



## 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:** December 11, 2008

**TIME:** 6:00 p.m. to 10:00 p.m.

**LOCATION:** Valley County Courthouse

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

**MINUTES:** Approval of the November 13, 2008, minutes was continued to January 8, 2009, meeting.

#### **OLD BUSINESS:**

**1. PUD 04-02 Gold Fork Bay Village – Phasing Plan & Extension Request:** The applicant is Wildwood Development, LLC. They are requesting approval of a extension of the conditional use permit that expires December 27, 2008. They also want to revise the phasing plan to include three phases, to be completed by December 2014. The site is accessed from Old State Road and Paradise Lane. It is located in the SESE Section 34, 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.

Condition of approval: Must clean up trash, including concrete piles, tree stumps, and rusted metal by the end of June 2009.

Commissioner Allen moved to approve the extension for PUD 04-02 Gold Fork Bay Village as requested with the condition of approval. Commissioner Stathis seconded. Motion carried.

**2. PUD 05-02 Bella Reve Subdivision Phase 1 -- Extension Request:** The applicant is The

Reserve at Lake Cascade LLC. They are requesting approval of a two-year extension of the conditional use permit that expires December 18, 2008. The site is accessed from Old State Road, Kantola Lane, and Day Star Lane. It is located in the N ½ NW ¼ of Sec. 10, SW ¼, SE ¼, and S ½ NW ¼, and S ½ of NE ¼ of Sec. 3, T.15N, 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.

Condition of Approval: Must repair and maintain fences around perimeter to keep cattle on-site before cattle are put back on-site.

Commissioner Garrison moved to approve the extension for PUD 05-02 Bella Reve Subdivision Phase 1 as requested. Commissioner Allen seconded. Motion carried.

**3. C.U.P. 05-58 Heritage Subdivision -- Extension Request:** The applicant is Acentrid Investments. They are requesting approval of a one-year extension of the conditional use permit that expires December 14, 2008. 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 and stated this is not a public hearing.

Staff presented Staff Report and letter of extension request. Discussion ensued concerning the need for access through this property to the next private property

Commissioner Stathis moved to approve the extension for C.U.P. 05-58 Heritage Subdivision as requested. Commissioner Patterson seconded. Motion carried.

**4. C.U.P. 07-29 Blackhawk Ridge Subdivision -- Extension Request:** The applicant is Blackhawk Partners, LLC. They are requesting approval of a one-year extension of the conditional use permit that expires December 13, 2008. The site is accessed from West Mountain Road. It is located in portions of Sections 1, 2, 11, & 12, T.17N, R.2E, 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.

Condition of Approval: Gravel extraction will only run from 7 a.m. to 7 p.m. and not on Sunday.

Commissioner Allen moved to approve the extension for C.U.P. 07-29 Blackhawk Ridge Subdivision as requested with the additional condition of approval. Commissioner Garrison seconded. Motion carried.

**5. C.U.P. 08-10 Morell Meadows Subdivision – Final Plat:** The applicants, Myron & Susan McCumber, are requesting final plat approval. The Commission will review the final plat and Conditional Use Permit to determine conformance with the preliminary plat. The property is currently addressed as 14096 Morell Road and is located in the SENE Sec. 25, T.18N, R.3E, & SWNW Sec. 30, T.18N, R.4.E, 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 additional correspondence including a letter from the Valley County Surveyor and a letter from the Valley County Road Department.

Chairman Hatfield stated he had two phone calls from neighbors complaining about the construction of the road. After checking on private road standards there are allowances for variations from standards in different locations of the standards. Discussion ensued concerning questioning of Road Superintendent approval.

Commissioner Garrison moved to approve the final plat for C.U.P. 08-10 Morell Meadows Subdivision as presented with variations approved by Valley County Road Superintendent and authorize the Chairman to sign the plat. Commissioner Allen seconded. Motion carried.

**6. C.U.P. 05-17 White Cloud Phase 2 – Request for Extension of Final Plat Approval.** It expires in December; applicant is requesting extension until August 1, 2009

Commissioner Allen moved to approve the extension. Commissioner Stathis seconded the motion. Motion carried.

**7. C.U.P. 08-03 Northwind Subdivision - Request for Extension of Final Plat Approval.** It expires in 12/19/2008; applicant is requesting an 90-day extension

Commissioner Stathis moved to approve extension to July 31, 2009. Commissioner Patterson seconded. Motion carried.

#### **A. NEW BUSINESS:**

**1. V-3-08 Poe Variance to Relax Front Yard Setback:** The applicant is Jeff Poe. He is requesting a variance to relax the front yard setback from the required 20' to 12'. An addition was built onto the front of the house in 2001. Although the home is over 50' from the traveled roadway, it is only 13' from the property line. The site is addressed as 14015 Nisula Road. It is located in Buckcamp Subdivision, Lot 1A, NE ¼ Sec. 31, T.18N, R3E, B.M., Valley County, Idaho.

Chairman Hatfield announced the item and stated this is a public hearing. Chairman Hatfield asked if there was any exparte contact or conflicts of interest. There was none. Chairman Hatfield asked for the Staff Report. Staff presented the Staff Report. Collen Lockhart identified herself as the applicant's agent.

Staff commented that snow plowing will not be affected due to location of traveled way.

Commissioner Allen moved to recommend approval of V-3-08 to relax the front yard setback from the required 20' to 12' to the Board of County Commissioners. Commissioner Patterson seconded the motion. Motion carried.

**2. Amendments to the Valley County Subdivision Regulations Ordinance:** The Valley County Subdivision Regulations was originally adopted April 29, 1970 and has been amended previously. 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 provides for administrative plats, short plats, and pathways, and increases the 20-acre exemption to 40 acres. The complete document may be viewed at: [www.co.valley.id.us/docs/PZ/Proposed\\_AmendmentsToSubReg.pdf](http://www.co.valley.id.us/docs/PZ/Proposed_AmendmentsToSubReg.pdf)  
*[Tabled from meeting on November 11, 2008]*

The Commission reviewed proposed changes to the subdivision regulations. The Commission will hold a public hearing on February 12, 2009

**3. 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](http://www.co.valley.id.us/docs/PZ/LUDO_August29.2006.2.pdf)  
*[Tabled from meeting on November 11, 2008]*

The Commission tabled the item to the January 8, 2009, meeting for discussion at that time.

**Meeting adjourned**