



Valley County Planning & Zoning Commission

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Todd Hatfield, Chairman
Harry Stathis, Vice-Chairman

Ed Allen, Commissioner
Gerald Patterson, Commissioner
Rob Garrison, Commissioner

VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

DATE: January 8, 2009

TIME: 6:00 p.m. to 8:00 p.m.

LOCATION: Valley County Courthouse

ATTENDANCE: Commissioners present: Gerald Patterson, Rob Garrison, and Chairman Todd Hatfield. Staff member present: Cynda Herrick, AICP, Planning and Zoning Administrator.

MINUTES: Commissioner Garrison moved to approve the minutes for November 13, 2008, and December 11, 2008, Commissioner Hatfield seconded the motion. Motion carried. Commissioner Patterson voted against approval.

OLD BUSINESS:

- 1. C.U.P. 06-51 Highland Subdivision – Extension:** The applicants are Royal Fork Restaurant Corporation and Highland Woods, LLC. They are requesting approval of a two-year extension of the conditional use permit which expires on February 6, 2009. The 133.75-acre site is accessed from West Roseberry Road, Shultz Lane, and Tamarack Falls Road. The site is located in the E ½ of the NW ¼ of Sec. 17, T. 16N, R. 3E, B.M., Valley County, Idaho.
[Not a public hearing]

Chairman Hatfield announced the item and stated this is not a public hearing.

Staff presented Staff Report and letter of extension request.

Commissioner Patterson moved to approve the two year extension for C.U.P. 06-51 Highland Subdivision as requested. Commissioner Garrison seconded the motion. Motion carried.

A. NEW BUSINESS:

1. Impact Fee (Amendment to Comprehensive Plan)

Chairman Hatfield announced the item.

Anne Wescott, Galena Consulting/BBC Research & Consulting, presented the Impact Fee Advisory Committee recommendation and explained Impact Fees.

P&Z is required to amend the Comprehensive Plan to include the Capital Improvement Program. Presented exhibit 1 – Valley County Impact Fee Study handout.

Commission was concerned with population projections, value of projected capital infrastructure, and other funding mechanisms' affect to projected capital improvements. Wescott commented that if population projections are decreased than capital improvements will need to be decreased.

Discussion ensued concerning agricultural building exemptions, commercial vs. residential comparisons, effect to Planned Unit Development, decreasing impact fee as an incentive to implement firewise standards.

Commissioner Patterson made a motion to have joint meeting with Board concerning Impact Fees. Commissioner Garrison seconded the motion. Motion carried.

2. Amendment to the Valley County Land Use and Development Ordinance – Appendix A – Compatibility Evaluation: 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. The current Appendix A was adopted in September 2006. It may be viewed at: www.co.valley.id.us/docs/PZ/LUDO_August29.2006.2.pdf
[Tabled from meeting on November 11, 2008]

Chairman Hatfield announced the item.

Commissioner Patterson moved to postpone until we have a full Commission. Commissioner Garrison seconded. Motion carried.

B. OTHER ITEMS:

1. Facts and Conclusions: Commissioner Garrison moved to approve Facts and Conclusions for V-3-08. Commissioner Patterson seconded. Motion carried.

2. Election of Officers:

Chairman: Commissioner Patterson moved to elect Commissioner Hatfield again as the Chairman of the Planning and Zoning Commission. Commissioner Garrison seconded the motion. Motion carried.

Vice-Chairman: Commissioner Hatfield moved to elect Commissioner Patterson as the Vice-Chairman of the Planning and Zoning Commission. Commissioner Garrison seconded the motion. Motion carried.

Secretary: Commissioner Garrison moved to elect Cynda Herrick as the Secretary of the Planning and Zoning Commission. Commissioner Hatfield seconded the motion. Motion carried.

Meeting adjourned