



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: December 9, 2010

TIME: 6:00 p.m. – 8:00 p.m.

LOCATION: Valley County Courthouse

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

OPEN: Call to Order

MINUTES:

Commissioner Sandmeyer moved to approve the minutes as presented for November 9, 2010. Commissioner Olson seconded the motion. Motion carried.

A. OLD BUSINESS:

1. 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 2010. 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. **[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 along with an e-mail received from Steve Loomis concerning the use of Northlake Sewer and Water (exhibit 1) and an e-mail from Josh Kris, Central District Health (exhibit 2).

Chairman Allen asked for a presentation by the applicant.

Jim Fronk, Seceshing Engineering, stood for questions.

Chairman Allen asked for an update. Fronk provided a short description – number of lots and infrastructure improvements (contouring, lines, grading, etc. – currently needs top soil).

Commissioner Garrison asked about combination of phases? Fronk stated it is now in two phases. Discussion ensued concerning phasing – Fronk stated that it will be done by December 31, 2012.

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. Commissioners had no issues.

Commissioner Sandmeyer moved to approve PUD 04-02 Gold Fork Bay Village according to request for extension. Commissioner Olson seconded the motion. Motion carried.

2. C.U.P. 05-58 Heritage Subdivision – Extension Request: Acentrid Investments is requesting approval of a two-year extension of their conditional use permit that expires on December 26, 2010. The approximately 193 acre site is accessed from two points on Hwy 55. It is located in the S ½ of Section 18 and the SW ¼ of Section 17, T.12N, R.4E, 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 and a letter from Josh Kriz, CDHD, stating that he had no objections to this proposal (exhibit 1).

Chairman Allen asked for a presentation by the applicant.

Bob Fodrea, Fodrea Land Surveys, as a representative for Acentrid Investments, made the following comments:

- Submitted aerial of site showing lot placement and roads (exhibit 2).
- Have made significant progress.
- Exterior boundary is complete.
- Preliminary roads have been approved by Parametrix.
- Letter of approval has been received from ITD.
- There is a drainfield site for every lot.
- N-P study approved by Central District Health.
- Ken Postma has stated that he has completed a fuel reduction plan.
- Change in market needs to occur prior to completion.

Commissioner Garrison stated that it sounds like quite a bit done for fire mitigation. During next two years what is construction plan – he would like to see a tentative construction plan?

Chairman Allen stated it should be a Fire Mitigation Plan in accordance with the LUDO.

Commissioner Hill asked what had been done since 2009? Fodrea stated the Fire Mitigation Plan.

Commissioner Sandmeyer asked if the site grading plans have been approved? Fodrea confirmed.

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.

Commissioner Garrison has no issues extending the application. Would like to see the Fire Mitigation Plan, tentative construction plan for a maximum of three years, and a copy of approvals on roads from county and state.

Commissioner Sandmeyer would like to see this extended to a future hearing.

Commissioner Olson would like to see a three year extension (Garrison and Allen agreed.)

Commissioner Hill agrees, but this has been going on since 2006 – she would like to see a plan.

Commissioner Garrison moved to postpone decision to February 10, 2011, at 6:00 p.m. to see items requested. Commissioner Olson seconded the motion. Motion carried.

3. C.U.P. 06-43 Concrete Processing Plant – Extension Request: Jim Yates is requesting approval of extensions of the approved phasing plan. Phase 1 (grading and landscaping) to be completed by November 2011 and Phase 2 (facility improvements) would be completed by November 2012. The completion date for Phase 3 (mobilization and start-up) would remain December 2012. The property is located at the southwest corner of Plant Lane and Koskella Road in SESE Sec. 26, T.16N, 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. Commissioner Olson recused himself.

Chairman Allen opened the public hearing. Staff presented staff report. Staff clarified phasing plan.

Chairman Allen asked for a presentation by the applicant.

Jim Yates, 34 Polluck Road, Riggins, ID, made the following comments:

- Got property back and hasn't had a chance to move on it.

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.

Commissioner Sandmeyer sees no problem, neither does Commissioner Garrison.

Commissioner Hill moved to approve extension with stipulation that landscaping be done by October 25, 2010, or conditional use permit will expire. Commissioner Garrison seconded the motion. Motion carried.

4. C.U.P. 08-08 Gold Fork River Ranch Gravel & Sand Sales – Extension Request: Gold Fork River Ranch, LLC, is requesting a four-year extension of their conditional use permit which expires December 2010. The parcels, RP16N03E254804 and RP16N03E255310, are also permitted for C.U.P. 07-11 Gold Fork River Ranch Subdivision. The 162.32 acre site is bordered by Davis Creek Lane and Koskella Road and is located in the SW ¼ Section 25, T.16N, 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. Commissioner Olson and Commissioner Garrison recused themselves.

Chairman Allen opened the public hearing. Staff presented staff report and a letter from Josh Kriz, CDHD, (exhibit 1).

Chairman Allen asked for a presentation by the applicant.

Bob Fodrea made the following comments:

- Submitted site plan and attached material (exhibit 2),
- 4 lakes generated a lot of material,
- Have used a lot of material on site for berms,
- Still have a lot of material,
- Have sold approximately 6,000 yards in last two years – which is being affected by overall economy,
- Customers were Wildwing Subdivision, Elk Meadows and campgrounds south of golf course in Cascade,
- Need to get it out of subdivision – dependent on economy,
- East of this site is an existing gravel borrow site.

Commissioner Sandmeyer asked if there was new excavation? Fodrea said, no – it came from creation of lakes. Fodrea stated they need 20,000 yards to complete subdivision.

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. Concerns were creating additional materials.

Commissioner Hill moved to approve 4 year extension for C.U.P. 08-08. Commissioner Sandmeyer seconded the motion. Motion carried.

Staff recommended tabling the next three items to January 13, 2011, at 6:00 p.m. due to lack of complete information.

THE NEXT 3 ITEMS ARE ADJOINING PROPERTIES BY THE SAME APPLICANT AND WILL BE DISCUSSED AT THE SAME TIME.

5. C.U.P. 07-06 The Meadows at Blackhawk - Extension Request & Phasing Plan:

Blackhawk Partners, LLC, is requesting approval of an extension of their Conditional Use Permit. The site is approximately 532.74 acres located in Sections 1, 12, and the SE ¼ of 11, T.17N, R.2E, B.M., Valley County, Idaho. [Tabled from October 2010 meeting. Testimony will be limited to issues specific to the extension.]

6. C.U.P. 07-29 Blackhawk Ridge Subdivision -- Extension Request & Phasing Plan: The applicant is Blackhawk Partners, LLC. They are requesting approval of an extension of their conditional use permit. The site is accessed from West Mountain Road. It is located in portions of Sections 1, 2, 11, & 12, T.17N, R.2E, B.M., Valley County, Idaho

7. C.U.P. 08-17 Redridge at Blackhawk – Extension Request & Phasing Plan: Cranberry Ridge, LLC is requesting approval of an extension of the conditional use. The site is located in Sections 2,3,10, & 11, T.17N, R.2E and Sections 26, 34, 35, & 36, T.18N, R.2E, B.M., Valley County, Idaho. [Tabled from October 2010 meeting. Testimony will be limited to issues specific to the extension.]

Commissioner Garrison moved to continue C.U.P. 07-06, CUP 07-29, and CUP 08-17 to January 13, 2011, at 6:00 p.m. Commissioner Olson seconded the motion. Motion carried.

8. VAC 10-3 Vacation of a Portion of Arnold Alley within the School Addition to Yellow Pine Subdivision. Jenniffer Rossman-Duplisea is requesting a vacation of a 15' x 83.35' portion of Arnold Alley. The vacated land would be transferred to the adjoining landowner (Lot 4B). The site is located in the SW ¼ Section 21, T.19N, R.8E, B.M., Valley County, Idaho. [Tabled from October 2010 meeting.]

Commissioner Sandmeyer moved to remove VAC 10-3 from the table. Commissioner Olson seconded the motion. Motion carried.

Staff reported that she had received a verbal response from the Road Superintendent who is not

in favor of vacation of any public right-of-way and a letter from Dave McClintock showing where the water line easements were located. (exhibit 1)

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.

Chairman Allen asked for a presentation by the applicant.

Ben Wellington, 511 Jeffry, Cascade, made the following comments:

- Amerititle researched property and there were no easements shown.
- Clarified there are no water lines in the portion of property being requested for vacation.

Chairman Allen stated if this was approved there may still be potential need to come through this area – association may seek easement from owner.

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.

Commissioner Garrison commented that if this was vacated they may someday need to seek an easement. Does not think vacating the property is a large impact – however, leaning toward not recommending approval of vacation due to location of existing water line and potential need for maintenance. He believes his property could be fenced from north to south to prevent people from turning around on his property.

Commissioner Sandmeyer does not want to vacate because it could be an easement nightmare.

Commissioner Olson stated he is concerned with getting a fire truck or emergency vehicles in there – if there was a fire in there, this is an additional area to access lots.

Commissioner Hill said it will create access issues for the neighbors.

Commissioner Olson said if you block it here, the neighbors will want the same thing so that they do not turn around in their driveway.

Commissioner Sandmeyer moved to recommend denial of VAC 10-3 to the Board of County Commissioners. Commissioner Hill seconded the motion. Motion carried.

D. NEW BUSINESS:

1. V-3-10 Cramblet Shared Driveway Variance: Jack Cramblet is requesting approval of a

variance for a shared driveway to access three parcels. The variance is requested due to wetlands limiting the access for driveways. The parcels are RP17N03E021655 and RP17N03E022106 (to be split into two parcels) currently addressed as 13885 and 13887 Farm-to-Market Road. They are located in the S ½ NE ¼ Section 2, T.17N, R.3E, B.M., Valley County, Idaho.

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 and a letter from Rob Collins (exhibit 1) stating concerns with maintenance of the dam.

Chairman Allen asked for a presentation by the applicant.

Aaron Cramblet, 349 N. Main, Donnelly, made the following comments:

- shared driveway
- Collins would like to install ditch – has no problem with working with Collins to fix drainage.

Discussion ensued. Cramblet will look at drainage in the spring.

Chairman Allen asked for proponents.

Priscilla Fraley stated she has no objection sharing with the Cramblets. However, one thing bothers her – the length of the distances listed on the record of survey. Would like a deeded easement with correct measurements. In past each paid the snow removal people – in future she may not want to pay for snow removal if she is not here.

Chairman Allen asked for uncommitted. There were none.

Chairman Allen asked for opponents. There were none.

There was no rebuttal.

Chairman Allen closed the public hearing.

Discussion ensued concerning request for variance to share driveway.

Commissioner Garrison believes it is pretty cut and dry – not conducive to come off Farm to Market. Agrees with shared maintenance agreement and brought to level of fire department approval.

Commissioner Olson agrees that there needs to be adequate turn around for fire trucks and a new easement.

Commissioner Olson moved to recommend shared driveway for approval by the Board of County Commissioners with added condition of requiring a new easement be recorded to already proposed conditions. Commissioner Sandmeyer seconded the motion. Motion carried.

2. V-4-10 YMCA Variance from High Water Line Setback: Treasure Valley YMCA is

requesting a variance from the required 100' setback from the high water line of a creek for non-residential buildings. They would like to build a 24 x 48 feet addition onto the current dining facility for the Y Camp at Horsethief. The location is Section 1, T.13N, R.4E, Valley County, Idaho.

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 along with a letter from Cheryl Pearse, erstad Architects clarifying that there will be walls (exhibit 1) and Josh Kriz, CDHD (exhibit 2).

Chairman Allen asked for a presentation by the applicant.

Laura Mahan, identified herself:

Cheryl Pearse, erstad Architects, made the following comments:

- showed map of the camp,
- structure is accessed by private road,
- stream is 13 feet lower than this patio,
- any flooding will go to wetland.

Commissioner Hill asked what would happen to building after main lodge is built. Cheryl responded, a stream side classroom for environmental learning.

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.

Commissioner Sandmeyer moved to recommend approval of the variance to the Board of County Commissioners. Commissioner Hill seconded the motion. Motion carried.

ADJOURNED: 8:00 p.m.