



# Valley County Planning & Zoning Commission

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Ed Allen, Chairman  
Rob Garrison, Vice-Chairman

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

## VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

**DATE:** December 8, 2011

**TIME:** 6:00 p.m. – 7:30 p.m.

**LOCATION:** Valley County Courthouse

**ATTENDANCE:** Commissioners present: Commissioners Rob Garrison (Acting Chairman), Tom Olson, Jr., and Kathy Deinhardt Hill. Staff member present: Cynda Herrick, AICP, CFM, Planning and Zoning Administrator. Chairman Allen and Commissioner Sandmeyer were excused

**OPEN:** Call to Order

### MINUTES:

Commissioner Olson moved to approve the minutes as presented for October 20, 2011. Commissioner Hill seconded the motion. Motion carried.

### A. OLD BUSINESS:

**I. P.U.D. 98-1, C.U.P 02-04, and C.U.P. 02-05 Tamarack Resort – Extension Request:** Tamarack Resort, LLC, is requesting an extension of the planned unit development and conditional use permits. The site is accessed from West Mountain Road. The site is located on approximately 3,608 acres of land consisting of 2,124 acres of State of Idaho land and 1,484 acres of private land in T.15N, R.2E; T.16N, R.2E; and T.16N, R.3E, B.M., Valley County, Idaho.

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

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

Chairman Garrison asked for a presentation from the applicant.

David Papiez, Tamarack Resort, who was joined by Chris Kirk, former planner for Tamarack. He briefly ran through the application. He explained phasing map that was updated in 2007.

Commissioner Olson asked how many acres remain to be developed. Papiez stated, 800 fee simple acres.

Chairman Garrison asked for proponents.

Chairman Garrison asked for uncommitted.

Chairman Garrison asked for opponents.

Chairman Garrison asked for rebuttal.

Chairman Garrison closed the public hearing.

Discussion ensued.

Commissioner Olson stated it looked like there are no issues.

Commissioner Hill moved to approve P.U.D. 98-1, C.U.P 02-04, and C.U.P. 02-05 Tamarack Resort – Extension Request. Commissioner Olson seconded the motion. Motion carried.

Chairman Garrison explained the ten day appeal period.

**2. P.U.D. 04-02 Gold Fork Bay Village – Extension Request:** Gold Fork Bay, LLC, is requesting an extension of the conditional use permit that expires December 2011. The site is accessed 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 announced the item and asked if there was any ex parte contact or conflict of interest. There was none.

Chairman Garrison opened the public hearing. Staff presented staff report. Letters from Smith (exhibit 1) and Mazarol/Johnson (exhibit 2).

Chairman Garrison asked for a presentation from the applicant.

Steve Martinez stated they acquired project in 2009 from the bank. They acquired funding in 2010 from the bank. They have only applied for one extension themselves.

Commissioner Hill asked what has been done. Martinez said that they have done the cleanup of the site – 90% of Phase 1 is complete.

Commissioner Olson asked if anything was done in Phase 2. Martinez stated, no.

Jim Fronk, Secesh Engineering, stated they worked with original developers. The project was delayed due to law suits. He explained the phasing. Sewer lines, potable water, and power lines are in place. Amenities are re-sculpting of wetlands for open space. Fronk showed which roads had been paved. Their well has been able to assist in fire protection.

Chairman Garrison asked for proponents.

Chairman Garrison asked for uncommitted.

Chairman Garrison asked for opponents.

Chairman Garrison asked for rebuttal.

Chairman Garrison closed the public hearing.

Discussion ensued.

Commissioner Olson stated this is like the Tamarack application. Chairman Garrison agreed it is like Settler's Mill, too. Commissioner Hill clarified that it is a two year extension

COA:       Submit comparison of what has been done and what needs to be done.  
              Show proof that wetlands permit has been updated.

Commissioner Olson moved to approve P.U.D. 04-02 Gold Fork Bay Village – Extension Request with the condition of approval. Commissioner Hill seconded the motion. Motion carried.

Chairman Garrison explained the ten day appeal period.

**3. C.U.P. 11-09 ASAP Portables:** ASAP Portables Company is requesting approval of a conditional use permit for an office building and storage area. Portable toilets would be stored on the site. The 0.44 acre site is addressed as 13831 Highway 55 (Lake Fork area) and is located in the NWNW Section 10, T.17N, R.3E, B.M., Valley County, Idaho. *(Tabled from October 20, 2011.)*

Commission Olson moved to remove C.U.P. 11-09 ASAP Portables from the table. Commissioner Hill seconded the motion. Motion carried.

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

Chairman Garrison opened the public hearing. Staff presented the information received from Josh Kriz, Central District Health. Staff stated no additional information was received.

Chairman Garrison asked for a presentation from the applicant.

Nichole Crossley, 13831 Highway 55, submitted the following:

- Stated that after CUP was approved, ITD they would do site review. (exhibit 1)
- Talked to Josh, who said they could not get inspections done this week.
- Brought copies of approval from Southwest District Health. (exhibit 2)
- Submitted 2 site plans. (exhibit 3)

Commissioner Hill asked if they would all be stored in the depression. Crossley said yes, but

they are discussing a fence. The most that would be stored would be 30 units.

Commissioner Garrison asked if all 30 could be stored in depression area. She said they will be moved around the site.

Staff asked if there would be any new buildings. No new buildings will be constructed.

Chairman Garrison asked for proponents.

Chairman Garrison asked for uncommitted.

Chairman Garrison asked for opponents.

Chairman Garrison asked for rebuttal.

Chairman Garrison closed the public hearing.

Discussion ensued.

Commissioner Olson would like to see a better site plan as required in application.

Commissioner Hill is concerned with visual impact and would like to see the units in one place. They are currently all over the lot – they need to be grouped together.

Commissioner Olson wants to know if there will be additional landscaping or fencing?

Commissioner Hill said the depression is three sided – a gate would adequately screen the storage.

Commissioner Hill moved to table **C.U.P. 11-09 ASAP Portables** to the second meeting in February in 2012 for an updated site plan, additional landscaping, proposed screening, and location of storage of the units. Commissioner Olson seconded the motion. Motion carried.

Chairman Garrison explained the ten day appeal period.

## **B. NEW BUSINESS:**

1. **C.U.P. 11-10 Serenity Mountain Massage:** Renee Henrikson is requesting approval of a conditional use permit for a home-based business to provide massages. Access would be from Gold Dust Road. The 1.003 acre site is addressed as 1884 Gold Dust Road. It is Lot 9 of Gold Dust Ranch No. 1, and is located in the NW ¼ Section 10, T.13N, R.4E, B.M., Valley County, Idaho.

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

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

Chairman Garrison asked for a presentation from the applicant.

Renee Henrikson, 1884 Gold Dust, stated there have been no changes to the application.

Commissioner Hill asked if there would be 3 clients per day. She confirmed with the latest at 8:00 p.m. and there would be no selling of products.

Chairman Garrison stated that the subdivision has CCR's and this approval will not change the CCR's.

Chairman Garrison asked for proponents.

Chairman Garrison asked for uncommitted.

Chairman Garrison asked for opponents.

Chairman Garrison asked for rebuttal.

Chairman Garrison closed the public hearing.

Discussion ensued.

Olson and Hill had no issues with the application.

Commissioner Olson moved to approve C.U.P. 11-10 Serenity Mountain Massage.  
Commissioner Hill seconded the motion. Motion carried.

Chairman Garrison explained the ten day appeal period.

**2. C.U.P. 11-11 Longo Subdivision, Preliminary and Final Plat:** Shawna Longo is requesting approval of a 2-lot single-family residential subdivision on 3.278 acres. The subdivision would be served by individual wells and the North Lake Residential Sewer and Water District. Access will be from Hereford Road, a paved county road. No new roads would be built. The property is currently addressed as 12734 Hereford Road and is located in NE ¼ Section 33, T.16N, R.3E, B.M., Valley County, Idaho.

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

Chairman Garrison opened the public hearing. Staff presented staff report with a change to the condition of approval.

Chairman Garrison asked for a presentation from the applicant.

Joel Droulard, 278 Alta Vista, was present to represent the owner. All paperwork has been turned in to the Health Department, mylars are prepared and most signatures have been obtained. Joel stated they dedicated 35' of right-of-way to the county which is wider than existing right-of-way.

Chairman Garrison asked for proponents.

Chairman Garrison asked for uncommitted.

Chairman Garrison asked for opponents.

Chairman Garrison asked for rebuttal.

Chairman Garrison closed the public hearing.

Discussion ensued.

Commissioner Olson stated it fits into the area. Hill and Garrison agreed.

Commissioner Olson moved to approve C.U.P. 11-11 Longo Subdivision, Preliminary and Final Plat and authorize the chairman to sign. Commissioner Hill seconded the motion. Motion carried.

Chairman Garrison explained the ten day appeal period.

**C. OTHER:**

**1. Facts and Conclusions**

- C.U.P. 11-07 Nisula Gravel Pit

Commissioner Olson moved to approve the Facts and Conclusions for CUP 11-07.  
Commissioner Hill seconded the motion. Motion carried.

**F. ADJOURN**