



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: May 13, 2010

TIME: 6:00 p.m. – 7:30 p.m.

LOCATION: Valley County Courthouse

ATTENDANCE: Commissioners present: Chairman Ed Allen, Rob Garrison, Ronda Sandmeyer, Tom Olson, Jr., 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 April 8, 2010. Commissioner Sandmeyer seconded the motion. Motion carried.

OLD BUSINESS:

1. C.U.P. 06-12 Bella Reve Water & Wastewater - Extension Request: Bank of the Cascades is requesting approval of a one-year extension request of the Conditional Use Permit which expires on June 8, 2010. The proposed building site would be accessed via Downend Way and is in NENW Section 10, T.15N, R.3E, B.M., Valley County, Idaho. [Testimony will be limited to issues specific to the extension.]

Chairman Allen announced the item. Staff stated the applicants were requesting an extension in order to find a buyer for the adjoining properties. Staff explained why there was originally approval of a treatment plant.

Chairman Allen asked if there were any proponents, undecided, or opposed. There were none.

The Commission deliberated the extension.

Commissioner Garrison stated that additional infrastructure is beneficial, but the original project is discontinued. The bank is not going to do anything with the project and recommends the extension not be granted.

Commissioner Hill agrees that the bank stated they are not operating the plant and who knows if the new buyer will. She would like to avoid a new plant built this close to an existing one.

Commissioner Sandmeyer agreed. The bank states however it may help the sale of the property.

Commissioner Garrison moved to deny the one year extension for C.U.P. 06-12 Bella Reve Water & Wastewater Extension. Commissioner Hill seconded the motion. Motion carried.

Chairman Allen stated there is a ten day appeal period.

2. C.U.P. 07-06 The Meadows at Blackhawk - Extension Request: Blackhawk Partners, LLC, is requesting approval of a two-year extension request of their Conditional Use Permit which expires on May 18, 2010. 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. [Testimony will be limited to issues specific to the extension.]

Chairman Allen announced the item. Staff stated the applicants were requesting a two year extension in order to complete the project. They are requesting the extension due to market conditions, ongoing engineering solutions, and development of infrastructure.

Chairman Allen asked for proponents, undecided, and opponents. There were none

The Commission deliberated the extension.

Commissioner Garrison stated that other developers have worked towards completion, but have shown improvements. He would like the applicant to come to the table in June to describe specific bench marks.

Commissioner Hill does not want to set them up for failure....they need to do something, though.

Discussion ensued concerning extensions in general.

Commissioner Hill moved to extend one month and table decision for the full extension of C.U.P. 07-06 The Meadows at Blackhawk Extension to June 10, 2010. Commissioner Garrison seconded the motion. Motion carried.

NEW BUSINESS:

1. Bylaws for the Planning & Zoning Commission as most recently amended November 22, 1999: The proposed amendments include but are not limited to allowing Robert's Rules of Order to be suspended during deliberations; removal of public hearing procedure since it is included in the LUDO; and, change of time for last item to begin from 12:00 a.m. to 10:00 p.m.

(Commissioner Olson joined the Commission.)

Chairman Allen announced the item and summarized the changes.

Chairman Allen asked for a Staff Report. There was no staff report.

Chairman Allen asked for comments from the public.

Chairman Allen closed the public hearing for deliberations.

Commissioner Garrison moved to table the item to June 10, 2010 for deliberations and decision. Commissioner Sandmeyer seconded the motion. Motion carried.

2. Valley County Comprehensive Plan as most recently revised April 10, 2006: The proposed amendments include but are not limited to changes in statistical information and including the requirements of Idaho Code 67-6508 to include high power transmission line requirements to Chapter 11.

Chairman Allen announced the item and summarized the changes.

Chairman Allen asked for a Staff Report. There was no staff report.

Chairman Allen closed the public hearing for deliberations.

Commissioner Olson moved to table the item to June 10, 2010 for deliberations and decision. Commissioner Hill seconded the motion. Motion carried.

3. Valley County Land Use and Development Ordinance (LUDO) as most recently published September 21, 2006: The proposed amendments include but are not limited to changes to remove compliance with CCR's for ADU's in Chapter 2; clarify processes, extension requirements, and ordinance amendments; revamped PUD's to exclude the illusion of Concept Approval; and, insertion of Alternative Energy Uses standards.

Chairman Allen announced the item and summarized the changes.

Chairman Allen asked for a Staff Report. There was no staff report.

Chairman Allen asked for comments from the public.

Chairman Allen closed the public hearing for deliberations.

Commissioner Hill moved to table the item to June 10, 2010 for deliberations and decision. Commissioner Garrison seconded the motion. Motion carried.

4. Valley County Subdivision Regulations as most recently amended December 10, 2001: The proposed amendments include but are not limited to changes that include insertion of all previous amendments into the text of the document; addition of pathway requirements; addition of different tiers of subdivisions such as Administrative, Short Plat, and Long Plat; removal of subdivision classifications; and, inclusion of Wildland Urban Interface Fire Mitigation Plan as Appendix A.

Chairman Allen announced the item and summarized the changes.

Chairman Allen asked for a Staff Report. There was no staff report.

Chairman Allen asked for comments from the public.

Ken Postma, identified himself, and asked if there were any questions. There were none.

Chairman Allen closed the public hearing for deliberations.

Commissioner Sandmeyer moved to table the item to June 10, 2010 for deliberations and decision. Commissioner Olson seconded the motion. Motion carried.

OTHER ITEMS:

The Commission discussed the following:

- Plan of action for amendments.
- Impact Area meeting with the City of Cascade.
- Definition of Lot Cover.

ADJOURNED: 7:30 p.m.