



# Valley County Planning & Zoning Commission

PO Box 1350  
219 North Main Street  
Cascade, ID 83611-1350

Phone: 208.382.7115  
Fax: 208.382.7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)  
Website: [www.co.valley.id.us](http://www.co.valley.id.us)

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:** December 10, 2009

**TIME:** 6:00 p.m. – 7:15 p.m.

**LOCATION:** Valley County Courthouse

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

**OPEN:** Call to Order

**PRESENTATION:** The Commission presented a plaque and a thank you to Chairman Todd Hatfield who has resigned his position after serving six years.

### MINUTES:

Commissioner Allen moved to approve the minutes for November 12, 2009. Commissioner Stathis seconded the motion. Motion carried.

### OLD BUSINESS:

**1. C.U.P. 05-58 Heritage Subdivision -- Extension Request:** Acentrid Investments is requesting approval of a three-year extension of the conditional use permit that expires December 14, 2009. The site is accessed from two points on Hwy 55. It is located in the S ½ of Sec. 18, and the SW ¼ of Sec. 17, T.12N, R.4E, B.M., Valley County, Idaho. [Not a public hearing]

Chairman Hatfield announced the item. Staff stated that the applicant was requesting a three-year extension. According to the request, there has been substantial progress on this project on internal roadway design, Highway 55 access, and septic drainfield site investigation.

Commissioner Stathis asked if the extension was being proposed due to the slow market. Bob Fodrea, applicant's agent, confirmed and stated that the applicant has harvested the timber.

Commissioner Allen asked if the roads were built. Fodrea stated that the existing roads are in place, but new roads and site grading plans have not been approved. Allen asked what investment has been made in this plat? Fodrea stated the preliminary platting, drainfields, monitoring water tables, etc. has been extensive. The market for timber and property is very low at this time.

Staff reminded the Commission that we would be going through ordinance changes and the ordinance does specify just the one year extension.

Commissioner Stathis moved to approve the one-year extension for C.U.P. 05-58 Heritage Subdivision. Commissioner Allen seconded the motion. Motion carried.

**2. C.U.P. 06-43 Concrete Processing Plant – Extension Request:** Tamarack Resort is requesting approval of extensions of the approved phasing plan. Phase 1 (grading and landscaping) & Phase 2 (facility improvements) would be completed in 2011 & 2012. The completion date for Phase 3 (mobilization and start-up) would remain December 2012. The property is located at the southwest corner of Plant Lane and Koskella Road in SESE Sec. 26, T.16N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

Chairman Hatfield announced the item. Staff stated that a letter had been received from neighbors requesting the extension be denied even though this was not a public hearing. Staff explained that a portion of the property was back in the ownership of Jim Yates.

Amy Pemberton, applicant's agent, stated Tamarack's position and stated the hope was the new buyer would continue forward with the improvement. The intent of the landscaping is to protect the neighbors and will take place in the beginning of the project. The completion date has not been extended. The neighbors have received an extension until 2012.

Discussion ensued. The landscaping must be done in 2010.

Commissioner Allen moved to approve the one year extension for C.U.P. 06-43 Concrete Processing Plant with requirement to complete Phase I Landscaping prior to December of 2010. Commissioner Garrison seconded the motion. Motion carried.

**3. P.U.D. 07-02 East Lake Meadows Subdivision – Extension Request:** Central Idaho Properties, LLC, is requesting approval of a three-year extension of the conditional use permit/preliminary plat approval that expire on December 10, 2009. Development would still occur in seven phases. They also request removal of income-related housing restrictions required in the conditional use permit. The site is located in the NE ¼ Sec. 22, T.16N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

Chairman Hatfield announced the item. Staff stated that the applicant was requesting a three-year extension. Bob Fodrea, applicant's agent, stated that a lot of investment has been made in design. The applicant still believes in the project and is looking for financing.

Commissioner Stathis moved to approve the one year extension for PUD 07-02 East Lake Meadows Subdivision. Chairman Hatfield seconded the motion. Motion carried.

**A. NEW BUSINESS:**

**1. VAC 09-02 Portion of Shadows Trail:** Von & Julia Hansen are requesting a vacation of 0.12 acres of Shadows Trail adjacent to Lots 22, 23, and 24 in Mountain Shadows Subdivision #2. They will also be dedicating 0.12 acres of additional right-of-way adjacent to Lot 1, Block 2, Mountain Shadows Subdivision #4. The vacation and dedication will result in realignment of the right-of-way along the actual traveled way of Shadows Trail. The site is located in the NW ¼ Sec. 3, T.15N, R.3E, B.M., Valley County, Idaho.

Chairman Hatfield announced the item and asked for any exparte contact or conflict of interest. There were none.

Chairman Hatfield asked for the Staff Report. Staff presented the Staff Report and a letter from Paul Proctor (exhibit 1). Staff also explained that she had a conversation with Tony Calzacorta, Area Leader for Idaho Power. He stated that he had no issues with the vacation so long as the power poles continued to be located in the new right-of-way or that an easement be given.

Chairman Hatfield opened the public hearing.

Chairman Hatfield asked for the presentation from the applicant. Von Hansen identified himself and explained the large survey.

Chairman Hatfield asked for proponents. There were none.

Chairman Hatfield asked for opponents. There were none.

Chairman Hatfield closed the public hearing.

Commissioner Garrison moved to recommend approval of VAC 09-02 Portion of Shadows Trail with stipulations of providing proper legal documents. Commissioner Stathis seconded the motion. Motion carried.

**2. C.U.P. 09-12 Blackhawk Lake Estates Common Area Addition – Preliminary & Final Plat:** Blackhawk Lake Property Owner's Association, Inc. is requesting approval of a plat to annex approximately 142.3 acres of adjacent common area into the Blackhawk Lake Estates Subdivision. The property is located in the NW ¼ Section 1 and N ½ Sec. 2, T.17N, R2E, and the S ½ Sec. 35 and SW ¼ Section 36, T. 18N, R.2E, BM, Valley County, Idaho

Chairman Hatfield announced the item and asked for any exparte contact or conflict of interest. There were none.

Chairman Hatfield asked for the Staff Report. Staff presented the Staff Report and additional correspondence, as follows: McCall Fire District approval (exhibit 1) and Millemann, Pittenger, McMahan & Pemberton response to Valley County surveyor letter (exhibit 2).

Chairman Hatfield opened the public hearing.

Chairman Hatfield asked for the presentation from the applicant. Rod Skiftun identified himself and concurred with Staff's report. Platting allows the annexation into the association.

Chairman Hatfield asked for proponents. There were none.

Chairman Hatfield asked for opponents. There were none.

Chairman Hatfield closed the public hearing.

Commissioner Allen moved to approve the preliminary and final plat for C.U.P. 09-12 Blackhawk Lake Estates Common Area Addition – Preliminary & Final Plat and authorized the chairman to sign. Commissioner Garrison seconded the motion. Motion carried.

## **B. OTHER ITEMS:**

### **1. Correspondence: C.U.P. 04-46 Betts Storage & Landscaping**

Robert Lyons stated that the owners are working with the Sheriff's office concerning recovery of the landscaping. He is trying to help get the equipment sold. Lakeshore Disposal is planning on buying the truck and containers. The snowplows will be sold.

The owners, Mark and Janet Betts, would like more time to remove the items from the property.

Commission directed staff to formally revoke the conditional use permit.

Harry moved to revoke the conditional use permit and give the Betts 90 days to remove all equipment and clean up the site. Commissioner Allen seconded the motion. Motion carried.

Meeting adjourned 7:15 p.m.