



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: December 13, 2012

TIME: 6:00 p.m. – 7:00 p.m.

LOCATION: Valley County Courthouse

ATTENDANCE: Commissioners present: Commissioners, Kathy Deinhardt-Hill, Ed Allen, and Chairman Rob Garrison. Staff member present: Cynda Herrick, AICP, CFM, Planning and Zoning Administrator.

OPEN: Call to Order

MINUTES:

Commissioner Hill moved to approve the minutes as presented for October 4, 2012.
Commissioner Allen seconded the motion. Motion carried.

A. OLD BUSINESS:

- 1. C.U.P. 03-05 Clear Creek Mini Storage:** Verne Ward is requesting a five-year extension of his Conditional Use Permit allowing him to increase the capacity at an existing mini-storage business. The property is 2.47 acres located at 7 Clear Creek Road in the W ½ N ½ Section 4, T.12N, R.4E, B.M., Valley County, Idaho.

Chairman Garrison announced the item.

Staff stated that Clear Creek Storage has been there for many years, even prior to 2003. The applicant does not feel that the time is right to expand, but would like to maintain his approvals.

The applicant did not appear. Commissioners would like applicant to appear.

Commissioner Hill moved to table to January so applicant could appear and present his plan.
Commissioner Allen 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. [Postponed from October 4, 2012.]

Chairman Garrison announced the item.

Staff stated that the applicant recently purchased the second part of the development, had to obtain the paperwork, and has been consistently working on the project. They have completed a drainfield as required by CDHD and have to continue monitoring this winter. They also had to slightly rearrange the lots due to the wetland delineation.

Leon Renz, applicant, acquired phase 2 of Smiley Lane Subdivision. He has been working with CDHD. They asked him to put in a curtain drain and redo the pesotomies and do another year of testing.

Commissioner Allen moved to approve the extension for **C.U.P. 05-31 Smylie Lane Subdivision Phase 2 – Final Plat Extension for one year**. Commissioner Hill seconded the motion. Motion carried.

3. **C.U.P. 12-07 Soulen Gravel Pit:** Harry Soulen is requesting approval to further develop a basalt gravel pit that was permitted under C.U.P. 99-2. The new C.U.P. would include rock crushing, an updated storm water plan, an updated reclamation commercial use, expansion of the site to the north, and a truck scale with an 8' x 10' scale house. Rock crushing is expected to be in operation approximately 30 days every two years and would not be allowed in the summer between Memorial Day and Labor Day. Operating hours requested are between 7:00 a.m. to 11:00 pm. The site is approximately 20 acres on a portion of RP17N02E140155 located in the SWNE of Section 14, T.17N, R.2E, B.M., Valley County, Idaho. [Tabled from October 4, 2012.]

Commissioner Hill moved to remove C.U.P. 12-07 Soulen Gravel Pit from the table. Commissioner Allen seconded the motion. Motion carried.

Chairman Garrison announced the item.

Staff stated that the item was tabled to create new conditions of approval that the Commission could tweak at the next meeting.

The Commission reviewed the COA and made the following changes:

Harry Soulen stated that Ron Coleman had concerns with seeing the trucks and entry way. He agreed with Mr. Coleman to put in berms and trees to take care of Coleman's concerns. As far as the crushing before Memorial Day, they will need to crush during summer – basalt will smush and mud up crusher if it is wet. This would also remove any smaller local crushers from bidding on process due to short amount of time.

He would like to see hours of operation of crusher extended so crushers can get rock crushed and get out. Believes he has addressed Coleman's concerns with noise, view, and crushing.

Commissioner Hill asked about previous crushing activities. Soulen said 7 a.m. to 11:00 p.m. and non-holiday weekdays.

Chairman Garrison asked about relationship with county? Soulen said they would still have agreement with county – with no crushing they would pull pit run. Arrangement does not change.

Need to crush in the summer or fall and may not get it done after Labor Day.

Chairman Garrison asked for proponents:

Jerry Robinson says it is \$3.00 / yard less to haul from this part of valley then from Goode Pit Lakefork is a softer pit run rock – if used for base rock, it horizontally cracks. If you take in roads north of McCall, haul costs can be doubled if this pit is not used. Hope to pave East Side drive. Have a short work season and need to try to schedule on the projects. Can't crush until the middle of July. Like to put bids out a year in advance.

Chairman Garrison asked for uncommitted.

Chairman Garrison asked for opponents.

Chairman Garrison closed the public hearing and deliberations began.

Closed public hearing.

Allen said that he learned some things he was not aware of the differences in the rock. The one neighbor is quite a bit removed from last pit approved. Applicant will be putting up berm for noise barrier.

Commissioner Hill stated he bought property knowing CUP was going to expire. Need to compromise. Would like to see some limit in time of crushing. 30 days, 45 days, what?

Commissioner Allen we could do notification, could establish reasonable number of days within that period, i.e. 45 days of crushing in a year.

Throw out # 14.

Crushing can begin no earlier than July 1 and is limited to maximum of 40 days of crushing no weekends or holidays.

Berm should be located between neighbor and pit.

Commissioner Hill moved to approve C.U.P. 12-07 Soulen Gravel Pit with modifications. Commissioner Allen seconded the motion. Motion carried.

There is a ten day appeal period.

B. NEW BUSINESS

1. **C.U.P. 12-09 2 Sisters Mercantile:** Kristen DeGarimore is requesting approval of a conditional use permit to open a restaurant and retail business. The site is addressed as 13844 Hwy 55 and was previously the Hops and Grapes restaurant. Access will be from East Lake Fork Road. The site is 0.89 acres located in the NW ¼ NW ¼ Section 10, T.17N, R.3E, B.M., Valley County, Idaho.

Chairman Garrison announced the item.

Chairman Garrison asked if there had been any exparte contact or conflict of interest. Received a call from the neighbor and he reminded the neighbor he could not enter into exparte.

Chairman Garrison asked for the Staff Report. Staff presented the staff report.

Chairman Garrison asked if there were questions from staff.

Chairman Garrison asked for a presentation from the applicant.

Kristen DeGarimore, PO Box 444, McCall, made the following comments:

- They are going to change name to 2 Sisters Country Store.
- Want to keep original restaurant and expand uses and occupy more space.
- Want to supply feed store.
- Notice lack of custom meat store.
- Will have beef and poultry, farmers' eggs, etc.
- Will have limited grocery line.
- Handmade items such as jellies.
- Dinners to go.

Chairman Garrison asked for proponents.

David Shot, 14043 Country Way, McCall – he is trying to make something happen with the place since he purchased it two years ago.

Chairman Garrison asked for uncommitted.

Chairman Garrison asked for opponents.

Chairman Garrison asked for the rebuttal.

Chairman Garrison closed the public hearing and deliberations began.

Discussion ensued.

COA add: "Can expand use to allow the country store theme outside, but not a flea market. They cannot be within 50' of Highway 55 or incompatible with surrounding uses".

Commissioner Hill moved to **C.U.P. 12-09 2 Sisters Country Store with conditions of approval**. Commissioner Allen seconded the motion. Motion carried.

There is a ten day appeal period.

C. OTHER

1. Transfer of C.U.P. 99-17 Harlow Bus Services to C.U.P. 12-10 McCall Donnelly School District – Transportation Facility

Commissioner Allen moved to approve transfer of the conditional use permit. Commissioner Hill seconded the motion. Motion carried.

Commissioner Hill asked staff to write a stronger letter concerning the RV's.

Meeting Adjourned