

MINUTES
CITY PLANNING AND ZONING COMMISSION
April 13, 2016
7:00PM

MEMBERS PRESENT: Chairman Jim Earl, Brianne Bruno, Kathy Brown & Steve Harris

STAFF PRESENT: Gary Goodman

GUEST PRESENT:

MEETING CALLED TO ORDER:

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING: There were no minutes to approve

COMMUNICATION

Jim Earl explains the process of the public hearing and explains that because of a recording error last month the public hearing for Lemhi County will be reheard. He also informs the board that a new P&Z member has been appointed and ensures that the member has received the necessary information. Jim is concerned that John Bunce has not received a copy of the draft development code. Gary explains that John was not supplied with a draft as his office is still working on the changes the board requested and didn't want to cause confusion by giving him the older draft. Gary assures that John will receive the updated draft the same time the rest of the board does. It is clarified that there will be no further discussion on the draft development code for the night.

PUBLIC HEARING- LEMHI COUNTY

Bruce Withers (Applicant Representative): My name is Bruce Withers, the address is 206 Courthouse Drive Salmon, Idaho. I am here on behalf of the County. We are being recorded this time?

Gary (staff): Red light said it is recording and I have a back up here

Bruce Withers (Applicant Representative): Okay very cool, essentially the request is for a special use permit for the Alliance Title building, you will see in the packet and most of you may know that the Alliance Title building operated directly in the commercial building, a residential structure that they used as a commercial building for 20-25 years as a title company office. It is the county's intent to use it for a very similar purpose, an example right now, we are thinking about putting the probation office in that particular building. The uses would be very similar, the number of employees are essentially would be

very similar, the hours of operation, Monday through Fridays, same as the business that was there previously. You can see from the photograph it is directly across from the Courthouse. We don't anticipate that the traffic flows will be in anyway materially different then what Alliance Title had. I think if you look into the application in terms of paragraph 15 and each of the elements that are addressed there. I don't know if you want me to walk through each of those elements. When we were here last time I don't recall any questions but essentially that is our request for the Special Use is a Low Density Residential Zone, so that is why we need a Special Use Permit from the City of allow the County to use it for the purposes of County business, and those kind of things.

Kathy (P&Z Member): Refresh my memory, what was in what the parking lot is now that is next to, between the building and the church. What used to be there?

Bruce Withers (Applicant Representative): There is a parking lot there currently and the County owns that parking area so that area would be able to be used for, there is parking immediately in front of Alliance Title for a few cars. There is also some parking adjacent to the building on this lower end, but there is also that entire parking lot that is open for any overflow parking as needed. In addition to not only that parking but the parking across the street in front of the Courthouse.

Kathy (P&Z Member): What were the buildings that used to be where the parking lot used for previously.

Bruce Withers (Applicant Representative):: There was a trailer that housed Planning and Building Department, and then in front of that right on the street, Courthouse Drive was an old red brick building that probation had actually been in that same building years ago before we tore it down.

Kathy (P&Z Member): So you are saying that the same use that was previously next door where the parking lot is now is what will be going on now.

Bruce Withers (Applicant Representative): Yes mam

Kathy (P&Z Member): Okay

Jim (P&Z Chairman): Any other questions? Thank you

Bruce Withers (Applicant Representative): One thing about Mr. Bunce is that he is a great fishing guide as well

Jim (P&Z Chairman): I only have one, first of all we are going to do this, if anyone would like to speak in favor of this we will hear them, then we will hear the opposition and also will read the one letter we

have here that was in favor of it, I don't have anything against it. So if anyone out there that would like to speak in favor of this project or this application could get up and get a chance to tell us about that. If not is there is anyone who is neutral or opposed to this application? If not I will go ahead with what we got from Road & Bridge that says;

We at the Road & Bridge do not have an issue with the purchase of the Alliance Building by the County as per Dan Davis.

Jay Davis

Jim (P&Z Chairman): So that was in favor of it from a neutral we don't have any objections. If we don't have any other on that we will go on to, I would like to get this one out of the way.

Kathy (P&Z Member): I think you have to close this one

Jim (P&Z Chairman): So I am going to close this portion of the public hearing for Lemhi County application and I can't do that without closing the whole thing.

Gary (staff): They are going to be separate anyways

Jim (P&Z Chairman): So we are going to close the public hearing long enough to discuss this so that they can legally finish one of them. Then we will go into deliberation. I hereby close this public hearing and ask that the commission deliberate upon this request.

DISCUSSION

The commission does not have any discussion in regards to the application of Lemhi County for a Special Use Permit. Jim entertains a motion to approve the application. Steve Harris moves to approve the Special Use Permit and Kathy Brown seconds that motion. All members unanimously vote to approve the application of Lemhi County for a Special Use Permit.

DECISION

Section 1 - Decision:

Approval of the Special Use Permit.

Section 2 – Notification, Authority, Conflict of Interest:

1. Notice of this public hearing was published in the Recorder Herald on March 24th and March 31st 2016. Notice of the hearing was posted on site April 7, 2016 at 205 Courthouse Drive. On March 14, 2016, certified notices of the public hearing were sent to 30 property owners within 300 feet of the site.
2. Authority for this request is pursuant to the requirements of Salmon Development Code Chapter III - Division 1-I., Procedures for Special Use Permits, and Chapter V. Table V.2.- Low Density Residential Zoning District Special Uses.
3. No conflict of interest has been declared by any planning commission member.

Section 3- Applicant:

Bruce Withers representative for Lemhi County presented and reviewed the application in regards to the Special Use Permit.

Section 4 - Testimony:

1. **In Favor:**
Lemhi County Road & Bridge- Written
2. **Neutral:** None
3. **Against:** None

Section 5 - Findings of Fact and Conclusions:

The Planning and Zoning Commission finds that the special use generally complies with the Salmon Development Code and is not in conflict with the Comprehensive Plan.

The Planning & Zoning Commission approves the special use permit for “Governmental Purposes” as requested by the applicant.

PUBLIC HEARING- SEARCH & RESCUE

Dale Ford (Applicant Representative): Dale Ford, 201 Broadway, I represent Salmon Search & Rescue. To give you a little background as to why we are having this project, our building is located on the corner of Courthouse and Broadway Street. The last few years we have had a lot of problems with traffic in that area. We have meetings twice a month up there on Wednesday nights and have had some near accidents. We actually did have one accident up there in 2014, one of our members backed into a deputy up there and we have had some near accidents since then. We then started perusing ideas of possibly picking up the piece of property behind us there from an individual. We went through that for about a year, we had another building across town behind the Brooklyn School, so we finally worked out a deal to exchange that for this property here after going through and having it appraised and everything. The appraisal came out the same so we went ahead and did that and got this piece of property. We would put our parking lot

down on Neyman St and would be coming in on Neyman St and taking the pressure off of Broadway/Courthouse. Our intentions are to keep, there is an alley way that goes down and would be slick on the bottom here. The alleyway stays as it is, we are planning on putting a structure on to our building on the back end here. We do intend to build a structure onto our building and back into it here within the next year or so. We are trying to obtain funds for that now. Our prime objective now is to get this parking lot started if it is approved. We figure we will have room for about 16 parking spots here at this time on this lot here. Any other questions I guess?

Jim (P&Z Chairman): Any questions for Dale on this? We have all had a chance to look at the application. That map you were just showing us Dale is that showing the proposed parking?

Dale Ford (Applicant Representative): Yes, I have some extra copies that should be in your packet

Steve (P&Z Member): Yes we have it

Jim (P&Z Chairman): You guys have all that and have had a chance to look at it.

Dale Ford (Applicant Representative): There is a little landscaping along the side to kind of block from the neighbors, we put that in there. We don't intend to have too much traffic back there because we only have meetings twice a month and normally during a rescue we will probably still come around the front of the building and come off of Broadway to do a rescue because most of the trucks are pointed out to Broadway anyway. This is mainly, the biggest impact we will have on this would be in the, when we have a meeting, if we do get our building, our meeting room back there and then we are going to have extra equipment stored backed here in the building and we will be parking back and forth and so it wouldn't be something that would occur very frequently. We do have a lot of equipment scattered around town that we don't have room for at this time and our current building is overflowing, we have quite a bit of equipment at the fire protection district building and they are in the process of adding on to their building, not adding on but building a fire maze so we need to get our equipment out of there and some of that stuff is Search & Rescue stuff so we are really trying to make room.

Jim (P&Z Chairman): Thank you Dale. Any questions?

Steve (P&Z Member): Only question I have is by doing this would you be increasing the number of members of the Search & Rescue or anything that would greatly impact the traffic to the area?

Dale Ford (Applicant Representative): Our membership will stay the same, we are just trying to take the pressure off of Broadway and Courthouse, if you have looked around Wednesday nights it's, especially people coming up Courthouse in the wintertime and it is slick. We have had some pretty close calls up there, I have been watching for the last two winters and it is amazing we haven't had something.

Jim (P&Z Chairman): John do you have any questions?

John (P&Z Member): No the only thing, I was looking at the drawings here, the storage room it looks like he has big bay doors, is it a possibility you are going to put trucks in there to come out through that parking lot?

Dale Ford (Applicant Representative): We will probably be storing boats in there, four wheelers, rescue sleds, that type of thing will be stored in there John.

John (P&Z Member): So there will be

Dale Ford (Applicant Representative): There is going to be a garage door coming all the way through so that we can pull through there, some of us are to good of backer uppers so there is going to be a pull through.

John (P&Z Member): Okay that is what I wanted, from the looks of that it looked like the storage building would also have a garage.

Dale Ford (Applicant Representative): It is going to be quite high, we are going to keep it pretty close to the same height as the other building, 14 foot, and so we have plenty of height there to get in and out of there.

Jim (P&Z Chairman): Bri?

Brianne (P&Z Member): I don't have any questions

Kathy (P&Z Member): I am good it was well thought out.

Jim (P&Z Chairman): Thank you Dale. We have some correspondence so I am going to ask anyone in favor of this project if you would like to get up and tell us a little bit about you can do so now. State your name and address if you would.

Fred Lyon: I didn't really want to get up but I thought I better. My name is Fred Lyon I own the property at 200 Front Street which Wilma is here with me today and she owns the house, she is a neighbor of mine at 202 Front Street and the only way we can access our homes is through an alley that comes off of Neyman Street and goes down to our driveways and when I got the letter from Gary, I was very concerned about the impact of the proposal on the alley because we have had access for years to get to our homes and talking to Gary and the presentation by Bob today, was not going to be any impact on the

alley and we would still have access to our homes and that was our main concern. We don't really oppose the Search & Rescue proposal. In our discussion with several people we heard that the Search & Rescue is not proposing to pave or put a hard surface on the parking lot. That lot is unimproved, it has weeds on it and dirt and our concern is that if it isn't paved and there is a lot of traffic moving through that parking lot it will create dust and the weeds of course, are not a problem for us but it would be our hope that Search & Rescue or the County would pave the parking lot. If they do pave the parking lot, it is your decision that it should be paved, even though it is not in the proposal, the alley is also used by Search & Rescue, they come in and right opposite my driveway to my home and I have no problem with that and they go down and use the alley. So if your decision is that the parking lot should be paved I would ask that the alley be paved and I would participate in the cost of paving the alley. Of course it is an easement, it is not City property or County property, it is going to be used, and continued to be used by Search & Rescue, and I think it probably should be paved. The other comment I would have is that there is quite an elevation or a slope that comes off of the property that is going to be the parking lot down to the alley and then into the back driveway of Wilma's home and my home and any water runoff that comes down there really impacts us and when I think Search & Rescue was initially there, they dug a big hole in front of my driveway on their property and put rocks there to catch some of the moisture or rain that would runoff the property. It is paved from the back of their building and the water runs off the pavement, there is no dirt there to absorb it so I would be concerned about any runoff caused by their efforts. Right now the parking lot, the property they proposed for the parking lot is pretty level but there was about a foot or foot and a half drop off between their property and the alley. There is a concrete wall that runs from Neyman St for part of the property down that maintains the elevation for the property and then you drop down to the alley and it has its own elevation and I don't know how they are going to construct the parking. If they are going to maintain the same level there and pave it and landscape it then I think there should be a concrete wall constructed along the alley to preserve the alley way elevation and their elevation. Search & Rescue has been there for years and we have had no problem so I don't oppose the proposal I just had those comments, thank you.

Jim (P&Z Chairman): We are going to put that down as an in favor, thank you for your time, I was going to cut you off. Is there anyone else that would like to speak in favor of this project? If not we do have a couple of letters.

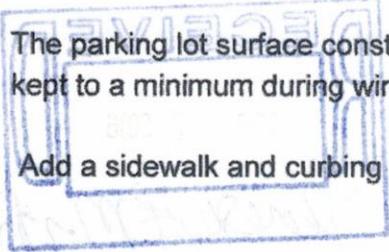
Dear Sirs,

I am writing you in regards to Salmon Search & Rescue's plans to expand and construct a parking lot off of Neyman Street. My siblings and I own the house at 115 Neyman Street, just up and across the street from the planned construction. We have some concerns about the addition of commercial buildings and operations in the Neyman area. It has always been a residential area with low traffic and with the look and feel of a family area.

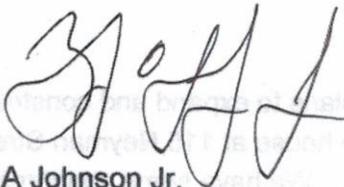
We certainly appreciate the search and rescue organization and recognize the time and effort they have donated to provide a valuable service to the public. They have created a first class organization which has provided significant recognition to Lemhi County.

We would hope the city and Salmon Search & Rescue will do their utmost to blend their new buildings and parking lot into the neighborhood. We offer the following comments:

- 1) Importantly, consideration should be taken into account that any new construction visible, from Neyman Street should have a residential look to it (perhaps wood siding) rather than a warehouse building (metal garage building). The existing building at the corner of Courthouse Drive and Broadway Street has a very industrial look.
- 2) Again, referring to the existing building, the driveway has a very "run down" look, almost like a construction area. The new driveway should be paved.
- 3) In addition to the landscaping shown in the plan on both sides of the parking lot, add landscaping along Neyman Street to help mitigate the view for those houses across the street.
- 4) Place parking lot lights such that they are minimized and downward facing so they do not shine out into the street or to the neighboring houses.

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- 5) The parking lot surface construction should have a hard surface such that dust is kept to a minimum during windy days.
 - 6) Add a sidewalk and curbing along Neyman Street per the current city code.

Sincerely,



Zach A Johnson Jr.

12660 W. Berghan Street

Boise, Idaho 83709

208-954-4980

zach.johnson.jr@gmail.com

Jim (P&Z Chairman): We also received;

To whom it may concern:

Thank you for the opportunity to comment on the special use permit file number: SUP 2-16 in regards to the proposed Search and Rescue parking lot and addition. I favor this development.

I am writing to request that the lighting for the facility be consistent with “dark skies” ordinances, which is consistent with the 2010 Salmon City Development Plan, Element Thirteen, Goal 1, Policy 5, pg. 49.

In particular, I request that the lighting applications follow these three dark skies guidelines: 1.) Shielding of fixtures to direct light downward, 2.) Yellow spectrum lighting, which can reduce sky glare by 70-90% compared to white light, and 3.) Reasonable limitations on the total lumen output so that safety is preserved without producing excessive glare.

Ensuring this measure of respect for the residents in close proximity to the proposed development would be sincerely appreciated.

Thank you,



Kristin Foss

Jim (P&Z Chairman): We really didn't have anything necessarily against there are some comments here. No one else has anything to say. Do we have any neutral?

Dale Jenson: 113 Neyman, I am two houses from the corner basically across the street and up one. The property as it exists right now is something of a nuisance property, we get a lot of dust from there, and we get a lot of weeds blowing across the street into our yard. We seem to gather up tremendous amounts inside of our yard, therefore I would suggest that the property be paved so that we don't have dust issues or weed issues basically. Also, the landscaping, I agree pretty much with the first letter that you read that it needs to be brought around for two purposes. One that any trash that would be kept over there verses in my yard and the other thing is the headlights and cars when they leave that it is an elevated property that would shine directly into the house below me and into my house as they come around. If you have large bushes there I feel that it would block the headlights somewhat so that don't have issues with that. Also, I agree with the lighting issues because our house is going to become daylight if they don't address those lighting issues as far as shading them straight down verses all around. The other thing is that our front view is actually going to be that building so that the residential look is what we would much prefer verses an industrial building. I am forgetting something I am sure, that is my concerns with it, I am not

opposed to them using that, I recognize the need for a parking lot because that Broadway Street becomes a real neck down ugly thing when they are having their meetings and trying to get out. Thank you.

Jim (P&Z Chairman): Thank you. Does anyone else have anything to say?

Tom Peterson: My name is Tom Peterson, 304 Front Street and I am one of the neutral persons I guess we could say on this project. We haven't seen the complete plans on it but I would like to agree with Dean, neighbor and several others that live there about the lighting issue on that parking lot with the down lighting that is available and is not that expensive. We think that would be a good thing. In addition to that on the area of the parking lot there is two ways to go preferably the paving would be the best as far as we are concerned. If on your building design you choose to go with non-paved we would like something in writing or what we can get to make sure that there is no dust developed there by use, mason soap, dust palliative that goes on there. Even with this property with the foliage that is growing there it does create a lot of dust it is just the way it is naturally so when that is stripped off we are going to accumulate a lot more dust so that is a concern. The lighting, the landscaping, as far as the people that are on Neyman, your drawing shows the landscaping going from east to west and if you could bring that around to the North which would to the gate area that you have access into Neyman Street, that would help tremendously. They also call it shade fencing, possibly you could put that on the gate. The elevation difference between Mr. Jensen's house and this lot is 3 feet 3/10's so that means that the car is another 2 feet is 5 feet which hits right in Dr. Johnson's window, Dan's window, Jim Bill's window directly dead center. Me living down the alley of course I don't get much of that but that would be a concern. There will be traffic there, that is fine, that is good, the guys need someplace to put their stuff. Probably the storage area that they are going to put their boats and snow machines and whatever may trickle over into the parking area, if that does we were kind of hoping it would be organized, meaning that it is parking in a reasonably organized manner. We have some issues down the street that ended up looking like a junkyard and we sure don't want that in a residential area. Along with that I have been asked to go along with Mr. Jensen there and the other neighbors, it is a low density, we didn't do our homework to get the low density residential zoning district chapter 5 D- Special Use Permit whatever, but it is a residential area. When they put in the Fish & Game, I mean the Search & Rescue building that was industrial looking building so if they could somehow make their new buildings fit the neighborhood possibly it would be better, that would be very well appreciated. You guys have ran in, again I have not seen your construction plans or anything like that but I would recommend that your entire parking area be fenced I don't have nothing to do with that but I can recommend that, why, occasionally more often than not unfortunately we do get some vandalism on Front Street, Broadway, whatever it has probably happened to most of us, not a lot but to help the Search & Rescue out I think it would be, I am not trying to spend your money but you may want to think of some way to fence that off because you get the beer drinking teenagers and we have had windows broken and a few things like that. I can't tell you how to build it but I might recommend that to you. Those were the key points, the landscaping to continue around on Neyman to the gate area coming out to the North and possibly shade that gate as well, either appellative

or paving, dust control and/or paving be best. The down lighting on the lumens, keep those down, that is a good application, dark sky we have that written in there, and the organized storage areas. Right now there is no trailer, today there was a horse trailer in there and you guys don't have any place to park that stuff so you are trickling over into the parking lot so just keep it a little bit organized because it is residential. That is all I have, I am neutral on it, I would like to see some of these at least talked over and hope it happens and it would be a good thing.

Jim (P&Z Chairman): Anyone else neutral? Okay, thank you for your comments, I am going to allow Dale to respond to these comments.

Kathy (P&Z Member): What about against?

Jim (P&Z Chairman): We did against already, I was a little out of sequence I did against first unless we have someone else against because I wasn't clear on that. So Dale you can respond if you like to the comments that were made.

Dale Ford (Applicant Representative): Dale Ford, 201 Broadway representing Salmon Search & Rescue. We do have an agreement with the County Weed Department to spray that area they are willing to take care of the weed problem and are going to spray it for us. As far as the parking lot, we hadn't planned on paving but we can look into that. The Road & Bridge Department is going to do the parking lot for us so we could probably put some kind of crushed gravel on there for now to keep the dust embedment down. As far as the landscaping, that is not a problem we could rap that around. We talked about the lighting, we don't plan at this time to light the parking lot it will be just the buildings that will have lighting but we will keep that advised about the downward lighting so we don't have the light pollution. As far as traffic, if we have to much night traffic in there maybe after a meeting like I said that is only a couple times a month and would be on Wednesday nights. There might be times where we would have to be on a rescue but I see it to be pretty infrequent as far as it is not going to be a daily occurrence. Like I said most of our rescue stuff is going out the front of the building on Broadway that is where our main trucks are housed. As far as some of the trailer, one trailer belongs to the person that previously owned the property and we have been in contact with him, it is a blue camper trailer and he is supposed to be getting it out of there. The other trailers belong to us, the horse trailer we are going to be working on getting rid of that thing. We just got a couple other unit trailers we are going to stack things once we get kind of organized here we are going to find a home for them too and get the parking lot started if the permit is approved. Any other questions? Siding, yes we will take that into consideration to see what we can do, we really haven't gotten into the building to much yet, we just mainly trying to get through the parking lot portion of this thing and we are trying to come up with funds to get the building but yes we will certainly try and work with everybody and see. We are in the process now of trying to come up with cost, what it is going to cost us and we will see and take that into consideration. I know we weren't to happy with the cream color either but we kind of got stuck with it and we learned... that is one of our

colors we were going more with a grey at the time and the translation got lost when we built that building and that is what we went with but yes we will certainly try and work with it and we want to try and be good neighbors to everybody and like I said we have no intentions of doing anything in that alleyway so everyone should have access down the alley, we aren't changing any of that stuff so you will still have access.

Jim (P&Z Chairman): Thank you Dale. I am going to close this public hearing and go into deliberation.

DISCUSSION

Steve thinks the proposal is a good project but understands the concerns that were brought up. He also believes that it appears by testimony that the Search & Rescue is willing to work with the neighbors in regards to their concerns. He also believes that a condition should be part of the decision addressing the rules on lighting and parking lots. He indicates that while paved parking lots are nice they can also create a problem in regards to water runoff and that using fabric and heavy gravel it could reduce the dust. He also indicates that there are regulations on landscaping.

John drove by and looked at the lot and noticed the elevation difference and believes the drainage should be looked at and taken into consideration depending on how they intend to finish the parking lot. He believes the landscaping should wrap around on to Neyman Street.

Brianne (P&Z Member) appreciates everyone's concerns about the cosmetic portion of the parking lot but with restriction of funds and what they do for the community she believes it is relevant to helping them in the future and that the need for a parking lot is there while not discounting the concerns raised but taking it as it comes and allow the Search & Rescue to move forward.

Kathy believes they need to be very careful about the runoff and how it impacts the other neighbors.

Jim highlights the main concerns being lights, water runoff, landscaping and type of dust control.

Kathy motions that the application be approved for Search & Rescue to put in a parking lot and a new building. BriAnne seconds the motion made.

Steve would like notation made that all rules and regulations must be followed.

Kathy asks staff what additional concerns that are not already covered in the code the commission should be considering.

BriAnne suggests amending the motion to include those items but reminds the commission that this applicant does not have the funds to go in and make everyone happy and require that they uphold it to the best they can.

John still has concerns on the drainage.

Gary informs the board that there is very little in the current code on what a parking lot is supposed to be. He reminds the commission that there are things they can ask the applicant to do in the conditions of approval.

John believes there needs to be conditions added.

Steve Harris believes that a condition should be that they address the runoff from the parking lot as well as the dust and address the lighting concerns through landscaping or opaque fence.

John agrees with Steve's comments in regards to conditions

BriAnne believes that if the Search & Rescue puts together a plan on how they will accomplish all of those issues would be helpful.

Kathy amends her motion to approve to include consideration to be taken on runoff, dust control and traffic lighting. BriAnne seconds that motion.

All members in attendance unanimously vote to approve the application for the Salmon Search & Rescue with the considerations to runoff, dust control and traffic lighting.

DECISION- SALMON SEARCH & RESCUE

Section 1 - Decision:

Approval of the Special Use Permit.

Section 2 – Notification, Authority, Conflict of Interest:

4. Notice of this public hearing was published in the Recorder Herald on March 24th and March 31st 2016. Notice of the hearing was posted on site April 7, 2016 at 205 Courthouse Drive. On March 14, 2016, certified notices of the public hearing were sent to 30 property owners within 300 feet of the site.

5. Authority for this request is pursuant to the requirements of Salmon Development Code Chapter III - Division 1-I., Procedures for Special Use Permits, and Chapter V. Table V.2.- Low Density Residential Zoning District Special Uses.
6. No conflict of interest has been declared by any planning commission member.

Section 3- Applicant:

Dale Ford representative for Salmon Search & Rescue presented and reviewed the application in regards to the Special Use Permit.

Section 4 - Testimony:

4. In Favor:

Fred Lyon- Concerns about impact proposal will have on existing alley they he uses to access his home. Also has concerns on potential dust, weeds, landscaping & water runoff and would like to see Search & Rescue pave the parking lot. (*Verbal*)

Zach Johnson- Concerns on keeping the residential look in the neighborhood, additional landscaping, parking lot lights, also believes the parking lot should be paved or constructed of a hard surface to minimize dust and believes a sidewalk and curbing should be installed. (*Written*)

Kristin Foss- Requests that all lighting be consistent with “dark skies” guidelines found in the City of Salmon Comprehensive Plan Element 13. (*Written*)

Lemhi County Road & Bridge- Has no concerns on proposal. (*Written*)

5. Neutral:

Dale Jensen- Concerns about dust and weeds, landscaping, lighting from headlights as well as lighting in the parking lot and on potential buildings. Also has a concern about keeping the residential look for any new construction. (*Verbal*)

Tom Peterson- Concerns on lighting, nuisances that could be created by the parking lot not being paved or have some type of dust control as well as landscaping. Has a concern on outdoor storage being organized and possibly fencing the entire parking area to keep out potential vandalism. (*Verbal*)

6. Against: *None*

7. Rebuttal:

Dale Ford- Indicates that Search & Rescue has an agreement with Lemhi County Weed Department to spray the area. Also indicates that Road & Bridge will be doing the parking lot and they will look into constructed it to control the dust. He does not for see a problem with expanding the landscaping as requested by the neighbors as well as working with

them to keep any new construction more of a “residential look”. Dale reiterates that any nuisances created by headlights will not be a daily occurrence as they generally meet only one night a month and that he will be advised about the lighting requirements as to not create light pollution. He also reiterates that no changes will be made to the alley that has been brought up by the public. (*Verbal*)

Section 5 - Findings of Fact and Conclusions:

The Planning and Zoning Commission finds that the special use generally complies with the Salmon Development Code and is not in conflict with the Comprehensive Plan.

The Planning & Zoning Commission approves the special use permit as requested by the applicant with conditions being;

1. Runoff Control
2. Dust Control
3. Additional Landscaping
4. Downward Directional Lighting as per code
5. Weed Control

Draft Development Code Discussion

Gary informs the board on the progress of the draft development code and lets them know that it should be ready for them to review soon.

Kathy would like to point out a section particularly 10.7 that is in regards to hazardous areas and that comments were made requiring a professionally engineered runoff and erosion control plan with every building permit will stop development and she does not agree with that comment.

Jim explains to John what the board and staff are trying to do to make the draft development code more user friendly.

Kathy moves to adjourn the meeting

Meeting Adjourned

Respectfully Submitted

Teresa L. Morton