



# 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)

Ed Allen, Chairman  
Rob Garrison, Vice-Chairman

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

## VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

**DATE:** February 11, 2010

**TIME:** 6:00 p.m. – 7:00 p.m.

**LOCATION:** Valley County Courthouse

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

**OPEN:** Call to Order

### MINUTES:

Commissioner Garrison moved to approve the minutes as presented for January 14, 2010. Commissioner Olson seconded the motion. Motion carried.

### OLD BUSINESS:

**1. C.U.P. 05 – 61 Comfort Woods Subdivision – Final Plat:** Gerald McManus is 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 accessed from Comfort Woods and is located in the NWSW Section 35, T.18N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

Chairman Allen introduced the item. Staff presented Staff Report. Staff stated that phase 2 would need to be recorded within one year of the recordation of phase 1 unless an extension was applied for and approved. Staff presented the following: Ex 1 – McCall Fire letter dated February 11, 2010; and, Ex 2 – Droulard Response to the Staff Report.

Joel Droulard, Land Surveyor, introduced himself and stated he contacted their engineer last week. She is continuing to work on the CDHD reports and the groundwater certification.

Commissioner Garrison moved to approve the phase 1 final plat for C.U.P. 05-61 Comfort

Woods Subdivision, extension of 3 months for the conditional use permit, and authorize the Chairman to sign the plat. Commissioner Olson seconded the motion. Motion carried.

## **NEW BUSINESS:**

**1. C.U.P. 09-13 Water Song Plumbing:** Eric Rogers is requesting approval of a neighborhood business to include the parking of a trailer along the garage and storage of materials inside existing buildings. The property is RP12N04E081135 and is addressed as 10574 Highway 55. The site is 3.59 acres located in the NE ¼ Section 8, T.12N, R4E, BM, Valley County, Idaho

Chairman Allen introduced the item and asked if there was any exparte contact or conflict of interest. There was none.

Chairman Allen asked for the Staff Report. Staff presented the Staff Report.

Chairman Allen asked for the applicant's presentation. Eric Rogers, 10402 Emma Loop, introduced himself and stated he concurred with staff and would stand for questions.

Commissioner Allen asked about refuse. Rogers stated most of the refuse is taken care of at the job site.

Commissioner Allen asked about size of trucks. Rogers stated that in the winter most of the trucks are smaller and in the summer there is plenty of room.

Commissioner Sandmeyer asked if there would be more trailers in the future. Rogers stated that if there were ever additional trailers, if his business grew, he would park in front of the garage.

Chairman Allen asked for proponents. There were none.

Chairman Allen asked for uncommitted. There were none.

Chairman Allen asked for opponents. There were none.

Chairman Allen closed the public hearing.

Commissioner Olson moved to approve C.U.P. 09-13 Water Song Plumbing. Commissioner Garrison seconded the motion. Motion carried.

## **OTHER ITEMS:**

### **Correspondence:**

- **ADU 2009-03:** Staff explained that she had denied the Accessory Dwelling Unit permit.
- **Gold Fork Automotive, LLC:** Staff explained that the property owner does mechanic work from his home. Sixty percent of the business takes place off-site. Staff believes it can be considered a residential business, but wanted to get the concurrence of the Commission. The Commission concurred with Staff's opinion.

## WORK SESSION

**1. 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](http://www.co.valley.id.us/docs/PZ/LUDO.1%20to%20Commission.JulyProposed%207-1-09.pdf)  
**CONTINUED FROM THE P&Z MEETING OF JANUARY 14, 2010,**

Chairman Allen introduced the item.

Gary Swain made a statement concerning the letter he submitted. He is willing to come back at a public hearing.

The Commission postponed the meeting to February 25, 2010, at 6:00 p.m.

Meeting adjourned at 7:00 p.m.