



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: June 14, 2012

TIME: 6:00 p.m. – 7:30 p.m.

LOCATION: Valley County Courthouse

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

OPEN: Call to Order

MINUTES:

Commissioner Sandmeyer moved to approve the minutes as presented for May 10, 2012. Commissioner Hill seconded the motion. Motion carried.

A. OLD BUSINESS:

1. **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. [*Tabled from May 10, 2012.*]

Chairman Garrison announced the item and stated the item needed to be removed from the table.

Commissioner Sandmeyer moved to remove C.U.P. 12-02 Ed Staub & Sons Propane from the table. Commissioner Hill seconded the motion. Motion carried.

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

Chairman Garrison asked for the Staff Report. Staff presented the requested information from the applicant, a letter from ITD, and information from past conditional use permit applications. Staff stated that Gurnsey Estates was platted first, with the requirement of Donna Keithley's

signature. Then Chris Doyle platted Big Valley Estates with the four lots. The fourth lot was identified as most likely be a commercial use. (staff presented documents)

Chairman Garrison asked if there were questions for staff. Commissioner Hill asked about the building.

Chairman Garrison asked for a presentation from the applicant.

Jim Carlson, 2508 2nd St S, Nampa ID, regional manager:

- Building is optional to house a bobcat to clear the snow
- Tanks will be stored behind the large tanks, up to 100, in a fenced yard.
- Could employ up to 70-80 people.
- Provides competition for Amerigas which purchased V-1.
- Ed Staub will support the communities and schools.
- The site will be locked.
- Will work during the normal day working hours unless the winter is bad and more deliveries are required.
- Shaded part of site plan will be access to the property.
- Trees will block the view of the storage tanks.
- Light is a motion sensor
- 6' fenced with barbed wire.
- Will plant more trees to hide the tank.

Commissioner Sandmeyer recommended green slats in chain link fence. They agreed.

Chairman Garrison asked about height of building. Applicant stated not more than 12'.

Chairman Garrison asked for proponents.

Dan Dewit, Klamath Falls:

- This is a good location for safety feature – do not want to be close to residential units.
- This site is centrally located in the valley.

Chairman Garrison asked for uncommitted.

Chairman Garrison asked for opponents.

Donna Keithley, 13485 Highway 55:

- Feels this needs to be located in the city.
- Was supposed to be a cul-de-sac between lots 3 and 4.
- Lakefork would be a better location at 45 mph.
- Concerned with dip in road.

Chris Doyle, Middleton, ID, supports the application:

- It would be good for the community.
- Opposition signed the plat when he went through the process before with the CCRs.
- There should be no safety hazards.

- Trees can be added for screening.
- Will be good for the community with generation of jobs and a decrease in cost of propane.

Chairman Garrison asked for the rebuttal.

Dan Dewit looked at the easement. There is a lot of visibility along the highway. Will build to fire codes and comply with requirements.

Chris Doyle stated that he had previously received a commercial access. If there was a safety issue he would never have received a permit. He has provided access for all of his neighbors.

Commissioner Sandmeyer asked about approval of tanks. Doyle said he has been approved for tanks.

Chairman Garrison closed the public hearing and deliberations began.

Discussion ensued.

Commissioner Sandmeyer believes they've addressed ITD with their approval letter. Would like to see green slats in the fence. Should limit the shed to a small size.

Commissioner Hill thinks this is a bad idea. The state approves it, it was in the CCR's, and we have to honor it.

COA: Require green slats in fence along with a building permit.
 Place additional trees along highway 55.
 Only construct building to the size required for storing snow removal equipment
 (10' x20' x20')
 Submit photo to file for future reference.

Chairman Garrison likes the propane away from major populations. It is close to the highway. Seems like the paperwork supports the use.

Commissioner Sandmeyer moved to approve with the conditions of approval **C.U.P. 12-02 Ed Staub & Sons Propane**. Commissioner Hill seconded the motion. Motion carried.

Chairman Garrison explained the ten day appeal period.

B. NEW BUSINESS:

1. **V-1-2012 Variance to Relax Setbacks:** Edwards Mosquito Abatement District is requesting a variance to relax the setbacks from the Civic Use Standards for Public Utilities to Residential Use Standards. The Civic Use setbacks are 50' from the front, rear, and side street and 30' from the side. Residential Use setbacks are 20' and 7.5', respectively. The site is addressed as 13102 Cameron Drive and is Lot 15, West Mountain Estates, located in the SENE Section 17, T.16N, R.3E, B.M., Valley County, Idaho.

Chairman Garrison announced the item.

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

Chairman Garrison asked for the Staff Report. Staff presented the staff report and letter from Donnelly.

Chairman Garrison asked if there were questions from staff. There were none.

Chairman Garrison asked for a presentation from the applicant.

Bill Fly, 398 Rex Lane, manager of mosquito district.

- Want to relax setbacks to put up storage shop.
- 50' requirements with the lot size allow no use of the property.
- Did not realize setbacks were so large when they got their initial approval.

Commissioner Hill asked if the building needed to be that size. Fly stated yes to house the vehicles to keep them out of snow in winter: 2 service trucks and equipment.

Fly stated the existing temporary shed is 20' from the property line

Chairman Garrison asked if it was split level. Fly said there would be storage in loft.

Chairman Garrison asked if side line could be 10 foot to keep snow from neighbor's property.

Chairman Garrison asked for proponents.

Chairman Garrison asked for uncommitted.

Chairman Garrison asked for opponents.

Chairman Garrison asked for the rebuttal.

Chairman Garrison closed the public hearing and deliberations began.

Discussion ensued.

Hill would like to see 20' setbacks all around.

Commissioner Sandmeyer stated we already have several buildings on this lot. This is a residential lot. There are no aesthetics to blend into the subdivision. Looks like a nice size commercial type building.

Chairman Garrison says it is not commercial and relaxing setback would make it more residential.

Reopened public hearing.

Chairman Garrison asked what roof and siding is: green metal roof with cedar siding. Fly said

garage would match siding of house.

Chairman Garrison reclosed the public hearing.

Commissioner Sandmeyer would like more of a residential look.

Commissioner Hill would like to see 10'-20' of setback on side with residential design.

Commissioner Hill moved to table for a more residential design for **V-1-2012 Variance to Relax Setbacks**. Commissioner Sandmeyer seconded the motion. Motion carried.

Chairman Garrison explained the ten day appeal period.

C. OTHER:

1. Facts and Conclusions

- **C.U.P. 12-01 Midas General Operations**

Commissioner Sandmeyer moved to approve the Facts and Conclusions for C.U.P. 12-01 Midas General Operations. Commissioner Hill seconded the motion. Motion carried.

2. Cloud Seeding Ordinance

Chairman Garrison said Board wants Cloud seeding to be a permitted use.

Staff will write a draft ordinance: Access, fire, color, posting, warning, length, height,

Meeting Adjourned: 7:20 p.m.