



# 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)

Rob Garrison, Chairman  
Ronda Sandmeyer, Vice-Chairman

Tom Olson, Jr, Commissioner  
Kathy Deinhardt Hill, Commissioner  
Ed Allen, Commissioner

## VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

**DATE:** February 11, 2013

**TIME:** 6:00 p.m. – 8:00 p.m.

**LOCATION:** Valley County Courthouse

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

**OPEN:** Call to Order

### MINUTES:

Commissioner Allen moved to approve the minutes at the next meeting. Commissioner Hill seconded the motion. Motion carried.

### A. OLD BUSINESS:

- C.U.P. 12-11 ASAP Portables:** Ned and Nichole Crossley are requesting approval of a conditional use permit for a pole building, temporary buildings, and outside storage area. Portable toilets would be stored on the site. The 9.58 acre site is Oster Subdivision Lot 2 and is addressed as 14031 Hwy 55. The site is located in the NWNE Section 33, T.18N, R.3E, B.M., Valley County, Idaho. [*Continuation of public hearing*]

Commissioner Hill moved to remove C.U.P. 12-11 ASAP Portables from the table. Commissioner Allen seconded the motion. Motion carried.

Chairman Garrison asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Garrison announced the item.

Staff stated that the item was tabled to request a better site plan. Staff stated that several letters had been received and the following you tube video: <http://youtube/QH-kq466Be4>

Nicole Crossley, 14031 Highway 55, McCall, ID 83638. It is hard to visualize without actually going to the site.

Commissioner Hill asked about commercial use of a well from IDWR. Crossley said they talked to woman at IDWR and their use is a minimal use for a commercial use. It will take about 2 months to get everything done.

Commissioner Hill asked about discharge into holding pond plan? What is involved? Ned Crossley said he talked to Josh Kriz and he had nothing through CDHD, so he talked with IDWR about an injection well – they having nothing to do with it, so if you are just going on top of ground and slope it so water stays in holding pond there are no requirements for onsite retention.

Commissioner Hill asked about EPA? Chairman Garrison said CDHD is doing what EPA does. Ned said there is no injection well just a BMP site area.

Commissioner Allen asked about the parking of the trucks. What is permanent parking area? Crossley said trucks will be moved frequently. They go out and will be moved for snowplowing. Will most likely not be on top of hill. Most likely on the roads.

Commissioner Allen said a big concern is the storage of the porta potties. Have you considered fencing the storage area so that they are not seen? Crossley said a 40' fence is not going to cover porta potties. 70' trees will be better. She also drove to all neighbors and took pictures. Will most likely not even be able to see the shop.

Chairman Garrison said neighbor has concerns of parking trucks 80' from his wellhead. Would like to see trucks parked 100' from house. Crossley thinks they can be at least that distance.

Chairman Garrison asked where landscaping would be located. Crossley said the screening is on the south.

Discussed pictures.

Dick Jenkins, 5050 Meadows Road, McCall, ID: John's well is a long ways from where trucks are parking. John's own septic tank and drainfield is probably closer to his well than where Ned is parking his truck. Nobody complained about the ones at the lake, in the beer garden, at Paul's, or in the construction business. In London they have them on main street. Does not know how this could be rejected because John doesn't want to look at them.

Chairman Garrison asked for opponents.

Barry Mathias, 37 Johnson Lane, McCall, ID: Wanted to know if toilets are owned and apparently they are. His property faces directly towards this property. He is opposed for visual reasons, smell and evaluation of adjacent property. If were permanent in town there would be complaints. Would like to see a copy of the site plan. What happens for non-compliance?

John Vandenburg, 14032 Highway 55, he is adjacent to property. He is completely surrounded by where they could pump trucks. There are many letters from people throughout the county who are opposed. CDHD said he needed to be 100' from Mudd Creek and his well. If you look at blue like it completely surrounds him, They can't completely block the site.

Ned Crossley, said the he drove a trailer around and and the only thing he could see over the quaking aspens were some roof tops. When there is a transfer it takes ten to 15 minutes of smell. They will be a minimum of 100' from John's wellhead. Will start by planting poplars.

Discussion ensued concerning Central District Health.

Crossley said remember that there is Franklins, Harlows, Keslers, storage units, rodeo grounds, cabinet shops etc. in this area -- it is a commercial area. From her evidence of pictures they just will not be seen.

Chairman Garrison closed the public hearing.

Commissioner Hill stated they will need a specific place to park the trucks. They are commercial they should be in a specific area all the time.

Commissioner Allen agrees. The trucks have to be in a specific area – there must be a parking site.

COA: Trucks must be a specific parking site and screen from site of housing. Trucks should be parked by where pole building sited or porta potties.

COA: Must work with the neighbors after site established to move around potties to work on hiding the toilets.

COA: Must change phasing plan to build structure within 3 years. If can't construct within three years then have to have an extension. All operation procedures would be open for review.

Commissioner Hill quoted from the Comprehensive Plan.

Commissioner Allen said it is already a commercial site.

Chairman Garrison said that everything done in the county somebody won't like – the mitigation plan is okay. Would like to see the building constructed earlier. Chemical is eliminating bacterial issues but there are still phosphates and nitrates.

Commissioner Allen moved to approve with the conditions of approval. Commissioner Garrison seconded the motion. Not fair to neighbors and see porta potties – Commissioner Hill wants structures built to house porta potties. Motion carried. Commissioner Allen -aye, Chairman Garrison – aye, and Commissioner Hill – nay.

2. **Blackhawk C.U.P.s.** – consolidation and timeline extension

**Staff explained Blackhawk wanted a “stay” in order to complete their PUD application. The Commission advised staff to ask the Prosecuting Attorney if that is possible.**

Meeting Adjourned