



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: June 10, 2010

TIME: 6:00 p.m. – 7:40 p.m.

LOCATION: Valley County Courthouse

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

OPEN: Call to Order

Commissioner Garrison moved to amend the agenda to include sign amendments, whitewater park, Cascade impact area, and change October meeting date from the 14th to the 7th. Commissioner Olson seconded the motion. Motion carried.

MINUTES:

Commissioner Olson moved to approve the minutes as presented for May 13, and May 25, 2010. Commissioner Sandmeyer seconded the motion. Motion carried.

OLD BUSINESS:

1. C.U.P. 05-17 White Cloud Phase 2 – Extension Request: Elkhorn LLC is requesting approval of a one-year extension of the conditional use permit and final plat approval that currently expires on August 1, 2010. White Cloud Phase 1 was recorded July 2006. Phase 2 is a replat of Block 4 and Block 5 of Phase 1. The site is located in the SE Section 24 & NE Sec 25, T.18N, R.2E, and SW Sec 19 & NW Sec. 30, T.18N, 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. Staff presented staff report. A letter from Fish and Wildlife was presented as exhibit 1.

Chairman Allen opened the public hearing.

Scott Findlay, PO Box 1064, McCall, ID confirmed they wanted an extension.

Chairman Allen asked for any proponents or opponents. There were none.

Commissioner Olson moved to approve the extension of White Cloud Phase 2 for one year. Commissioner Garrison seconded the motion. Motion carried.

2. C.U.P. 07-09 Songbird Subdivision -- Extension Request: Bob Glasscock is requesting approval of an extension of the conditional use permit that expires on June 14, 2010. The site is approximately 37.81 acres located in the NWNW Sec. 2, T.15N, R3E, 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. Staff presented staff report. A letter from Fish and Wildlife was presented as exhibit 1.

Chairman Allen opened the public hearing.

Robert Glasscock, PO Box 604, Donnelly, ID, stated the following:

- Not a matter of someone else paying for improvements.
- There is a proposal to extend sewer across Gold Fork Bay.
- At this time there is no sewer to his subdivision.
- Power has been upgraded to Day Star but there is inadequate power to his site....it will need to come 10 miles down Farm to Market Road.
- Sewer and power is at maximum capacity.

Commissioner Olson asked for clarification of where sewer stub is located. Mr. Glasscock stated it stops just north of Gold Fork Bay. Bill Eddy stated there needed to be at least four other properties to tie into line.

Discussion ensued with staff.

Commissioner Sandmeyer asked Mr. Glasscock if the issue was that it was not feasible for him at this time. Mr. Glasscock confirmed.

Chairman Allen asked if he foresaw it happening in the next year. Mr. Glasscock said, no.

Commissioner Garrison asked if any on-site improvements had been done. Mr. Glasscock said no, only groundwater testing, wetland studies, and environmental studies have been done.

Chairman Allen asked for any proponents or opponents. There were none.

The Commission deliberated:

Commissioner Sandmeyer stated that he was holding onto the plat as speculation hoping the market would come back – does this do any good to extend it?

Chairman Allen agreed and stated at the time of approval it was dense but fit with what was

going on in the county.

Commissioner Sandmeyer said there are no roads or infrastructure.

Commissioner Olson believes that nothing will happen in a year and we cannot approve a two year extension.

Commissioner Garrison stated it would be different if improvements had been made – it is still agricultural land.

Commissioner Olson stated that if Ken or another property owner do something this year it could be beneficial to retain the CUP for a year.

Staff explained what would need to be done if this expired and he wanted approval in the future.

Chairman Allen stated if we do extend for a year there may be some possibility for him in the future.

Commissioner Sandmeyer moved to approve the extension of C.U.P. 07-09 Songbird Subdivision for one year. Commissioner Olson seconded the motion. Motion carried.

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. [Tabled from the 5-13-2010 meeting. Testimony will be limited to issues specific to the extension.]

Staff explained that Sima Muroff was out of town (exhibit 1).

Commissioner Garrison moved to extend to August 14, 2010. Commissioner Olson seconded. Motion carried.

Commission stated if he can't be here then there better be a representative here.

Commissioner Garrison moved to remove Bylaw, Comprehensive Plan, LUDO, and the Subdivision Regulations from table. Commissioner Olson seconded the motion. Motion carried.

3. 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.

4. 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.

5. 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.

6. 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.

Commissioner Garrison to table all amendments until such time that the Board schedules their public hearing and we will schedule accordingly. Commissioner Olson seconded the motion. Motion carried.

OTHER ITEMS:

The Commission discussed each item as listed on attached Changes to Amendments.

Discussed changing the sign ordinance to allow reader boards. The Commission directed staff to ask if ITD allows them.

Commissioner Olson moved to change the meeting date from October 14th to October 7th. Commissioner Garrison seconded the motion. Motion carried.

Cascade Impact Area: Commission discussed recent e-mails. The Commission directed Staff to draft letter stating where we are, waiting for their request for a meeting, and make them aware that staff does not make decisions...the Commission does.

Whitewater Park: Discussed what can be done in future to make infrastructure more definitively constructed.

ADJOURNED: 7:40 p.m.