



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: June 11, 2009

TIME: 6:00 p.m. – 8:00 p.m.

LOCATION: Valley County Courthouse

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

MINUTES:

Commissioner Garrison moved to approve the May 14, 2009, minutes. Commissioner Olson seconded the motion. Motion carried.

OLD BUSINESS:

1. Impact Fees - Ray Moore, Mountain Central Association of Realtors, has been invited by the Planning and Zoning Commission to give a presentation he has prepared concerning Impact Fees. The presentation is not a public hearing, but is only being provided to gather information.

Ray Moore presented “Valley County CIP and Impact Fees”. A copy of the presentation and audio of meeting can be found in the file.

Represents approximately 245 realtors. He is not a consultant or certified planner. He is here because in the past they did not get involved soon enough. It needs to be done legally using the most pertinent information.

Has the work that IDIFA requires been done?

Olson asked how much were donations? Moore stated less than \$30 or \$40 dollars. Grants are another source – Donnelly got \$85,000 dollars over five years.

Allen asked if there had been discussion with county departments. More stated that it appears there is \$10 million above and beyond the segregated money. Allen commented on building

permit fees – need to know where fees go in the county. Moore stated it appears building permits go into general fund.

Chairman Hatfield continued the meeting to the end of tonight's session for the Commission to discuss and decide what to do to proceed with the impact fees.

2. C.U.P. 09-02 SLRWSD Treatment Facility –South Lake Recreational Water & Sewer District is requesting approval of a treatment facility on 5.5 acres. It would include a membrane bioreactor wastewater treatment plant, a biosolids-handling building, and office and shop facilities. Access would be provided via Cabarton Road. The property is a portion of RP13N03E139010A and is located in the SESE Sec 13, T.13N, R.3E., BM, Valley County, Idaho. [Tabled from April 9, 2009]

Chairman Hatfield announced the item. Staff stated the application was tabled from April 9, 2009. At that time there had been a presentation, public testimony, closed the public hearing, and tabled with the direction that South Lake should talk to the City of Cascade. Staff explained that additional information had been received and there were minutes from a joint meeting with DEQ, South Lake, Cascade, and Keller Engineering held on June 3, 2009. She then asked if the Commission wanted to reopen the public hearing. She stated that if it opened for the additional information then it will need to re-opened for additional public comment.

Commissioner Olson made a motion to re-open the public hearing. Commissioner Allen seconded the motion. Motion carried.

Staff read the additional correspondence and minutes from June 3 into the record. (Packaged as exhibit 1.) Pictures of the site that were taken by Dave MacGregor were also presented as exhibit 2.

Discussion ensued concerning the minutes from the meeting between DEQ, Cascade, Keller and South Lake. Staff cautioned the Commission that their decision was based upon whether this was the best long range plan for citing the South Lake membrane plant. Discussion concerning alternatives, such as piping effluent to North Lake.

Jon Mabbutt, SouthLake, representative from Keller Engineering is not here tonight because they were advised the hearing was closed. They are not asking for integrity or viability of South Lake – they are asking the Commission to decide if this is the proper site for the plant. Asked the pictures be verified. Site is ¼ from any building, between two little hills, and is out of site of most buildings. Engineers have evaluated site and determined this is a suitable site. Would like site approved as a backup in case city moves outside city limits. Feedback from DEQ and EPA is that it is not feasible to build the plant right now. Most of the letters in opposition were from folks who wanted to stay in district to get water – have been told sewer has to come first and then water.

Chairman Hatfield asked if there had been any exparte contact or conflict of interest.

Proponents: There were none.

Undecided: There were none.

Opponents:

Dave MacGregor, Cabarton Road, addressed location of pictures. He knows that is the site because he walked the site with Keller engineering when they surveyed it. Pictures are accurate of site.

Bob Carr, 214 Pole Cat Ridge Road, commented on this site. This is a poor site because it is between two hills and out by itself. Not compatible with existing uses of grazing and agricultural uses. Visual impacts are of metal buildings, asphalt parking lots, security fencing, lighting. One of the elevations of buildings is 127x80x40 – that is a five story building. They will dominate the view. Elevations show 10 outside lights. Plant will cause noise pollution from pumps, motors, cupolas will have exhaust fans, hum of electrical interference. There will be wildlife impacts. Ingress/egress site will be dangerous because of sharp curves, shading and grade. Location of plant should be closer to users. Financial concerns. At Ashley Inn everyone was against the district – don't approve site just because we might need it in the future – not everything will be the same in ten years. Commented that South Lake was only proposing this site because it was the only site available – not because it was the best location.

Troy Scott, 197 Pole Cat Road. There are several issues -- talked about booth at fair grounds. Always told it was for sewer and water on West Mountain. There are untruths, i.e. residency of board members and whether or not there was a mandate on creating a sewer district for West Mountain.

Ardean Grefsrud, 231 Pole Cate Ridge Road. They have a well functioning septic system. Would like to opt out of district since they do not want to spend another \$20,000 to hookup. Not feasible at this time.

Jerry Kider, 587 Cabarton. Strongly discourage pursuing this project – it is a terrible error. Will change flavor of Cabarton road area. The \$250,000 paid for that five acres would be better spent on a line to co-locate with Cascade. Concerned about wear and tear on Cabarton Road.

Jon Mabbutt rebutted. You are not here to judge on financial matters. These people can petition the courts to be removed from the District. Carl Broadbent lives on West Mountain Road.

Commissioner Allen questioned combining with Cascade. Mabbutt responded that Mark Mason said it is not viable to combine with Cascade. Commissioner Allen asked, “who wants this?” Mabbutt stated that CDHD had a moratorium on new building on West Mountain, but now CDHD and EPA are saying they could not find any point system and stated there is not an environmental concern now. Chairman Hatfield asked what hookup fees are: Mabbutt stated \$15,000 per lot with \$5,000 hook-up fee. Commissioner Olson asked about cost of water – Mabbutt stated about the same as sewer.

Chairman Hatfield closed the public hearing.

Commission Garrison stated he is not sure that this is the best site for a sewer treatment plant.

Have to consider some economics. Does not want to see a CUP hanging out there for 10 years or to see partial completion and they run out of money. Does not believe this is the best location initially or for expansion to add additional capacity in the future. We need to look down the road and accommodate future generations

Commissioner Allen agrees with Garrison. Biggest concern is this the right resolution for twenty years from now. Need to look at all the options, almost seems like this is almost premature.

Commissioner Olson recommends that they get some more property options. It is obviously wet.

Commissioner Garrison stated that a comment from Mason from DEQ stated that this was a new science that would have to be overcome for discharge into the creek. Cabarton is not a good road – additional traffic would make it worse. The S-curve on Cabarton is a poor site for safety concerns.

Commissioner Allen stated that we have had these situations before – like Idaho Power who eventually found a site.

Chairman Hatfield questioned environmental conflicts and the study that was done in 1991. Commissioner Garrison commented that the amount of septic water that actually gets to the lake is less than 1%.

Commissioner Olson moved to deny the issuance of C.U.P. 02-02 SLRWSD Treatment Plant due to the above listed reasons. Commissioner Allen seconded the motion. Motion carried.

Chairman Hatfield explained the ten day appeal period.

NEW BUSINESS:

1. C.U.P. 09-07 Shiloh Bible Conference – Manager’s Residence – Shiloh Bible Conference, INC, is requesting approval of a single-family residence to be added to their camp facilities. The home would be used year-round by the manager/camp host family. The home would use an existing private well located on Fran Dot # 2 Lot 11 and sewer service from North Lake Recreational Sewer and Water District. The property is Lot 9, Fran Dot Subdivision # 2, located in the NWSW Sec 9, T.16N, R3E, BM, Valley County, Idaho.

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

Staff presented the Staff Report.

Gabe Stayton, Director of Operations, Shiloh Bible Camp, presented the application. Shiloh has been in existence for over 50 years. They spread the gospel of Jesus Christ while providing outdoor recreational experience opportunities mostly for children. They have brought on more staff and have a need for additional residential units.

Chairman Hatfield asked for proponents.

Jason Brown, 13164 Gail-Allen, supports the application. This would be a great improvement.

Chairman Hatfield asked for uncommitted. There were none.

Chairman Hatfield asked for opponents. There were none.

Chairman Hatfield asked Juan Bonillo with Donnelly Rural Fire if it was a law to have a tank. Juan stated that the accumulation of structures requires additional water suppression. It is due to the number of structures and density. Gabe stated that are remodeling structures, not adding structures. Juan stated that it is due to the number of structures on site.

Commissioner Allen asked if the tanks give on-site protection. Gabe stated it is just a storage tank for a water tender.

Chairman Hatfield closed the public hearing for deliberations.

The Commission deliberated. Commissioner Garrison thought it was a good project. Commissioner Olson stated it sounded like it was needed.

Commissioner Allen moved to approve C.U.P. 09-07 Shiloh Bible Conference. Commissioner Garrison seconded the motion. Motion carried.

Chairman Hatfield explained the ten day appeal period.

Impact Fees: (Resumed Discussion on Impact Fees)

Chairman Hatfield stated that there are a number of ways to go:

- obtain additional information to verify Ray Moore's presentation
- go to public hearing for Plan changes
- recommend it not go further

Commissioner Olson would like to obtain additional information. Commissioner Allen believes that Ray's information needs to be addressed by county to make it more transparent.

Commissioner Garrison would like the county to address the funds.

Commission Garrison stated he was satisfied with the Idaho Power growth rate projections – they have shown consistency over the years. They would be a tool that was updated every year, at no cost to the county. Commissioner Allen agreed.

Chairman Hatfield asked for building permit information numbers and revenues.

Chairman Hatfield has concerns that there will not even be growth equivalent to Idaho Power. Impact Fees will not work.

The Commission asked that the DRF representatives look at numbers and that Archie Banbury, Valley County Clerk, look at numbers and the appropriate elected officials address them to the

Commission.

Commissioner Garrison moved to continue workshop on Impact Fees to July 9, 2009.
Commissioner Olson seconded. Motion carried.

A. OTHER ITEMS:

1. Facts & Conclusions:

- C.U.P. 09-03 Prairie Pine Subdivision
- C.U.P. 09-04 McCall Pet Services
- C.U.P. 09-05 Jug Mountain Ranch – Snow Sports Activity Area
- Amendment LUDO – Roseberry Townsite Historical Overlay District

Commissioner Garrison moved to approve listed Facts and Conclusions and authorized Chairman to sign. Commissioner Olson seconded. Motion carried.

2. Correspondence:

- Hinson Power Sports: Staff explained that a few months ago the Commission directed Shane Hinson to create the "real site plan". He did not respond. The Commissioner directed staff to send a letter and direct him that it is up to them to create the site plan.

Meeting adjourned 8:00 p.m.