



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: September 13, 2012

TIME: 6:00 p.m. – 7:30 p.m.

LOCATION: Valley County Courthouse

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

OPEN: Call to Order

MINUTES:

Commissioner Sandmeyer moved to approve the minutes as presented for August 9, 2012, with changes indicated from “will take to” to “will talk” in reference to Mr. Brown and his neighbor. Commissioner Allen seconded the motion. Motion carried.

A. OLD BUSINESS:

1. **P.U.D. 04-02 Gold Fork Bay Village:** The applicant has requested to reduce density of a portion of Phase 1 from 34 lots to 15 lots. Gold Fork Bay Village is located in the SESE of Section 34, T.16N, R.3E, B.M., Valley County, Idaho.

Chairman Garrison introduced the item.

Staff stated the applicant wanted to know if they need to apply for an amendment to their PUD in order to reduce the density – they want to combine lots. If they don’t need an amendment they should be applying for a final plat soon.

Jim Fronk, Secesh Engineering, presented the combination of lots.

Commissioner Sandmeyer moved to allow the amendments to decrease density without further public hearing. Commissioner Hill seconded the motion. Motion carried.

2. **C.U.P. 05-31 Smylie Lane Subdivision Phase 2 – Final Plat Extension:** Michelle Basye & Leon Renz are requesting an extension of the final plat approval for Phase 2 of Smylie Lane Subdivision. The plat for Phase 1 was recorded on October 11, 2011. The proposed Phase 2 consists of 9.612 acres and is currently platted as Lot 1, Block 2, Smylie Lane Subdivision. Access is from Smylie Lane and Smylie Court. It is located in the NWNW of Section 27, T.17N, R.3E, B.M., Valley County, Idaho.

Chairman Garrison introduced the item.

Staff stated the applicant is asking for a one year extension. They recently purchased the property and are trying to do their due diligence and additional testing for septic systems. The original plat was recorded in 10/11/2011.

Commissioners requested the applicants attend the meeting.

Commissioner Hill moved to table to October 4, 2012, at 6:00 p.m. Commissioner Olson seconded. Motion carried.

B. NEW BUSINESS:

1. **V-2-2012 Collins Shared Driveway Variance:** Rob Collins is requesting a variance for a shared driveway to access more than one parcel. This request is made due to the steep topography of the current access route for the western parcel. The driveway would go westerly thru Lot 3 of Redhawk Subdivision to access RP17N03E027805. The parcels are located in the N1/2 SE Section 2, T.17N, R.3E, B.M., Valley County, Idaho.

Chairman Garrison announced the item.

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

Chairman Garrison asked for the Staff Report. Staff presented the staff report and letter from Idaho Department of Lands (exhibit 1).

Chairman Garrison asked if there were questions from staff.

Chairman Garrison asked for a presentation from the applicant.

Rob Collins, 30 Redtail Lane, McCall, ID:

- Very steep driveway to his 20 acres if he has to access from the platted road.
- Has been used as pasture.
- There is a natural draw that goes up the hill that will be a very good site for a driveway.

Commissioner Olson asked about maintenance to road. Collins said that he does the maintenance. The Fraley easement is on the other side of the property line.

Chairman Garrison asked for proponents. None

Chairman Garrison asked for uncommitted.

Priscilla Fraley, 13887 Farm to Market Road, asked about the recorded easement. Discussion ensued. It was determined that the easement would be unaffected.

Chairman Garrison asked for opponents. None

Chairman Garrison asked for the rebuttal. None

Chairman Garrison closed the public hearing and deliberations began.

Discussion ensued.

Commissioner Sandmeyer did not see any encroachment or damage caused by this shared driveway. Believes this will save a lot of money.

Commissioner Olson and Commissioner Hill have no problems.

Commissioner Allen would like to ask Collins a few questions.

Chairman Garrison reopened the public hearing.

Commissioner Allen asked if he was part of Redtail Subdivision. He feels like the lighting needs to be enforced. The minute the county light goes down then so will his light. Collins said he will put 4 lights up now. Commissioner Allen was looking for cooperation.

Chairman Garrison closed public hearing.

Commissioner Allen has no problem with request.

Commissioner Olson moved to recommend **V-2-2012 Collins Shared Driveway Variance**. Commissioner Sandmeyer seconded the motion. Commissioner Allen would like a condition to be that the light be removed and then withdrew. Motion carried.

C. OTHER:

- 1. Appeal of Administrative Decision to Deny Transfer of C.U.P. 98-13 Inland Marine Construction: Staff had stated that a new conditional use permit was needed for BMC to store and transfer materials from the site. Dock construction is light industrial and a storage yard is a commercial use.**

Al Congleton stated 13871 Highway 55 is a tough property to rent. Their tenants have been sloppy.

Jake with BMC, which was located on Burr Lane for 203 years. Now they are on a much smaller scale and it is a satellite vendor. Has maintained a presence in the market but has no vendor. It is just a transition location – just in time inventory. Material will be inside or behind the building. Forklift will go inside. Property will be cleaned up.

Commissioner Hill moved that they grant the appeal of the administrative decision to transfer CUP. 98-13. Commissioner Sandmeyer seconded. Motion carried.

2. Facts and Conclusions

- **C.U.P. 12-05 Brown Towing**

Commissioner Allen moved to approve the Facts and Conclusions and authorize the Chairman to sign. Commissioner Olson seconded the motion. Motion carried.

Meeting Adjourned