



Valley County Planning & Zoning Commission

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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: April 11, 2013

TIME: 6:00 p.m. – 6:30 p.m.

LOCATION: Valley County Courthouse

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

OPEN: Call to Order

MINUTES:

Commissioner Sandmeyer moved to approve the minutes of March 14, 2013; Chairman Garrison seconded the motion. Motion carried.

A. OLD BUSINESS:

- 1. C.U.P. 07-06 Meadows at Blackhawk - extension**
C.U.P. 07-29 Blackhawk Ridge Subdivision - extension
C.U.P. 08-17 Redridge Subdivision - extension

McCall Associates is requesting approval to modify the approved 10-year timeline for three conditional use permits. These proposed subdivisions are located in Sections 1, 2, 11 & 12, T.17N, R.2E and Sections 34 & 35, T.18N, R.2E, B.M., Valley County, Idaho

Chairman Garrison announced the item and asked if there was any exparte contact or conflicts of interest. There were none.

Staff gave staff report. Staff stated that the plan has been for the applicants to apply for a PUD. The application for the PUD is almost completed; I have seen it and done a cursory review.

Haden Tanner, 659 Brady Avenue, McCall, ID.

- Spoke with Dave Peugh, Epikos.
- Should be done in approximately 3 weeks.
- Will make it more viable.

Chairman Garrison asked for proponents.

Chairman Garrison asked for uncommitted.
Chairman Garrison asked for opponents.
Closed public hearing.

Commissioner Olson agrees they need more time and are on right track. Commissioner Sandmeyer agreed.

Commissioner Sandmeyer moved to approve a one year extension on **C.U.P. 07-06 Meadows at Blackhawk – extension, C.U.P. 07-29 Blackhawk Ridge Subdivision – extension, and C.U.P. 08-17 Redridge Subdivision - extension**. Commissioner Olson seconded. Motion carried.

2. C.U.P. 09-01 Blackhawk Lake Subdivision Phases III & IV- Extension Request: LB Industries is requesting approval of a two-year extension of their conditional use permit that expires on April 23, 2013. The 25.87 acre site is located in the N ½ Section 2, T.17N, R.2E, B.M., Valley County, Idaho.

Chairman Garrison announced the item and asked if there was any ex parte contact or conflicts of interest. There were none.

Staff gave staff report. She explained that this application has been approved on three separate occasions and had expired twice. The issue is obtaining DEQ approval to release the sanitary restrictions. The applicant has continued to monitor and do testing.

Chairman Garrison asked for a presentation from the applicant.

Joe Pachner, 9223 W. 8th Street, Boise, ID, identified himself as applicant's representative:

- Issue is closeness to Blackhawk Lake and phosphorous potential for getting into lake.
- Have done macrobotics testing; it looks promising, but waiting for DEQ.
- Did do the Wildfire Mitigation Plan by joining with neighbors. Closest lots have been taken care of.
- Thinks DEQ will need to make determinations for on-site septic systems.

Chairman Garrison asked for proponents.

Chairman Garrison asked for uncommitted.

Chairman Garrison asked for opponents.

Closed public hearing.

Commissioner Olson thinks they are on right track and waiting for DEQ decision – they have a lot of testing.

Commissioner Olson moved to approve a two year extension for **C.U.P. 09-01 Blackhawk Lake Subdivision Phases III & IV- Extension Request**. Commissioner Sandmeyer seconded the motion. Motion carried.

Meeting Adjourned