



Valley County Planning & Zoning Commission

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Ed Allen, Chairman
Rob Garrison, Vice-Chair

Tom Olson, Jr, Commissioner
Kathy Deinhardt Hill, Commissioner
Ronda Sandmeyer, Commissioner

VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

DATE: November 9, 2010
TIME: 6:00 p.m. – 6:45 p.m.
LOCATION: Valley County Courthouse

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

OPEN: Call to Order

MINUTES:

Commissioner Garrison moved to approve the minutes with stated changes as follows:

- corrected exhibit numbers,
- clarified that “Amos went to Home Depot” on page 5
- inserted request of Commission on page 7 that they wanted additional information from the Yellow Pine water association and Jerry Robinson.

Commissioner Olson seconded the motion. Motion carried.

A. OLD BUSINESS:

1. VAC 10-02 Vacation of a Portion of Road in Paradise Cove Subdivision: The Paradise Cove Homeowners Association is requesting a vacation of an undeveloped portion of Paradise Lane adjacent to Lots 5 thru 12, Block 1, of Paradise Cove Subdivision. This land was originally dedicated to the public when the plat was recorded. The actual traveled way is on property that has also been deeded to Valley County. The vacated land would be transferred to the adjoining landowners. The site is located in the SE ¼ Section 34, T.16N, R.3E, B.M., Valley County, Idaho. **(Postponed to March 10, 2011, at the request of the applicant.)**

Staff explained that the applicant has requested the hearing be postponed to March 10, 2011, at 6:00 p.m., since she will be unable to attend regularly scheduled meetings until that time.

Commissioner Hill moved to table VAC 10-02 Vacation of a Portion of Road in Paradise Cove Subdivision to March 10, 2011, at 6:00 p.m. Commissioner Garrison seconded the motion.

Motion carried.

2. C.U.P. 06-34 Jeffus – Storage Facility (aka Log Jammer Storage) - Extension Request:

Gary & Dawn Jeffus are requesting a five-year extension to finish building storage units. Four of the permitted six units have been completed. All were to be completed by Fall 2010 according to the phasing plan. The site is located at 66 Scheline Lane in the Sections 27 & 28, T.17N, R.3E, B.M., Valley County, Idaho. [Testimony will be limited to issues specific to the extension.]

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

Chairman Allen opened the public hearing. Staff presented staff report.

Gary Jeffus, 52 Scheline Lane, identified himself as the applicant and made the following comments:

- Operating at capacity at this time.
- Banks are not lending money out – will have to wait until they release funds.
- Really do not anticipate needing the entire five years, but will start construction of next building next spring then start next buildings 2 years after that.
- It takes about 2 years to fill lockable units.

Chairman Allen asked for proponents. There were none.

Chairman Allen asked for uncommitted. There were none.

Chairman Allen asked for opponents. There were none.

Chairman Allen closed the public hearing.

Discussion ensued concerning request for extension and length of approval.

Commissioner Garrison moved to approve the extension as presented for C.U.P. 06-34 Jeffus – Storage Facility (aka Log Jammer Storage) so long as they submit in writing anticipated start dates and completion dates as described. Commissioner Olson seconded the motion. Motion carried.

Chairman Allen stated there is a 10 day appeal period.

D. NEW BUSINESS:

1. VAC 10-04 Vacation of an Access Lot within West Mountain Subdivision No. 2: Mark Debry and R. Levy are requesting a vacation of a 50-foot wide lot that was platted for access to the neighboring property. This lot is located between Lots 30 & 31 that are addressed as 575 and 573 West Mountain Road. The vacated land would be transferred to the adjoining landowners to the north and south. The site is located in the NESW Section 3, T.13N, R.3E, B.M., Valley County, Idaho.

Chairman Allen announced the item.

Staff made the following comments: After further investigation into this matter it has been determined that Valley County does not own the property and cannot vacate the site. Staff recommends that the applicant contact Boise Cascade to see if they will deed the property to the applicant. Staff also recommends that the Commission recommend a refund of the application fee less the direct publication costs.

Mark Debry, 2138 West Tiano Drive, Meridian, made the following comments:

- What is best way to go with Boise Cascade – should it be deeded to Valley County and then go through the process or ask them to deed it directly to himself?

The Commission recommended that he work directly with Boise Cascade.

Commissioner Garrison moved to recommend approval of the refund of the application fees. Commissioner Hill seconded the motion. Motion carried.

Commission directed staff to let Assessor's office know that this is a legal parcel.

E. OTHER ITEMS:

1. Facts and Conclusions

- V-2-10 Amos Variance to Relax Setback from High Water Line
- C.U.P. 10-05 Bryant Ranch – Multiple Residences

Commissioner Garrison moved to approve the Facts and Conclusions for V-2-10 and C.U.P. 10-05 and authorize the Chairman to sign. Commissioner Olson seconded the motion. Motion carried.

2. Continue Discussion of Privy Policy: Continue to later meeting after staff has a discussion with Central District Health.

3. Continue Discussion of Lee Way: Requested staff to write a letter to the Board of County Commissioners recommending that the Board pursue making Lee Way a public road.

4. Kelly Whitewater Park Expansion: Will need to apply for an amended conditional use permit.

ADJOURNED: 6:45 p.m.