

**IN THE OFFICE OF THE VALLEY COUNTY BOARD OF COMMISSIONERS  
CASCADE, IDAHO**

**April 6, 2009**

**PRESENT: GERALD “JERRY” WINKLE) CHAIRMAN  
FRANK W. ELD) COMMISSIONERS  
GORDON L. CRUICKSHANK)  
ARCHIE N. BANBURY, CLERK**

Chairman Winkle called the meeting to order at 9:00 a.m.

Recorder not operating at opening of meeting. Chairman Winkle opened the meeting at 9:07 a.m.

Recorder began recording at 9:10 a.m.

Cynda briefed Commissioners on activities of Anderson Creek. Decision regarding Anderson Creek had been tabled until May 5, 2009. The critical problem was lack of sewer. Since that time, Anderson revised their subdivision plan to provide generally 20 acre parcels and not the smaller lots originally planned. Commissioners set April 13<sup>th</sup>, 2009 as the date to consider Anderson Creek application, and applicant was to be so notified. Moved by Commissioner Cruickshank, second by Commissioner Eld and carried.

Elk Meadows River Ranch, C. U. P. 08-20 was introduced and Administrator Herrick presented a staff report. She recommended approval for variance to extend cul-de-sac. Commissioner Cruickshank moved for approval on the condition that Lots 2 and 7 meet Donnelly Fire Department approval for fire truck turnaround. Second by Commissioner Eld and carried.

Cyndi Bonetti, 64 Ilka Lane, McCall, Idaho, was interviewed for the position of P & Z Commissioner. She is a seven year resident of Valley County, and came here from Jackson Hole, Wyoming where she served on their Planning and Zoning Commission. She is not familiar with Valley County’s LUDO, although she has seen it.

She has attended two Planning & Zoning Commission meetings concerning issues that were close to her home. She thinks our processes are similar to those she has experienced in Jackson Hole. She is in the property management business and has 103 properties under management.

She resides in the proposed McCall Impact area. She could not apply for McCall's vacancy because she lives in the County.

She does not know whether or not there is a master plan. No knowledge of impact fees or Fire Mitigation.

Commissioners expressed their appreciation for her application.

The second candidate was Eric Winkeller, 203 Potter Lane, Lake Fork, Idaho. He is known as "Rick." He has been in construction 30+ years. Planning and Zoning is an important part of a community. He has been in Valley County for 6 years.

On containing growth, with equality, growth is natural, but it must be controlled. Property rights are important, and extend not only to property owners, but also to their neighbors. Commercial properties should be centralized and grouped together. He has read the LUDO, and is familiar, generally, with our concept of impact fees. As development goes in, impact fees should be assessed. He has not attended Planning and Zoning meetings, County or City.

Presently employed as a contractor, home builder. He was recruited by Ed Allen, but had made his first application on his own. This is his second time applying for a position on the Planning and Zoning Commission. He will keep his own personal agenda as a builder separate from his responsibility as a Commissioner, if appointed. He has good common sense and would avoid conflicts. He does not desire to be a large scale builder. He would be willing to take continuing education courses as required for a Planning and Zoning Commissioner.

Chairman Winkle thanked Rick for his interest in applying.

Tom Olson, Jr. appeared as a candidate. He resides at 342 Cabarton Road, Cascade, Idaho. He has been operating Roadrunner Concrete for 17 years. He works with builders and contractors. He has been involved with both Garden Valley and Valley County as an applicant for Conditional Use Permits. He noted that Valley County is more professional.

He is familiar with the LUDO. He is aware of the proposed impact fee, not necessarily knowledgeable. Such fees are a necessary evil. The less money people must spend the better.

As far as Wildfire Mitigation, he thinks it is very important. We need fire suppression, including buried water tanks for a water supply. He cites West Mountain as a time bomb. He did not discuss preparation by the developer.

He characterized himself as a sub-contractor. He was recruited, did not see the ad in the paper, but received a telephone call. He then read the paper. (He was called by Cynda Herrick and by Harry Stathis). Deciding between a single family subdivision and a gravel pit, he would decide on the basis of whether he had a personal conflict. Otherwise, it would be on the basis of legal compliance with the Planning and Zoning regulations. He would make himself available to attend continuing education courses for Planning and Zoning Commissioners.

Chairman Winkle thanked Tom for his interest in applying.

Kathy Deinhard Hill, 14068 Pioneer Road, McCall, Idaho, appeared. She is interested because she wants to give something back. She wants to be involved in a positive way. She has a copy of the LUDO, obtained from Cynda Herrick. She thinks impact fees might be necessary but should be given fairly, not over the top - they should be implemented. She doesn't know how to do it. She has lived in Valley County since 1975.

Concerning the Fire Mitigation plan, she has read it, and thinks it is a good idea. Cleanup is necessary to avoid costs of fire fighting. She has only attended Planning and Zoning Commission meetings for issues close to her, and has also written letters.

Her occupation is "retired" and does not profess to be a writer. This is her second application. She was self-motivated to do this the first time she applied. This time she was encouraged to do so by a lady she cannot recall. She has studied Chapters 2 and 3 of the LUDO as well as the portion concerning PUD's. She expressed a willingness to attend continuing classes concerning Planning and Zoning if scheduled in advance. As to personal vs. community rights, she said LUDO requires weighing one against the other. It would be a hard call. If she sees a conflict, she wouldn't vote.

Chairman Winkle noticed she is pretty vocal concerning letters to the editor. As a Planning and Zoning Commissioner, she could not write on the subject prior to or after the decision.

Cynda said Doug MacNichol had applied, but was not able to appear for an interview. He had informed Cynda of his interest in this current vacancy via e-mail.

Commissioners deliberated. Chairman Winkle does not believe Tom Olson was recruited, and also believes that residential or geographical location of the candidates is important. Nominated Tom Olson. He then so moved to appoint him. Commissioner Cruickshank voted "Yea", as does Chairman Winkle. Commissioner Eld voted "Nay."

Cynda noted that both McCall and Donnelly had submitted requested changes to their respective impact areas. She will send the requests to the Planning and Zoning Commission for their decision.

Commissioner Cruickshank discussed his appointment to the Forestry Task Force of the Western Governor's Association. He does not know who else has been appointed and will not know until the announcement is made. He does not expect much in the way of expenditures as most communication will be by conference call, and perhaps a face to face meeting in Boise.

Adjourned at 11:59 a.m. for lunch.

Reconvened at 1:00 p.m.

Discussion was held on the upcoming budget year. Clerk advised that responsible financial requests need to be made in all aspects of the budget.

Adjourned at 1:30 p.m.

GERALD WINKLE, CHAIRMAN

**ATTEST:**

ARCHIE BANBURY, CLERK