



## 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:** February 10, 2011

**TIME:** 6:00 p.m. – 6:45 p.m.

**LOCATION:** Valley County Courthouse

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

**OPEN:** Call to Order

#### **MINUTES:**

Commissioner Olson moved to approve the minutes as presented for January 13, 2011, with change to include *Cynda* Herrick under elections. Commissioner Sandmeyer seconded the motion. Motion carried.

#### **A. OLD BUSINESS:**

**1. C.U.P. 05-58 Heritage Subdivision:** Acentrid Investments will present their fire Mitigation Plan, three-year construction plan, and a copy of road approvals. [Not a public hearing]

Vice-Chairman Garrison introduced the item and asked for Staff comments.

Staff stated that a letter had been received from Bob Fodrea requesting the item be continued to the March 10, 2011, agenda to give the applicant additional time to address the Wildfire Mitigation Plan and to gather the prior approvals.

Commissioner Sandmeyer moved to continue C.U.P. 05-58 Heritage Subdivision to March 10, 2011. Commissioner Olson seconded the motion. Motion carried.

**2. C.U.P. 07-06 The Meadows at Blackhawk, C.U.P. 07-29 Blackhawk Ridge Subdivision, and C.U.P. 08-17 Redridge at Blackhawk – Extension Request & Phasing Plan:** Blackhawk Partners LLC and Cranberry Ridge LLC are requesting approval of extensions of their conditional use permits. [Postponed from January 2011 meeting. Testimony will be limited to issues specific to the extension.]

Vice-Chairman Garrison introduced the item and asked for Staff comments.

Vice-Chairman Garrison asked if there was any exparte or conflict of interest. There was none.

Staff stated that at the previous meeting the Commission had determined that 10-year phasing plan was well done, but needed more specifics. At that time, the developer was not present, but is present tonight.

Sima Muroff introduced himself and made the following comments:

- Ten-year schedule is a careful and thoughtful approach to the community in general.
- In 2011, everything will be completed as shown on the construction plan.
- Their sales goals depend on maintaining the environment.

Commissioner Sandmeyer asked where the phases would be located on a map. Sima responded that it is being left general until they have determined where the issues are such as wetlands. Commissioner Sandmeyer asked if phase 1 was assigned to phase 1 or 2, etc. Sima said all the phases are one big community – plan on working to combine everything into a Planned Unit Development. He is looking for flexibility so they can respond to the environmental studies (ex: Redridge has 135 home sites with a 20 year plan – with current CUP process it is more difficult without the flexibility.) Sima said phase 1 as described would be the Meadows, phase II would be the Ridge, etc., depending on where the issues pop up during construction.

Commissioner Olson asked about 2012 and the topsoil stockpile – which subdivision? Sima said on south side of the Meadows and on Redridge, so that everything can be revegetated. Commissioner Olson asked where dirt was coming from? Sima said from on-site roadways, etc. Topsoil stockpile should go to 2013.

Staff explained how it would be ideal to convert into a Planned Unit Development.

Vice-Chairman Garrison asked how much lead time is needed for (in example) pioneering roads in the Meadows – recommends that in December of previous year next years activities are solidified. Sima said 2013 is Ridge at Blackhawk.. Vice-Chairman Garrison commented they would like to work on a year by year basis – at least submit letter to staff explaining upcoming years major activities. 2014 is Redridge at Blackhawk.

Asked for proponents, opponents, and closed hearing.

Commissioner Sandmeyer would like to approve so long as a new schedule is submitted with changes. Commissioner Olson has no problems with anything – they do a good job.

Commissioner Sandmeyer moved to approve the new phasing plan for included C.U.P's subject to a revised construction plan being submitted to staff and that they submit to staff yearly updates with planned activities for upcoming year. Commissioner Olson seconded the motion. Motion carried.

**B. OTHER:**

1. **C.U.P. 99-17 Harlow Bus Barns:** Staff stated that they would like to construct offices inside the building and presented a letter received today (exhibit 1). The Commission discussed the issue. They had no issues.
2. **Discussion on planning and zoning matters.**

**ADJOURNED:** 6:45 p.m.