



Valley County Planning & Zoning Commission

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Ed Allen, Chairman
Rob Garrison, Vice-Chairman

Tom Olson, Jr., Commissioner
Kathy Deinhardt Hill, Commissioner

VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

DATE: January 14, 2010

TIME: 6:00 p.m. – 9:00 p.m.

LOCATION: Valley County Courthouse

ATTENDANCE: Commissioners present: Chairman Ed Allen, Rob Garrison, Tom Olson, and Kathy Deinhardt Hill were present. Staff member present: Cynda Herrick, AICP, Planning and Zoning Administrator.

OPEN: Call to Order

OTHER ITEMS:

1. Election of Officers

Commissioner Olson moved to elect Ed Allen as the Chairman. Commissioner Garrison seconded the motion. Motion carried.

Commissioner Olson moved to elect Rob Garrison as the Vice-Chairman. Chairman Allen seconded the motion. Motion carried.

Chairman Allen moved to elect Cynda Herrick as the Planning and Zoning Secretary. Commissioner Garrison seconded the motion. Motion carried.

The Commission welcomed new member, Kathy Deinhardt Hill.

MINUTES: December 10, 2009

Commissioner Garrison moved to approve the minutes as presented for December 10, 2009. Commissioner Olson seconded the motion. Motion carried.

OTHER ITEMS (Continued):

2. Facts & Conclusions

• VAC 09-12 Vacation of a Portion of Shadows Trail

Commissioner Garrison moved to approve the Facts and Conclusions for VAC 09-12 and to authorize the Chairman to sign. Commissioner Olson seconded the motion. Motion carried.

• **C.U.P. 09-12 Blackhawk Lake Estates – Common Area Addition**

Commissioner Garrison moved to approve the Facts and Conclusions for C.U.P. 09-12 and authorize the Chairman to sign. Commissioner Olson seconded the motion. Motion carried.

3. Letter regarding C.U.P. 04-46 Storage and Landscaping: Staff explained that it was just a FYI.

WORK SESSIONS:

1. Amendments to the Valley County Subdivision Regulations Ordinance: The Valley County Subdivision Regulations were originally adopted April 29, 1970 and have been amended five separate times. The Ordinance provides definitions, rules, and regulations for the approval of plats, subdivisions, dedications, and vacations of public right-of-way and easements; prescribes standards for the design, layout, and development thereof; requires improvements; provides standards for the approval or disapproval thereof; provides for the granting of variations and exceptions thereto; provides for a penalty of violations; and provides for appeal. The current amendment incorporates previous amendments into the text of the document; provides for administrative plats, short plats, and pathways; and adds an appendix that requires a Wildland Urban Interface Fire Protection Plan to be developed for all proposed subdivisions. The Wildfire Mitigation Plan is based upon a site-specific wildfire risk assessment and will address topography, aspect, flammable vegetation, climatic conditions, fire history, water supply, access, fire protection systems, defensible space, and vegetation management. The complete document may be viewed at: www.co.valley.id.us/docs/PZ/Proposed_Sub_Regs.June.2009.pdf

Chairman Allen introduced the item. Staff explained that the changes had been made as indicated by the Commission. Staff recommended that the Commission make a motion to set it on the agenda at the same time that a public hearing is held for the Land Use Ordinance.

Commissioner Garrison moved to set the Subdivision Regulations on the same agenda for public hearing that will be held for the Land Use Ordinance. Commissioner Hill seconded the motion. Motion carried.

2. Amendment to the Valley County Land Use and Development Ordinance: Valley County uses a Multiple Use Zoning concept. Land use proposals are evaluated using a matrix to determine compatibility with current land uses. Changes to Appendix A are being considered. Other minor changes that clarify standards or process are also being proposed. The proposed LUDO may be viewed at: www.co.valley.id.us/docs/PZ/LUDO.1_to_Commission.JulyProposed%207-1-09.pdf

Chairman Allen introduced the item. Staff recommended that the Commission go through each page of the LUDO and indicate changes that should be made.

The Commission discussed amendments to each section of the LUDO. The Commission stopped

after Chapter 7 and set the next work session for February 11, 2010.

3. Valley County Comprehensive Plan – discussion on updates.

Chairman Allen introduced the item. Staff stated she was updating statistics and data, and that a revision needed to be added to address high powered transmission lines in order to meet the requirements of the Idaho State Statutes. Staff is meeting with Idaho Power on Tuesday.

Meeting adjourned 9:00 p.m.