



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: May 10, 2012

TIME: 6:00 p.m. – 8:30 p.m.

LOCATION: Valley County Courthouse

ATTENDANCE: Commissioners present: Commissioners Ronda Sandmeyer (Acting Chairman), Ed Allen, Tom Olson, and Kathy Deinhardt-Hill. Staff member present: Cynda Herrick, AICP, CFM, Planning and Zoning Administrator.

OPEN: Call to Order

MINUTES:

Commissioner Olson moved to approve the minutes as presented for April 12, 2012.
Commissioner Allen seconded the motion. Motion carried.

A. OLD BUSINESS:

- C.U.P. 07-11 Gold Fork River Ranch Subdivision – Extension Request:** Gold Fork River Ranch, LLC, is requesting approval of a five-year extension of the conditional use permit that expires on May 10, 2012. The 162.32 acre site is located at the northeast corner of Davis Creek Lane and Koskella Road, in the SW ¼ Sec. 25, T.16N, R.3E, B.M., Valley County, Idaho.

Commissioner Sandmeyer announced the item.

Commissioner Sandmeyer asked if there had been any exparte contact or conflict of interest. There was none.

Commissioner Sandmeyer asked for the Staff Report. Staff presented the Staff Report and a letter from the City of Donnelly (exhibit 1).

Commissioner Sandmeyer asked for the presentation from the applicant.

Bob Fodrea, PO Box 188, Cascade, Idaho, made the following comments:

- Submitted exhibit 2 – a picture of the preliminary plat layout.
- Addressed noxious weed control – he is currently working with Rick Ridenour, the Valley County Weed Superintendent.
- Stated there have been other 5-year extensions.
- Reviewed letter submitted as extension request.
- Would like to see Tamarack’s bankruptcy to come to a conclusion.
- There is a lot of work done: roads, ponds.
- Were initially going to sell the house, but now are going to take the house down.
- There is an extensive irrigation system on berms with various plants.
- Liners are in the lakes that separate the water in the ponds from the ground water.
- Have a conditional use permit to sale materials out of ponds – it is a good material. There are a 100,000 yards to be disposed of in the market.
- There is quite a bit of maintenance that takes place on-site.
- The lakes are full and lined.
- Goal is to maintain through the years until the market comes back while working to release sanitary restrictions.
- Explained the previously provided phasing plan.

Commissioner Allen asked about completion of phase 2. Bob said it would be done after phase 1.

Commissioner Olson clarified what was completed. Bob said irrigation system to lot 7 – need to complete remainder of the irrigation system. Lakes are constructed. Power and telephone will come later. Progress is on data for sanitary release, landscaping, There is a huge investment.

Commissioner Hill asked staff about number of phases – you gave 5 years for phase 1, may need to ask for additional time for phase 2. Staff explained extension request is for entire conditional use permit.

Commissioner Allen commented that he has provided a timeline – is developer capable of continuing progress other than just maintaining current landscaping. Fodrea stated requirements have already changed, they could change in the future, but the project is a good project and marginable.

Commissioner Sandmeyer is concerned this is maintenance. Fodrea stated that there is a large number of water rights – need to work on continuing use of the water rights so as not to lose it. 2013 is continuing monitoring of test holes, which includes phase 2. They have significant work done for sanitary release, landscaping, berms, etc.

Commissioner Sandmeyer asked for proponents. None

Uncommitted – none

Opponents.. There were none.

Commissioner Sandmeyer closed the public hearing.

Discussion ensued.

Commissioner Allen stated that it is difficult to visualize the monetary value of the investment – but there is quite a bit of work that has been done.

Commissioner Olson stated that they have completed a significant portion of the ponds, landscaping, etc. – it is at the point of no return. Settler’s Mill was approved for five years and was also at the point of no return.

Commissioner Hill agrees that it is hard to convert development back to farm land. Would like to see an update after 3 years to see if they are working in good faith.

Commissioner Sandmeyer would like to table it and see a time plan?

Commissioner Hill moved to approve the five year extension plan with review by the Commission after 3 years to make sure they are in line with the phasing plan and to make sure adequate progress has been made for **C.U.P. 07-11 Gold Fork River Ranch Subdivision**. Commissioner Olson seconded the motion. Motion carried.

Commissioner Sandmeyer explained the ten day appeal period.

B. NEW BUSINESS:

1. **C.U.P. 12-01 Midas Gold General Operations:** Midas Gold, INC, is requesting a conditional use permit for year-round general operations associated with exploratory mining in Stibnite, Yellow Pine, and Lake Fork, Idaho. A temporary year-round staging area and worker camp consisting of tent platforms and trailers is proposed for Stibnite area on 53.6 acres in the SW ¼ Section 11, T.18N, R.9E., B.M. Office facilities, parking, and storage will occur in Lake Fork at 13871, 13872, and 13876 Highway 55, in the SW ¼ Section 3, T.17N, R.3E, B.M. Workers will also be housed in Yellow Pine at Murph’s RV Park, SESW Section 21, T.19N, R.8E, B.M. All sites are in Valley County, Idaho.

Commissioner Sandmeyer announced the item.

Commissioner Sandmeyer asked if there had been any exparte contact or conflict of interest. There was none.

Commissioner Olson recused himself.

Commissioner Sandmeyer asked for the Staff Report. Staff presented the Staff Report and a letter from Midas Gold (exhibit 1) and Jolene Stevens (exhibit 2).

Commissioner Hill asked about Murph’s

Commissioner Sandmeyer asked for the presentation from the applicant.

Howard Small, Regulatory Agent for Midas Gold, 405 S. 8th Street, Suite 201, Boise, ID 83702 stood for questions.

Commissioner Allen requested a general overview.

Mr. Small explained they are proposing to expand the camp at Stibnite with another 60 units, will install recreation tents on wood platforms all to support mineral explorations. Some crews are in Stibnite and some are in Yellow Pine. Would like to move most employees to Stibnite. Aware of concerns with water in Yellow Pine, so would like to move most employees to Stibnite.

Bill Callahan, logistics and purchasing, they are getting bids to expand parking in Lake Fork. Parking was discussed. Fuel storage in Stibnite was discussed. Working with the county on roads and work with Yellow Pine village for maintenance on roads. Some concern with increased traffic on roads between Cascade and Stibnite. There has been no talk of increased police patrols. They stated they bus their workers.

Mr. Small said they are working on additional water, sewer, etc. to minimize the footprint.

Commissioner Sandmeyer asked for proponents.

Josh Davis, 8 San Ignacios, Cascade, Idaho made the following comments:

- Plan in Stibnite and Yellow Pine seems to be similar to historical use and complies with Comprehensive Plan.
- Lake Fork area allows for the clustering of similar uses.
- Midas Gold has had a positive impact to our local economy.

Dick Carter, Hillcrest, Cascade, made the following comments:

- He is a strong proponent to this use.
- Compatibility should be a +20.
- Cars should be parked on road to show life in Valley County.
- Supports this application and asks you approve the application.

Brian Cooley, 106 Brookdale, McCall, supports this application.

- Manages Cesco store and thus dealt with them as a neighbor – very impressed with what they brought to Valley County.
- They buy local and are environmentally friendly.

Commissioner Sandmeyer asked for undecided. There were none.

Commissioner Sandmeyer asked for opponents. There were none.

Commissioner Sandmeyer closed the public hearing.

Discussion ensued. Commissioner Allen said this is a logical and reasonable expansion. Commissioner Hill asks they stay committed to the traffic issue.

Commissioner Hill moved to approve **C.U.P. 12-01 Midas Gold General Operations**. Commissioner Allen seconded the motion. Motion carried.

Commissioner Sandmeyer explained the ten day appeal period.

2. **C.U.P. 12-02 Ed Staub & Sons Propane:** Ed Staub & Sons Petroleum, INC, is requesting a conditional use permit for two propane storage tanks. Access would be from Highway 55. The 2.79 acre site is Lot 4 of Big Valley Estates, in the SE ¼ Sec. 27, T.17N, R.3E, B.M., Valley County, Idaho.

Commissioner Sandmeyer announced the item.

Commissioner Sandmeyer asked if there had been any exparte contact or conflict of interest. There was none.

Commissioner Sandmeyer asked for the Staff Report. Staff presented the Staff Report and a letter from Donnelly Rural Fire (exhibit 1), Donna Keithly (exhibit 2), and Scott Keithly (exhibit 3). Staff explained Big Valley Estates. Discussion about type of subdivision and access occurred.

Commissioner Sandmeyer asked for the presentation from the applicant.

David Staub, 2508 S. 2nd Street, Nampa, ID, made the following comments:

- Saw a need for a competitive propane company in this area with V-1 being purchased by Amerigas.

Commissioner Hill asked if they owned the property. Staub said no, they would purchase.

Commissioner Allen asked if options were looked at in cities. Staub said cities don't like them near residential uses.

Commissioner Olson asked if small tanks would be filled? Staub said, no. Small tanks would be stored too – mostly 100 gallons. There are existing trees along highway frontage.

Commissioner Hill asked what would be maximum number of tanks and where would they be located? Fenced area would be less than an acre and maximum of 50 small tanks and 2 big tanks. Where will gas trucks be parked. Staub said off-site.

Commissioner Allen would like to see a better landscaping plan. Would like to see them work with ITD to access through the ITD site.

Commissioner Sandmeyer asked for proponents.

Chris Doyle, 2589 Weeping Willow, Middleton, ID 83644:

- He owns the property.
- He did a lot of research and there is already a permit for this access.
- ITD is going to ask that the entry be paved.
- The tanks are to supply homeowners.
- They will be competition for existing propane company who is gouging current residents.
- When he went through P&Z first time, there was work done to make this lot a transition lot from the ITD gravel lot.
- Keithleys had no legal access to their property so he gave them access to their house – Gunsmoke was originally owned by him – they just use it because he was a nice guy.

Commissioner Sandmeyer asked for undecided.

Larry Mangum, Charter Drive, Donnelly, ID. Thinks competition is a good thing. There is a drywall business on Lot 1. He is concerned with access.

Commissioner Sandmeyer asked for opponents

Donna Keithly, Highway 55, made the following comments:

- Gave up a piece of their lot to make Gurnsey Estates.
- Described existing conditions in area.
- Lake Fork would be a great area for this use.
- This is supposed to be a residential subdivision.
- There are no hours of operations.
- Would like to see this denied.

Commissioner Sandmeyer closed the public hearing.

Discussion ensued.

Commissioner Hill would like to see a better map and would like ITD issues addressed, would like to see hours of operation.

Commissioner Olson would like them to approach ITD for access. Believes when you move from residential access to commercial a new permit will be needed. Competition is good, but need a little more details.

Commissioner Allen would like to see additional information on the original platting of Big Valley Estates. Should come off Scheline if commercial.

Commissioner Sandmeyer needs viable map.

Commissioner Hill moved to table **C.U.P. 12-02 Ed Staub & Sons Propane** to June 14, 2012 for additional information: a better map including storage tanks, landscaping, truck storage, and information from ITD concerning access from Scheline, and information from original subdivision . Commissioner Allen seconded the motion. Motion carried.

C. OTHER:

1. Cloud Seeding Amendment: Commissioner Hill moved to table discussion to June 14, 2012. Commissioner Olson seconded. Motion carried.
2. Facts and Conclusions
 - VAC 12-01 Vacation of Utility Easement between Lots 12 & 13, Block 1, Grassy Meadows Subdivision

Commissioner Allen moved to approve. Commissioner Olson seconded the motion. Motion carried.

Meeting Adjourned: 8:30 p.m.