



# Valley County Planning & Zoning Commission

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Todd Hatfield, Chairman  
Harry Stathis, Vice-Chairman

Ed Allen, Commissioner  
Rob Garrison, Commissioner

## VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

**DATE:** March 12, 2009

**TIME:** 6:00 p.m. – 8:45 p.m.

**LOCATION:** Valley County Courthouse

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

**MINUTES:** February 12, and March 3, 2009

Commissioner Stathis moved to approve the February 12, 2009, minutes. Commissioner Garrison seconded the motion. Motion carried.

Commissioner Allen moved to approve the March 3, 2009, minutes. Commissioner Stathis seconded the motion. Motion carried.

### OLD BUSINESS:

- 1. PUD 05-01 Valley County Business Park & Storage Facility – Extension:** The applicant is Highway 55, LLC. They are requesting approval of a five-year extension of the conditional use permit that expires on June 27, 2009. The 12.68-acre site is accessed from west side of Highway 55, approximately ¼ mile north of West Lake Fork Road. The site is RP17N03E034025A, located in the SWNW & NWSW of Sec. 3, T.17N, R.3E, B.M., Valley County, Idaho. *[Not a public hearing]*

Mike Voris appeared and asked for a five year extension. He commented that there has not been enough groundwater for Central District Health to study their project and ITD needed additional information.

Commissioner Allen questioned perc tests. Voris stated they are trying to expand the system in order to accommodate additional employees. Not changing dynamics of project.

Commissioner Allen questioned contracts eluded to in the extension letter request. Voris stated both contracts were taken place last fall in response to traffic studies.

Commissioner Garrison questioned five year extension. Voris stated if health department says there isn't enough snow fall then they will have to come back again.

Commissioner Allen does not believe five years is a reasonable time and is concerned since it is already four years old. Stathis concurred.

Agreed two years will keep the applicant progressing rather than five years. People need to keep moving on their projects. There needs to be substantial progress.

Commissioner Stathis moved to approve the extension of PUD 05-01 Valley County Business Park & Storage Facility for two years from deadline in June. Commissioner Garrison seconded the motion. Motion carried.

- 2. C.U.P. 06-46 Barker Ranch Estates – Extension:** The applicant is Farm-to-Market 60, LLC. They are requesting approval of an extension of the conditional use permit that expires on March 12, 2009. The 60.58-acre site is located on the northwest corner of Farm-to-Market Road & Barker Road, within Sec. 14, T. 16N, R.3E, B.M., Valley County, Idaho.  
*[Not a public hearing]*

Wendy Adams came forward. They are requesting a one year extension. A year ago they were considering extension of the sewer, but their partners from adjacent properties have backed out. They have significant investments in the sewer project.

Commissioner Allen moved to approve the extension of C.U.P. 06-46 Barker Ranch Estates for two years from date of deadline. Commissioner Garrison seconded the motion. Motion carried.

- 3. PUD 07-03 Buffalo Basin – Extension:** The applicant is Pinnacle Partners II, LLC. They are requesting approval of a two-year extension of the conditional use permit that expires on April 7, 2009. The 13.35 acre site is located ¼ mile south of Donnelly at the SE corner of Old State Highway and Highway 55, in Sec. 14 & 15, T.16N, R.3E, B.M., Valley County, Idaho. *[Not a public hearing]*

Ashley Ford came forward. They were approved last April, and they intend to go through with project. Their partners in sewer extension are not moving forward. They are continuing to work with North Lake and are looking for practical solutions.

Commissioner Garrison moved to approve the extension of PUD 07-03 Buffalo Basin for two years. Commissioner Stathis seconded the motion. Motion carried.

#### **4. Impact Fees - Discussion**

The McCall Fire District, Donnelly Fire District, Sheriff Department, and Anne Wescott attended. Discussion ensued concerning population projections and CIPs.

The process will continue as follows: amend Comprehensive Plan to include CIPs and then it goes to Board. The Board is the body that adopts the ordinance – the Commission does not have a hearing on the ordinance.

Commissioner Garrison moved to create a draft to amend the Comprehensive Plan. Commissioner Stathis seconded the motion. Motion carried.

**A. OTHER ITEMS:**

**1. Facts and Conclusions:**

- V-4-08 Hansen Variance to Relax Front Yard Setback
- C.U.P. 08-20 Elk Meadows River Ranches Subdivision
- C.U.P. 08-21 Rafter CC Acres Subdivision

Commissioner Allen moved to approve all facts and conclusions as listed. Commissioner Stathis seconded the motion. Motion carried.

**2. Correspondence:**

- **Blackhawk activities – C.U.P. needed?**

Staff stated that there are a number of advertisements for activities at Blackhawk, such as a Farmer's Market, snowmobile races, guided tours, bonfires, etc. Commission felt representatives from Blackhawk should come discuss whether they need a conditional use permit.

- **Hinson Power Sports – Boat Storage**

Staff reviewed the Commission's request of Hinson Power Sports that took place on June 19, 2008. The Commission asked that Hinson's document activities on an updated site plan. The Commission felt that the material presented by Hinson's was lacking. The Commission invited Hinson's to come talk to them again.

- **Conservation Easement – Ben Goslin Subdivision No. 4, Lot 19**

Staff explained that the Commission had previously approved lot splits in this subdivision, but they had to be split into equal lots. The current of this lot would like to split her property into a five acre piece and a 9 acre piece so that she can preserve the existing pond and place a conservation easement on it. The Commission believed this was a good idea.

**3. Election of Vice Chairman:** Commission Allen moved to appoint Commissioner Stathis as Vice-Chairman. Commissioner Garrison seconded the motion. Motion carried.

Meeting adjourned 8:45 p.m.