



Valley County Planning & Zoning Commission

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Todd Hatfield, Chairman
Harry Stathis, Vice-Chairman

Ed Allen, Commissioner
Rob Garrison, Commissioner
Tom Olson, Jr., Commissioner

VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

DATE: November 12, 2009

TIME: 6:00 p.m. – 8:00 p.m.

LOCATION: Valley County Courthouse

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

OPEN: Call to Order

MINUTES: September 10, 2009 & October 8 & 22, 2009

Commissioner Garrison moved to approve the minutes. Commissioner Olson seconded the motion. Motion carried.

OLD BUSINESS:

1. C.U.P. 05-48 Wild Wings Subdivision – Extension Request: Rodney A. & Christine Higgins & Loomis Homes, INC, are requesting approval of one-year extensions of the Conditional Use Permit and final plat approval that expire on November 12, 2009. The property is accessed from Day Star Lane and is located in the SWNW of Section 4, T.15N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

Chairman Hatfield announced the item. Staff explained that most of the improvements were completed including all utilities and paved roads. The applicant was waiting for Idaho Power to install 3-phase power to the well houses so that the new pumps could operate. At that time, North Lake Recreational Sewer and Water District will approve the use so that Central District Health can release sanitary restrictions.

Commissioner Olson moved to approve the one year extension and final plat approval for C.U.P. 05-48 Wild Wings Subdivision. Commissioner Garrison seconded the motion. Motion carried.

NEW BUSINESS: There was none.

OTHER ITEMS:

1. Facts & Conclusions:

PUD 09-01 Payette Landing: Commissioner Garrison moved to approve the Facts & Conclusions as presented and to authorize the Chairman to sign. Commissioner Olson seconded the motion. Motion carried.

2. Workshop: Staff explained that there would be a Land Use Focus Group in McCall on November 19, 2009. Chairman Hatfield asked that he be signed up and Commissioners Garrison and Olson stated they may go.

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

The Commission went through the changes proposed in the Subdivision Regulations. Discussion ensued. The complete discussion can be heard on the recording of the meeting that can be obtained in the P&Z office.

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

The Commission discussed inclusion of wind turbine standards and the wellhead protection overlay.

It was decided that a meeting would be set for January 2010 to complete the amendments since the December agenda is full and staff has too much vacation to use before the end of the year.

Meeting adjourned 8:00 p.m.