



Valley County Planning & Zoning Commission

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Rob Garrison, Chairman
Kathy Deinhardt Hill, Vice Chair

Ed Allen, Commissioner
Ronda Sandmeyer, Commissioner

VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

DATE: August 8, 2013

TIME: 6:00 p.m. – 10:30 p.m.

LOCATION: Valley County Courthouse

ATTENDANCE: Commissioners present: Commissioners Ed Allen, Kathy Deinhardt Hill. and Chairman Rob Garrison. Staff member present: Cynda Herrick, AICP, CFM, Planning and Zoning Administrator. Commissioners Olson resigned and Commissioner Sandmeyer is resigning once we have new Commissioners.

OPEN: Call to Order

Commissioner Allen moved to amend agenda to elect a new Vice-Chairman. Commissioner Hill seconded. Motion carried. Commissioner Allen nominated Commissioner Hill. Chairman Garrison seconded the motion. Motion carried.

MINUTES: July 11, 2013

Commissioner Allen moved to approve the minutes for July 11, 2013. Commissioner Hill moved to second the motion. Motion carried.

A. OLD BUSINESS:

1. C.U.P. 04-13 24-7 Storage – Extension: Paul Ryan requests a two-year extension of the permitted building plans that expire November 13, 2013. This business was previously known as Hayes Storage. The site is 4.519 acres located at 14051 Burr Drive. It is Lot 3 of Pearson Park Subdivision, Section 28, T.18N, R.3E, B.M., Valley County, Idaho.

Chairman Garrison announced the item and asked for a staff report. Staff asked if the Commission wanted a formal extension request with a complete public hearing or if they have determined that the use is established and the addition of the last building at some underdetermined time would be a change in use or incompatible.

Discussion ensued. The Commission agreed.

Commissioner Hill moved to approve an extension of CUP 04-13 to complete building when market picks up. Commissioner Allen seconded the motion. Motion carried.

B. NEW BUSINESS:

1. C.U.P. 13-01 SonShine Preschool: Elk Creek Baptist Church is requesting approval of a preschool to be located at the church. The preschool would provide planned programs for children ages 6 weeks – 5 years. Hours of operation will be 7:30 a.m. – 5:30 p.m. No additional buildings are planned. The site is 4.9 acres addressed as 14102 Highway 55, parcel RP18N03E282158, and is located in the SENE Section 28, T.18N, R.3E, B.M., 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 commented that she had forgotten to inform the Commission that a conditional use permit had been approved on the property adjacent to the southern property line for a daycare at one time, but it was never established.

Chairman Garrison asked for a presentation from the applicant.

Karin Burdick, 14062 Morell Road, identified herself as the applicant and made the following comments from notes (exhibit 1):

- Other centers have a wait list
- Provide care for families in need.
- Classrooms will be 4 to 1 in younger children, preschool 8 to 1, etc.
- Nutritional snacks will be served.
- Lunches will be hot meals.
- Will participate in outreach program -- will make blankets for elderly this year.
- There will be a 5' fence that will match siding which will allow children to run freely and provide a secure site – doors will be locked.
- Addressed opponent – a high noise level means kids are not engaged.
- Kids will have activities that will prevent them from running around crazy.
- There will be days they don't go out and others will be specified times.

Commissioner Hill asked how many children will be enrolled – Burdick said 48.

Commissioner Allen asked about playtimes. Outdoor time is 10-11 and 3-4, weather permitting. Mondays and Tuesdays will not be outside time.

Commissioner Hill asked if this is a business. Burdick said will be collecting money but is a ministry and a non-profit.

Chairman Garrison asked for proponents: None

Chairman Garrison asked for uncommitted: None

Chairman Garrison asked for opponents: None

Chairman Garrison closed the public hearing.

The Commission deliberated.

Commissioner Allen was pleased with what he heard. Sounds like operations will not be overbearing. Asked that the lights be fixed below the sign so that the lights do not shine into the eyes of driver's at night.

Commissioner Hill is concerned with traffic, especially on a snowy day. It is an accident waiting to happen. Allen said all those intersections are similar.

Commissioner Allen asked if we could solicit ITD to reduce speed through this section and/or put a turn lane from Lakefork to McCall. Ask the Board to push state to fix this area. Ask Board to take up this issue – it is becoming dangerous.

Commissioner Allen moved to approve C.U.P. 13-01 SonShine Preschool. Commissioner Hill seconded the motion. Motion carried.

Ten day appeal period.

2. C.U.P. 13-02 Big Bear Race Way and Gymkhana: Donn Reiswig is requesting approval of a motocross race track, snowmobile-cross race area, and gymkhana arena on land owned by Kenneth Purdom II. The 80-acre site is addressed as 13381 & 13387 Nisula Road and is located in the SE ¼ Section 31, T.17N, R.3E.

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

Chairman Garrison asked for a staff report. Staff stated additional correspondence had been received and was too late to enter unless the Commission chose to accept it into the record. Commissioner Allen made a motion to accept late letters. Commissioner Hill seconded the motion. Motion carried. Staff presented the staff report and paraphrased additional correspondence (exhibit 1) and pictures from applicant (exhibit 2).

Chairman Garrison asked for a presentation from the applicant.

Donn Reiswig, 13881 Nisula, stated he is the applicant and the owner is Ken Purdom II:

- His son was an active competitor for 20 years and he asked Purdom if he could build a practice track – Purdom said it was fine.
- Purdom was up here when his son and friends were riding – Purdom felt it would be a good activity to bring some economic development to Valley County. He personally is a horse lover.
- As people get older they tend to get older and crotchety and don't like change – like him.

He sees a real need for family activities. He sees a breakdown in family units in the United States – this is a great activity for families.

- As Idaho resident, he is very conscious of the environment and believes they should be good stewards of the land – he understands concerns of the agencies to balance activities with uses by the people.
- He attempted to answer questions put in by agencies.
- The economic impact of a typical snow cross racer is approximately \$800 per visit.
- Motocross users are younger and typically spend about \$300 dollars per event, not including their followers.
- Gymkhana has a smaller impact since it is typically local users.
- BORs concerns of runoff – the parking area is an irrigated pasture – it is sandy and absorbs water quickly. They have pivots and have never had any runoff. The track is similar. When the track dries there is very little dust because it turns hard.
- The decibel level for bikes is approximately 94 at the pipe.
- There is a duck family in the adjacent pond and they have not left the pond this summer.
- If races were once a month, there would be less impact than duck season because it sounds like a war zone down there.
- Prevailing winds blow from west to east.
- Fire in parking area is very unlikely since it is watered.
- Bikes would not be able to ride into the Wildlife Management Area by just putting a lock on fence.
- Comments from BOR talked of pond, which picks up irrigation water from adjoining properties and sub absorbs into the ground.
- On-site runoff has not been a problem.
- They have had no erosion.
- Pond is adjacent, they have a water truck to keep dust down – racers will not race or practice if there is dust.
- There will be no new roads.
- Fish and Game is concerned with eagles – they meet all of the 2007 management practice guidelines from nests. They are 1 ¼ miles from the nests. There are no known perch trees.
- Comments from adjoiners, the 640 acres to south is owned by the bank and has not proposed any changes.
- Owner to the north is concerned with loss of natural beauty – no one has even commented in last three years. The track cannot be seen.
- Track is in a slight dip which helps mitigate some of the noise. Trees are on south and west and in various areas to mitigate the noise. Has talked to people in Coho estates – when they are outside they can hear, but not when in the house. Neighbors to east cannot hear either.
- Control of particulates and noise is by use. Once per month, daytime only.
- Practices have never been disturbing – he sees deer tracks and no decrease in birds.
- Issue of county road maintenance he has no control over. He has never had any issues except during the springtime breakup.
- Would be happy to provide a more detailed site plan.
- Operating hours on weekends during the day.
- Practice on Sundays, daylight only.
- Vendors would provide hamburgers and soft drinks only.

- Safety and medical plans would be in place prior to any activities.
- Adamantly in favor of family support – he has five boys, 3 are good, 1 is a heroin addict he has not talked to in 5 years, and one in prison serving 2 life sentences.
- **If he can save one child he will have done his job.**

Commissioner Hill asked about number of races – he said one per month during days. Practice time is Sundays during daylight hours. Races are between 3-6. Track takes \$1,000 to prep – no public during the week. Only his son and a couple friends during the week. A motocross race is a practice on Friday and 2 days of racing – there would be 6 events with 18 days total.

Commissioner Hill said there was nothing about snowmobile racing or gymkhana. Reiswig said that is down the road. Snowcross will need a track. He is providing an arena for gymkhana. He has found that girls who ride horses get through their teens years with less problems. No more than two snowcross races during the winter and gymkhana would be approximately once a month and could practice when they want – they currently have 30 horses and have no impacts.

Commissioner Allen asked if the decibels were at 94 at the muffler. Commissioner Allen also asked if decibels would be under 60 at property line. Reiswig state the North boundary is 15 feet and has a conservation easement, but residence is 1 mile north.

Commissioner Garrison asked about sandy soils. Will oil spills be cleaned up? Reiswig said there would be a cleanup team to take care of that immediately.

Reiswig agreed to participate in eradication of noxious weeds.

Chairman Garrison asked for proponents and to limit comments to 3 minutes:

Sally Wise, 60 Clear Creek Road, stated she is a grandmother:

- Motorcycle racing is the most positive sport, sportsmanship, no bickering.
- Families talk and visit.
- Older racers mentor younger racers.
- She walked around town – didn't have a single person opposing after she talked to 35 people.
- Real estate people said people look for property near tracks.
- Talked to a ton of people from Donnelly and nobody even knew it was there.
- These are nice families and not rowdy.
- Has never seen a fight, never had anything stolen. These are quality people.
- Granddaughter is now in love with horses too.

Larry Morton, Cascade, made the following comments:

- Has climbing gym.
- Is 54 and started racing motocross at 14 and turned pro.
- In 1996, came back to sport and started a school.
- Some of his teen riders are national riders.
- He was a national safety operator and oversaw races.
- He had a track building business when he lived in Colorado.

- Motocross is a life changer – can't be a racer and do drugs and video games.
- Could measure decibels.
- Exhaust manufactures try to decrease noise yearly – he likes the noise.
- Best thing about enclosed courses is that they take people out of the forest and puts them on a closed course. Eagles will still fly over; deer will come backs, cows line up to watch.
- There are so many good positive things coming from this sport.

Justin Reiswig, 13110 B Cameron Drive, Donnelly, made the following comments:

- He built tracks and submitted pictures of a track in Mammoth, CA and Washougal, WA. (exhibits 3 & 4)
- Tired of driving to Boise, 2 hours there, 2 hours on course, and 2 hours back.
- Friends from Boise have come to practice.
- Typically doesn't ride track too often.
- In last year he road twice.
- His practice schedule is around his work.
- If noise was a big deal he would have heard about it years ago.
- Kids are starting at 4 – race and then go play cars together.
- Family oriented and positive.

Commissioner Allen asked who owns Mammoth – forest service – town is right outside of track. Washougal has homes around it – a positive in their community.

Christie Kern, 13961 Rustic Road, made the following comments:

- Mile High Power Sports supports the track
- Family oriented.

Eddy Donica, 302 N. School, Cascade, ID, made the following comments.

- Supports Big Bear.
- Has raced himself.
- Tight knit family.
- Has visited Big Bear.
- Races around 10 times in a year but worth every penny.
- Both his daughters race and they excel at school and sports.
- Would bring a lot of economic benefit – spend lots of money on food, gas, lodging, parts, etc.
- Have heard about this track in Washougal and Boise.

Josh Schrugel , 14427 Norwood, lives to the east – barely hears the track. He sees as many deer in town as anywhere else. Just another recreation opportunity.

David Evans, 13 Moonbeam Circle, McCall, ID, made the following comments:

- Not a racer but his boys were – they raced coast to coast.
- Has been around many tracks.
- National track is at Loretta Lynn's house in Kentucky.
- There are no negative impacts.
- The Mammoth track is in California – that this is in a national forest in CA is phenomenal with all the environmentalists.

- The year his son raced there were 25,000 racers – his property is 15 minutes away. His son just retired from professionals.

Dave Williams, 13138 Highway 55, Donnelly, ID made the following comments:

- This is a recreation area.
- This would be a great benefit.
- Noise should be fine at property lines.
- Good sportsmanship is a key thing and practicing up here.

Rob Kersch, 13127 Brookie, in Coho Estates, and is closest to track, made the following comments:

- At last practice you could faintly hear motor cycles.
- In house door open he couldn't hear.
- The other night he could not hear with sprinklers and someone building a fence.
- Noise is not a factor.

Christopher Dewender, just to the north of Rob Kersch, made the following comments:

- That morning the motorcycles sounded like bumble bees.
- The cows are a lot louder.

Chairman Garrison asked for uncommitted: None

Chairman Garrison asked for opponents:

William McGove, 13223 Perch Court, Coho Estates

- He could hear bikes at 9:30 a.m. and it was very loud.
- He is 70 years old and has been riding for over 50 years and has never imposed them on others.
- His house is 2 ½ miles from proposed track and it will have an effect on neighbors.
- There are some benefits but one overriding thing is noise and this would bring noise pollution.
- Can't believe he would impose this on his neighbor.

Ron Nahas, 13463 Nisula Road, Donnelly, ID, made the following comments:

- He is cranky old guy.
- Has nothing negative to say about motocross or families
- This is a land use issue and questions if this is in keeping with comprehensive plan.
- Meant to keep rural parts rural.
- Cows and Sandhill Cranes attracted him here.
- This application is for a commercial enterprise – it could operate 365 days a year.
- This is completely contrary to P&Z duties.
- How could this be compatible to agricultural uses, conservation uses, etc.
- Motocross is a wonderful family activity, but the issue is whether this use is compatible with surrounding uses.
- Comp Plan is to protect rural areas and river corridor.
- This should be discouraged.

Rolphe White, 13390 White Road, made the following comments:

- Have lived on this property for over 110 years.
- A neighbor of proposed project.
- Lives 1 ½ miles to the east.
- Were under impression track was for personal use.
- The weekends that have recently been advertised have been an imposition to surrounding property owners.
- On Sunday, July 21, awakened at 8:15 over the noise of the fan – dogs barked in neighborhood and sounds like a beehive.
- Noise can be heard at Hwy 55 and Scheline – louder than the highway.
- There is a huge difference than a personal use track and a 500 participant raceway.
- 6 races per year will impact their lives.
- Subdivisions being proposed north of Donnelly will be impacted.
- Noise is not addressed.
- Is there a plan to monitor noise?
- There will be no lights, but nothing says they will not race at night.
- Scheline is closest paved road.
- Are the proposed access roads scheduled for pavement?
- Concerned with water quality of lake.

Kimberly Neilsen, 13253 Kokanee Drive, Coho Estates, made the following comments:

- They have four homes in Coho.
- They chose Valley County for quiet and peacefulness.
- On day of practice they could hear it.
- 18 days is half of summer weekends.
- As long as they stay in homes they will be fine ½ of weekends.
- Nothing has been addressed about winter.
- This is not a local track; it will be a commercial enterprise.
- In wintertime they hear noise from snowmobiles.

Robert Vosskuhler, 10 White Cloud, Blackhawk Ranch, McCall, made the following comments:

- Have 3 conservation easements on the river.
- A commercial adventure will do harm along the river.
- Payette Land Trust opposes.

Matt Walm, 13255 Kokanee Drive, Coho Estates, Donnelly, made the following comments:

- Quality of life is reason they are here.
- Noise will affect peoples' health.
- Concerned with well water.
- Money should go to youth centers in McCall.

Chairman Garrison asked for rebuttal from the applicant.

Donn Reiswig rebutted opponents:

- First presentation he has ever made himself.

- Developed for a large company.
- Wants to explain what happened to him to get a building permit in California – it took him 4 years to get a permit, would put him last, got a building permit, built the house, neighbor threatened to shoot them, when the facility was done they raved about how wonderful it was – all he is saying is this is a good location for a track, he respects his neighbors and thinks this would be an advantage to Valley County.
- This would give our kids a place to go.

Chairman Garrison closed the public hearing.

The Commission deliberated.

Commissioner Allen appreciates all the folks on both sides of issues. When we have a contentious issue, we have a vote, and somebody would not be happy. This is a hard one. We need a facility of this nature, but on the other hand consideration should be given to neighbors. Other places are living with them – there is a race track right in the middle of Meridian – would it be approved now? Planning is about trying to come up with decisions for betterment of entire county. This is not a very complete plan. The issue is noise, everything else can be mitigated. Noise is noise. He lives next to a gravel pit. A year ago we had a contentious issue – a gravel pit. Weekends are for play. Not robbing land owner of use of property. We do need a facility like this, but is sympathetic to the people with issues.

Commissioner Hill says she cannot approve as written because it is so wide open – there are no stipulations in the permit. She needs a little more information on number of weekends for motocross and snowmobile. Wants a specific operations plan and site plan with limitations. Would like more information on eagle situation. Concerned with county roads – wants some input from road department.

Chairman Garrison thanked everyone for coming out. This was pretty civil. There is a lot that he is uncomfortable with. Site plan, hours of operations, realistic number of events, realistic snowmobile activity, etc. Operation plan such as porta potties, hazmat for oil spills, better sense of where track etc. is.....not comfortable voting at this time. This is a necessary venue for this county. We need to have more specific mitigation for impacts and come up with a good venue for the county. Believes the Commission should do their own compatibility rating.

Commissioner Allen doesn't want anyone to think this is a done deal if they come back with a better plan. They need something more realistic. How about 2 or 3 weekends per summer?

Commissioner Allen tabled to October 3, 2013 at 6 pm. Commissioner Hill seconded. Motion carried.

Ten day appeal period.

3. 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 Subdivision # 2 Sewage Treatment Facility
7. C.U.P. 05-40 Blackhawk on the River Sewage Treatment Facility

Chairman Garrison announced the item and asked if there had been any ex parte 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:

Allen moved to allow additional information. Kathy seconded

Chairman Garrison asked for a presentation from the applicant.

Haden Tanner, McCall Associates, LLC, introduced himself as the owner and made the following comments:

- Almost finished with clubhouse.
- Cleaning up ponds.
- When approached by Valley County to combine the CUPs we agreed to help.
- The only differences are the additional 22 lots that are spread sporadically around Blackhawk on the River and the removal of the conservation easement on Red Ridge by the bank.
- With the combination and the PUD they can focus on developing one area at a time without flooding the market.
- Will be able to convert into one PUD are not changing, prohibiting or altering access to the river or river trail to owners of the Lake or Ranch.
- Will continue to provide jobs that are constant stable and well-paying without spikes.
- Thanks to Valley County staff, Fire Department, and everyone in county for streamlining their efforts.
- Combination is a benefit for all.
- However, if not approved they intend to move forward with 7 individual CUPs.

Debra Nelson, 601 W. Bannock, Givens Pursley, Boise, ID, made the following comments:

- Explained prior agreements.
- Agrees with our attorney – not our fight to get involved in HOA disagreements.
- There are 4 agreements – each of the four previous developments.
- None of the agreements are past due – they are not outstanding and tied to platting.
- Valley County and land trust are not party to those agreements.
- The conservation agreements are between them and the land trust.
- The previous owners wanted to provide fee title to land trust – need to find different association to hold that title.
- Need to talk to land trust about a paved motorized vehicle trail – it is theirs to work out with land trust.
- None of this involves the county and does not involve this PUD – this PUD is to combine CUPs – only new conditions of approval related to land owner are allowed.
- There shouldn't be new conditions that they don't agree with.
- The HOAs can take them to court – don't involve the county.
- They are unrelated – this is not intertwined.
- Agreements do not have recorded easements – all easements will be shown on the plat.
- Will have to prepare a fire management plan.
- Are restricted from building in the flood plain.
- Was a concern with traffic from increased density on Blackhawk Lake Drive – that road is not used by the additional 22 lots.

Chairman Garrison asked for proponents:

Robert Heleniak, 22 Meadowbright, McCall, owns Greystone Village.

- Has been in Blackhawk on the River for three years – president for both homeowners' association.
- As a developer he understands – lodge is beautiful and it is a great subdivision.
- As president of HOA additional revenues will help with cost of lodge upkeep when they turn it over.
- The developer has done great things over last couple of years – riprap and lodge.
- They are in a sound fiscal condition.
- Sole purpose is to testify that the developer is doing a great job.

Chairman Garrison asked for uncommitted: None

Chairman Garrison asked for opponents:

Amy Pemberton, 706 N. 1st Street, McCall, representing the Lake and Ranch association. She said they really aren't opposed would just appreciate some conditions of approval.

- Makes sense to combine for simplicity and ease of administering.
- Approval is open ended.
- There are 2 conservation agreements between prior owner and land trust. There are all kinds of uses – a major amenity is the trails. There are also 2 agreements.
- Understands county doesn't want to become involved in civil matters.
- County should become involved instead of complacent.

- Developer's behavior implies they will sell the development.
- There is a lack of trust.
- Went through Exhibit A of documents she previously submitted....explained each condition of approval.

Chris Hobson, 23 Larkspur, Blackhawk on the River, made the following comments:

- 22 additional lots would impact the enjoyment of their property.
- Concerned with the increased density.
- Concerned for bikers and runners.

Gary Weir, Blackhawk Lake, made the following comments:

- This will not be easier to administer.
- Reject this so each thing can happen as originally planned.
- He manages the trust for his family.

Dean Cromwell, 10 Bitterroot Court, Blackhawk Ranch, president of HOAs, made the following comment: Ranch does not oppose PUD but there are a number of nuances and detailed settlement agreements and conservations easements that relate directly to developments as a whole.

Tad Davis, 10 Wood Duck Court, made the following comments:

- Owned property for 3 years.
- When looking at property the agreements were part of the sales pitch, and part of the reason they chose this area.
- Agreements have become part of the real estate of the land – you are not overseeing an argument, live up to other agreements.
- If they really intend to do it – put it in the record.

Chairman Garrison asked for rebuttal from the applicant.

Ms. Nelson stated that Ms. Pemberton stated they are behind in parts of the agreements – they are not. She is trying to insert new items as conditions. She is in fact trying to have the county agree to such things as a master association, new locations of trails, parking rights, need for additional maintenance – these are all new things. You would be renegotiating items and terms of agreements. One of the reasons is that people forget....county has already approved each C.U.P. – need no new agreements to enforce existing conditions of approval.

Commissioner Allen asked about trail that was to be built along river. Haden stated that the agreement was on a map with an exhibit that shows where that trail goes. Map is in application. Additional 22 lots are not in one area they are throughout the development to look nice and add different conditions and are .24 acres only for single family residences with limited sizes. Current average is .6 and will go down to .53. Haden added that the ten year plan would force flooding market which will hurt them and all other developers – will add inventory as needed. Yes, Haden Tanner is 100% owner of McCall Associates, LLC.

Chairman Garrison doesn't mind combining into a PUD and he just feels HOAs don't want to play well together. Has no problem with increased density in The River, all easements have to be shown. These agreements were made between parties – we can't demand the Lake to allow other

subdivisions access to Blackhawk Lake – we wouldn't do that.

Commissioner Allen stated this is difficult to follow with the proposed conditions.

Chairman Garrison closed the public hearing.

The Commission deliberated.

Commissioner Allen moved to table PUD 13-01 Blackhawk to September 12, 2013, at 6:00 p.m. so recorded conditions of approval for all previously approved C.U.P.s can be reviewed along with the plats and trails. Staff should present one new C.U.P. for all. Commissioner Hill seconded the motion. Motion carried.

MEETING ADJOURNED: 10:30 p.m.