



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: July 11, 2013

TIME: 6:00 p.m. – 7:00 p.m.

LOCATION: Valley County Courthouse

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

OPEN: Call to Order

MINUTES: June 13 & 20, 2013

Commissioner Olson moved to approve the minutes June 13 and June 20, 2013. Commissioner Allen moved to second the motion. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

1. V-2-13 Jensen Shared Driveway Variance: Jeff Jensen is requesting a variance for a shared driveway to access two lots. The parcels are Lots 10A and 10B of Shaw Valley Estates, in the SESW of Section 25, T.18N, R.3E, Valley County, Idaho.

Chairman Garrison announced the item and asked if there had been any exparte contact or conflict of interest. There was none.

Chairman Garrison asked for a staff report. Staff presented the staff report and additional correspondence, as follows:

- Exhibit 1- Letter from Jim Balkins responded by e-mail dated July 5, 2013. He owns the property immediately north of the property, but is not part of the Shaw Valley Estates.
- Care should be taken in consideration of approval and placement of a new home in proximity to neighbors.

- A building envelope should be identified so as not to interfere with neighbors.

Chairman Garrison asked for a presentation from the applicant.

Paige Walker, Box 369, McCall, Identified himself as the applicant and made the following comments (exhibit 2):

- Stated that when platted it was okay to split lot 10, but shared driveways were not an issue then.
- For views, he believes the best siting of a house so as not to impact views would be directly west of his current house.
- There would be a lot less road going up that area.
- There is a steep knoll.
- A hardship would be buying a lot that was unbuildable.
- There would be no new road built.
- The purpose is to sell one lot...he currently has a house and 5 acres listed.

Commissioner Olson asked if the current northern lot was unbuildable. Ms. Walker stated it should have had Central District Health approval when split.

Mark Jensen, 258 Heikkila, made the following comments:

- CCR's states except for lots 5 and 10, no lot may be subdivided – it was there from the start that it was planned for a potential split.
- (Commissioner Olson asked if North lot was buildable) Applicant does not believe it would perk, so it would need to be pumped up to other section.

Chairman Garrison asked for proponents:

Chairman Garrison asked for uncommitted:

Chairman Garrison asked for opponents:

- David McQuade, 14042 Deerfield Road, McCall, ID, Lot 9.
- Their property line exists along existing driveline.
- Covenants say "may" be divided and actually divided are two different things.
- CDHD must have given their approval according to Cynda.
- Original permit was moved over.
- Questions if drainfield is over line that is being drawn north to south.
- Opposed for increase to dust and runoff.
- North area will not perk.
- House would have to be built to the west.
- His well driller said that there were hot springs that come through this area that caused people to the south issues.
- This lot would be less than five acres and would require a special septic system.
- It is ironic that real estate ad would take away their views.
- We don't need more traffic on Heikkila Way – they live with washboards.
- Road department can't keep up with road maintenance now.
- Seems Valley County does not consider existing homeowners.

Chairman Garrison asked for rebuttal from the applicant.

Paige Walker stated that views would not be ruined. McQuade cannot even see the house. Well issues would be Mr. Jensen and buyer's issue.

Mr. Jensen showed the drainfield and well on his property.
Chairman Garrison closed the public hearing.

The Commission deliberated.

Chairman Garrison asked staff if it was a legal split. Staff confirmed. Discussion ensued.

Commissioner Allen stated that it makes sense to share a driveway. Off-site roads are not in our prevue. Wetlands are up to Corps of Engineers.

Commissioner Sandmeyer stated that he purchased as a split lot. He is more concerned about our ordinance that it would be an undue hardship. It has been split to make it easier to sell. To put a house on his property would make it better. The split north to south makes it a better sell. Talked about alternative access. Are we doing this for hardship?

Commissioner Olson stated that it was split the way it was for a reason. Would like to see some testing. That is not what the discussion is...the discussion is the variance on the driveway. If this is two lots, how do you refuse a variance for a shared driveway to a landlocked piece of property?

Chairman Garrison stated no matter how it is diced up you need a variance to access the second lot. Commissioner Allen stated if you make him go to back lot, then he would have to build on more land. Likes idea of keeping building envelope in southwest corner.

COA: Would have to comply with fire code.

COA: CDHD would have to issue a statement that this is a viable area to put a septic system.

COA: There will be a building envelope in southwest corner.

Commissioner Allen moved to recommend approval with conditions V-2-13 Jensen Shared Driveway Variance. Commissioner Sandmeyer seconded the motion. Motion carried.

Ten day appeal period.

2. Postponed to August 8, 2013 * **P.U.D. 13-01 Blackhawk Development:** Haden Tanner of McCall Associates, LLC is requesting approval of a planned unit development that would combine seven existing Conditional Use Permits into a consolidated development with one construction and phasing schedule. The application also includes a request to consolidate unsold lot groups in Blackhawk on the River into development bubbles and assign density ranges with a maximum of 22 additional lots; develop the former conservation easement on the southern half of the Red Ridge C.U.P.; modify some of the land uses within the existing Meadows at Blackhawk C.U.P. and convert the area into development bubbles with specific density ranges; and upgrade the existing sewage treatment facility. The combined C.U.P.s

consists of approximately 4,385 acres, of which 2,192.5 acres (50%) are dedicated open space. All proposed roads will be private paved roads maintained by the respective homeowners associations. Utilities will be underground. The Red Ridge lots will be served by individual wells and septic systems; all others will be provided with central water and sewer. The site is located in portions of Sections 1,2,3,10,11,12,14,15,22, & 23, T.17N, R.2E, and portions of sections 26, 34, 35, and 36, T.18N, R2E, B.M., Valley County, Idaho. It would consist of the following seven previously approved C.U.P.s:

1. C.U.P. 05-03 Blackhawk on the River
2. P.U.D. 06-01 The Bend
3. C.U.P. 07-06 The Meadows at Blackhawk
4. C.U.P. 07-29 Blackhawk Ridge
5. C.U.P. 08-17 Red Ridge at Blackhawk
6. C.U.P. 90-5 Payette River Subd # 2 Sewage Treatment Facility
7. C.U.P. 05-40 Blackhawk on the River Sewage Treatment Facility

Sandmeyer moved to postpone the Blackhawk PUD. Commissioner Olson seconded. Motion carried.

3. Facts and Conclusions:

- V-1-13: Commissioner Sandmeyer moved to allow chairman to sign. Commissioner Olson seconded.

Meeting with the Board for Monday, July 15, is changed from 2:00 to 3:45 p.m.

Meeting adjourned.