



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: April 8, 2010

TIME: 6:00 p.m. – 7:00 p.m.

LOCATION: Valley County Courthouse

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

OPEN: Call to Order

MINUTES:

Commissioner Garrison moved to approve the minutes as presented for March 11, and March 25, 2010. Commissioner Hill seconded the motion. Motion carried.

OLD BUSINESS:

1. C.U.P. 06-14 The Westwoods Subdivision # 2 – Extension Request: Wendell & Jean Platt are requesting approval of a one-year extension of their conditional use permit that expires June 8, 2010. The 18.21 acre site is located in the SW ¼ Section 18, T.16N, R.3E, B.M. Valley County, Idaho [Not a public hearing].

Chairman Allen announced the item. Staff stated the applicants were requesting an extension in order to complete the requirements, such as, road development agreement, CCRs, and placement of a water storage tank. Staff stated the sewer lines were completed this winter and Mr. Platt has been discussing internal roads with Jerry Robinson and the Board of County Commissioners. Staff also stated a phone call had been received from Vivian Moore who believes the extension should be granted, since the Platts have done a lot to improve the area.

The Commission deliberated the extension.

Commissioner Garrison moved to approve a one year extension for C.U.P. 06-14 The

Westwoods Subdivision # 2. Commissioner Hill seconded the motion. Motion carried.

2. C.U.P. 08-05 Corral Country Estates – Extension Request: Tim & Tina Shaw are requesting approval of a two-year or five-year extension of their conditional use permit that expires May 8, 2010. The 52.82-acre site is located in the SE ¼ Section 21, T.13N, R.4E, B.M. Valley County, Idaho [Not a public hearing].

Chairman Allen announced the item. Staff stated the applicants were requesting an extension due to a bad economy and no buyers. The applicant has received approval for final plat from Central District Health.

The Commission deliberated the extension.

Commissioner Garrison moved to approve a one year extension for C.U.P. 08-05 Corral Country Estates. Commissioner Sandmeyer seconded the motion. Motion carried.

3. C.U.P. 09-01 Blackhawk Lake Estates, Phases 3 & 4 – Extension Request: LB Industries is requesting approval of a one-year extension of their conditional use permit that expires April 21, 2010. The 25.87-acre site is located in the N ½ Section 2, T.17N, R.2E, B.M. Valley County, Idaho [Not a public hearing].

Chairman Allen announced the item. Staff stated the applicants were requesting an extension in order to obtain DEQ, engineering, and surveying approval.

The Commission deliberated the extension.

Commissioner Hill moved to approve a one year extension for C.U.P. 09-01 Blackhawk Lake Estates, Phases 3 & 4. Commissioner Garrison seconded the motion. Motion carried.

A. OTHER ITEMS:

1. Facts and Conclusions:

- VAC 10-01 Portion of Road in Abstein Subdivision
- C.U.P. 10-01 Kling Special Activities Area
- C.U.P. 10-02 ID2 Blackhawk Cell Tower

Commissioner Garrison moved to approve the Facts and Conclusions as presented. Commissioner Hill seconded the motion. Motion carried.

2. Correspondence:

- C.U.P. 04-46 Storage and Landscaping (Betts): No comments were made.
- Request to allow fencing within PUD 04-01 Meadows at West Mountain: Staff stated the applicants would like to be able to allow a specific type of fencing to be located only in the back yards of the single family residences and some screening between patios in the multi-family units. Fences were originally prohibited as part of the initial approval in order to accommodate the movement of large animals. Commissioner Sandmeyer made a motion to

allow fencing as presented by the HOA. Commissioner Garrison seconded the motion. Motion carried.

- Article on Smog Rules: No comments were made.

E. WORK SESSIONS:

1. The Commissioners will discuss amendments to the Valley County Subdivision Regulations Ordinance, the Valley County Land Use and Development Ordinance (LUDO), the Valley County Comprehensive Plan, and bylaws for the Planning & Zoning Commission. [Not a public hearing.]

Chairman Allen announced the item. Staff stated there would be a Work Session with the Board on May 3, 2010 at 2:00 p.m.

Discussion ensued concerning solar panels and possible reduction in fees.

Staff also requested that the Commission set a public hearing for all documents for May 13, 2010, at 6:00 p.m.

Commissioner Garrison moved to set all revised documents for public hearing on May 13, 2010, at 6:00 p.m. Commissioner Sandmeyer seconded the motion. Motion carried.

2. Planning & Zoning Commission Training

Staff handed out cheat sheets on Robert's Rules of Order. Some discussion ensued.

Staff also handed out documents on Dillon Rule vs. Home Rule.

Staff reminded the Commission of the training class in Mountain Home on Saturday and the seminar in Nampa on April 20.

Meeting adjourned at 7:00 p.m.