. Just one day. So going from tonight to tomorrow night.

K.C.: I have conflict. That specific Thursday night, I have VFW and as an officer I am required to attend.

Mitra: This is why I wanted to put it in front of you and see. Friday would be tough because of the BoCC.

Patti: Originally we used to meet twice a month and that was the first Wednesday and the third Wednesday. What about the first Wednesday rather than the third Wednesday of the month? It might be a little hard with the transition, but with that... But it couldn't be Wednesday at have to be Thursday. Excuse me.

Mitra: First Thursday, would that work?

K.C. It would work for me.

Joel: I'm saying it's hard to make that decision without a calendar. I'm willing to do whatever works for everyone.

Mitra: And you know, so at this this time we don't have to make the decision if you don't want to. Yeah, I think we may have to wait a little longer after a month.

Ralph: Commissioners for, to avoid open meetings violations, it would be appropriate to schedule or do a special meeting to approve the change and any bylaw amendment that's within your control.

Patti: Could we make that part of our Wednesday? Okay, backing up. Do a regular meeting in May 17th and include on that agenda, an agenda items specific to the meeting. The change of meetings moving forward and then and then June might be a little quick and if there isn't anything necessarily that needs to be dealt with that quickly. We can move it to July. So, okay, thank you.

Patti: Okay, so the next item was an update on USA. Trucking, is that you Joel?

Joel: So, CUP-2022-17 was tabled originally in September 2022 meeting. Since that tabling, we have, I guess I've given up dates previously. However, on March 30th, James, the code enforcement officer, Johnny, the building official, and myself did a site visit with the property owner and applicant and followed up with a letter essentially

saying this is what these are, the junk items that need to be removed from the site. And we will schedule a public hearing, regular public hearing on May 17. We have given the applicant until the 5th of May to provide us updated documentation of the materials being removed from the site, other junk being removed from the site, in order to demonstrate compliance. Which is why their CUP was tabled, to demonstrate compliance with county code before it is approved. Unfortunately, as of March 30th, everything is still there and if you drive by today, everything is still there. Yeah. So now we have went inside and we've made it very clear. What needs to be removed because unfortunate, yeah, so that we give the applicant to the met and I'm, that's why I asked about the May 17th. So we are going to put them on the May 17th hearing and if they have not demonstrated compliance, staff will make the correct approval of recommendation. I mean, staff will make a recommendation that fits what they do. Are there any questions for me? That, that is the update now.

Patti: Next we have the Department Head Memo.

Mitra: We do have a meeting with the Board of County Commissioners and they will be attending the MHHD meeting to have a joint meeting with the highway district. And I would really like for applicants like Ms. Howard with Ridge View Estates, to be present there and help the board as well as their board understand some of the challenges that applicants have to go through and what must be accomplished to develop a planned community where the highway district does not accept some of these roads as public roads. The meeting will be May 3rd at the Mountain Home Highway District office. Also, a joint agency meeting with the landfill would be taking place including agencies such as DEQ, Central District Health.

Patti: Thank you, Meeting adjourned.



Patti Osborn, Chairperson

06/23/23

Date:

Attest: 

Mitra Mehta-Cooper, Director

06/23/23

Date: