



## 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:** July 9, 2009

**TIME:** 6:00 p.m. – 7:30 p.m.

**LOCATION:** Valley County Courthouse

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

#### MINUTES:

Commissioner Garrison moved to approve the June 11, 2009, minutes. Commissioner Allen seconded the motion. Motion carried with changes indicated on page 5, second paragraph changing "law to have a tank".

Commissioner Allen moved to table minutes from June 25, 2009 to July 28, 2009. Commissioner Stathis seconded the motion. Motion carried.

#### OLD BUSINESS:

**1. CUP 05-17 White Cloud Phase 2 – Extension Request:** Elkhorn LLC is requesting approval of a one-year extension of the final plat approval that currently expires on August 1, 2009. White Cloud Phase 1 was recorded July 2006. Phase 2 is a replat of Block 4 and Block 5 of Phase 1. The site is located in the SE Section 24 & NE Sec 25, T.18N, R.2E, and SW Sec 19 & NW Sec. 30, T.18N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

Staff explained that the applicant was continuing to monitor for septic permits as described in the request for extension from James Fronk, P.E., Secesh Engineering, dated June 11, 2009. Staff also explained that the first phase had already been recorded and all improvements of infrastructure were complete.

Commissioner Stathis moved to extend final plat approval for CUP 05-17 White Cloud Phase 2 to August 1, 2010. Commissioner Allen seconded the motion. Motion carried.

**2. PUD 04-01 The Meadows at West Mountain, Phases 4-6 -- Extension Request:**

Timberline Developments, LLC, are requesting approval of an one-year extension of the Conditional Use Permit which states that a phase will be developed at least every two years. Phase 4 expires on July 12, 2009. The site is located in Section 17, T.16N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

Staff explained that the applicant was requesting an extension in order to finalize the road development agreement; seek approval from North Lake Recreational Sewer and Water District; gain approval from Valley County for engineering of phases 4-6; and approval from the county surveyor. Staff also explained that the first three phases had already been recorded.

Commissioner Stathis moved to extend final plat approval for PUD 04-01 Meadows at West Mountain Phase 4-6 to July 12, 2010. Commissioner Olson seconded the motion. Motion carried.

**3. Impact Fees:** Continuation of discussion on Impact Fees – (Moved on agenda to the end of New Business.)

**A. NEW BUSINESS:**

**1. C.U.P. 09-09 Elo Estates – Preliminary & Final Plat:** Youde - Three Forks, LLC, and Steve & Ingri Millemann are requesting approval of a 2-lot single-family residential subdivision on approximately 24 acres. Subdividing this property would rectify an illegal lot split. The subdivision would be served by individual well and septic systems. Conservation easements are located on the property. The property is currently addressed as 1171 & 1291 Elo Road and is located in the E ½ SE ¼ Section 22, T.18N, R3E. BM, Valley County, Idaho.

Chairman Hatfield asked if there was any exparte contact or conflict of interest. Chairman Hatfield excused himself from discussions due to conflict of interest.

Commissioner Stathis, Vice-Chairman, acted as the Chairman and asked for the Staff Report. Staff presented the Staff Report and read an e-mail from Janet Lord (exhibit 1).

Bob Youde, 1210 Samson Trail, managing partner, to represent the applicant:

- 12.5 acre parcel was approved in 1997, but final plat was never recorded.
- Parcel has been sold and resold since 1997.
- Discussed septic issue.
- Discussed road right-of-way.
- Intention is to keep this intact as a single family residential site.
- Millemann's are co-applicants.
- Purpose is to make this a legal lot.

Commissioner Garrison asked if other half has a house, well, and septic. Youde confirmed.

Commissioner Stathis asked if there were any proponents, undecided, or opponents. There were none.

Commissioner Stathis closed the public hearing. Discussion ensued: correcting error, septic is taken care of, can find no issues.

Commissioner Garrison moved to approve C.U.P. 09-09 Elo Estates, preliminary and final plat, and authorize the Chairman to sign. Commissioner Allen seconded the motion. Motion carried.

## **OLD BUSINESS:**

### **1. Impact Fees:** *Continuation of discussion on Impact Fees.*

Chairman Hatfield announced the item and invited Assessor Campbell and Clerk Banbury to address the Commission.

Assessor Campbell stated she is here to give accurate information concerning Mr. Moore's presentation as presented on June 11, 2009. She presented exhibit 1 - Crane Shores and exhibit 2 - Hawks Bay Subd Tax Comparison. She then explained the worksheets.

Archie Banbury, Clerk, stated this is the first time he has ever talked to a Commission about funds. He commended the Commission. He questioned where to go with the discussion. He said he will try to impart some background – we do fund accounting, all of which have their own income and expense. There are 22 funds. At the beginning of this year, there was 8.5 million; but, you need to take out for operating cash, trust funds that cannot be spent, court facilities fund, etc.

Working capital gets you from the low point to the high point. A financial statement is a snap shot. Need to take a look at whether we need Impact Fees. Over last three – four years, building and P&Z have contributed large revenues, which are now down.

Commissioner Olson asked how you budget when impact fees are small. Archie said we anticipated a slow down. Commissioner Olson asked, how would you budget impact fees? Archie – you would have to budget it low. Funds can be put into a contingency fund to save the money and cannot be spent without unanimous vote of County Commissioners.

Commissioner Garrison questioned black side of the budget. In boom years, where does the money go? Archie responded, into general fund and can be diverted into capital improvements. Discussion ensued concerning the court facilities fund.

Commissioner Olson asked if new funds could be established for capital improvements. Archie stated can only have 5% reserve. Talked about decrease in building fees, Tamarack's capital improvements, etc. but had increase in PILT funds. Grants were discussed. County grants to seniors, WICAP, etc.

Commission Allen made a motion to set a public hearing on August 25 at 6:00 for Impact Fees. Amendments to the comprehensive plan and the adoption of CIP and implementation of impact

fees. Commissioner Stathis seconded. Motion carried. Chairman Hatfield voted no.

**B. OTHER ITEMS:**

**1. Facts & Conclusions:**

- C.U.P. 09-02 SLRWSD Treatment Plant
- C.U.P. 09-07 Shilo Bible Camp – Managers Residence

Commissioner Allen moved to approve the Facts and Conclusions as listed. Commissioner Garrison seconded the motion. Motion carried.

**2. Discussion of Proposed Subdivision Regulations & LUDO Amendments:** The Commission agreed to have a work session at the regularly scheduled meeting in August.

**3. Appeal of Administrative Decision – C.U.P. required for Kelly’s Whitewater Park**

There needs to be public input. This park will be there for a long time. Need to know where rock will be, parking, facilities, etc.

Jim Fodrea responded. The packages are ready to go to the Corps and state agencies. Focus is to place rock in river this fall.

Commissioner Allen moved to require a conditional use permit for Kelly’s Whitewater Park. Commissioner Garrison seconded the motion. Motion carried.

**Meeting adjourned 7:35 p.m.**