



Valley County Planning & Zoning Commission

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Rob Garrison, Chairman
Kathy Deinhardt Hill, Vice Chair

Ed Allen, Commissioner
Dusty Hibbard, Commissioner

VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

DATE: December 12, 2013

TIME: 6:00 p.m. to 6:15 p.m.

LOCATION: Valley County Courthouse

ATTENDANCE: Commissioners present: Commissioners Kathy Deinhardt Hill (telephonically), Dusty Hibbard, and Chairman Rob Garrison. Staff member present: Cynda Herrick, AICP, CFM, Planning and Zoning Administrator.

OPEN: Call to Order

MINUTES: November 7, 2013

Commissioner Hibbard moved to approve the minutes for November 7, 2013. Commissioner Hill seconded the motion. Motion carried.

A. OLD BUSINESS:

1. **C.U.P. 13-02 Big Bear Race Way and Gymkhana:** Donn Reising 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. [Tabled from October 3, 2013]

Chairman Garrison announced that the application was pulled by Donn Reising, the applicant.

2. **P.U.D. 04-02 Gold Fork Bay Village – Extension Request:** Gold Fork Bay, LLC is requesting a three-year extension of the conditional use permit that expires December 2013. The site is access from Old State Road and Paradise Lane. It is 30 acres located in the SESE Section 34, T.16N, R.3E, B.M., Valley County, Idaho.

Chairman Garrison introduced the item and asked if there was any exparte contact or conflict of

interest. There was none.

Chairman Garrison asked for the Staff Report. Staff gave the Staff Report and presented the Mazorol and Johnson letter (exhibit 1).

Chairman Garrison asked for the presentation from the applicant.

Steve Martinez, Tradewinds Buildings, Boise, Idaho.

- The last time they came in was due to trying to get investment for the property.
- Now they have the ball rolling and have lowered the density, approximately a year ago.
- To date all of phase I and half of phase II improvements are in: water, sewer, and power.
- Lowering density to meet market demands.
- Property was listed for a short time to see if there was any opportunity for a joint venture.
- Still working through the regional infrastructure issues. A lot of the projects never came to fruition. Now trying to do a site specific plan by sizing down water, sewer, and lowering density.
- Need to make sure they have enough power since the last subdivision came on before theirs.

Chairman Garrison asked for proponents. None.

Chairman Garrison asked for uncommitted. None.

Chairman Garrison asked for opponents. None.

Chairman Garrison asked for rebuttal from the applicant. None.

Chairman Garrison closed the public hearing for deliberations.

Commissioner Hibbard asked if he had the correct plat with lower density. Staff confirmed. He has no concerns.

Commissioner Hill's concern was that we have updates.

Chairman Garrison agreed that we should be updated periodically.

COA: Shall update staff annually on progress. Staff will keep the Commission updated with any concerns.

Commissioner Hill moved to approve a three year extension of **P.U.D. 04-02 Gold Fork Bay Village – Extension Request with condition of approval to bring annual updates**. Commissioner Hibbard seconded the motion. Motion carried.

MEETING ADJOURNED