



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: August 12, 2010

TIME: 6:00 p.m. – 7:00 p.m.

LOCATION: Valley County Courthouse

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

OPEN: Call to Order

Commissioner Olson moved to add Open Space discussion to the end of the agenda. Commissioner Hill seconded the motion. Motion carried.

MINUTES:

Commissioner Sandmeyer moved to approve the minutes as presented for July 8, 2010. Commissioner Garrison seconded the motion. Motion carried.

A. OLD BUSINESS:

1. 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 6-10-2010 meeting. Testimony will be limited to issues specific to the extension.]**

Chairman Garrison announced the item and asked if there was any exparte contact or conflict of interest. There was none.

Chairman Garrison opened the public hearing. Staff presented staff report.

Sima Muroff, Blackhawk Partners identified himself. He made the following comments:

- They are 70% done with engineering.
- Have worked with the Army Corps of Engineers to build mitigation area for wetlands.

- Will place and seed topsoil.
- They will then have to wait until spring to see if the proper vegetation for wetlands grows.
- Next spring will move forward with pioneering roads and floodplain work.
- Final plat will not be recorded next year.

Chairman Garrison asked for proponents. There were none.

Chairman Garrison asked for uncommitted. There were none.

Chairman Garrison asked for opponents. There were none.

Chairman Garrison closed the public hearing.

Discussion ensued concerning request for a two year extension not being allowed until new ordinance is in place (staff stated that should be August 26, 2010). Commissioners agreed it was not realistic that the plat would be recorded within one year.

Commissioner Hill moved to approve the extension to October 7, 2010, at which time a new phasing plan should be presented for C.U.P. 07-06 The Meadows at Blackhawk. Commissioner Olson seconded the motion. Motion carried.

2. C.U.P. 10-02 ID2 Blackhawk Cell Tower: Verizon Wireless is requesting a modification of their phasing plan from one year to two years to allow for construction season length and budget appropriation. The tower would be completed and in operation prior to March 11, 2012.

Chairman Garrison announced the item.

Staff explained that the applicant wished to have modify their approval to allow two years for construction rather than one year.

The Commission agreed this was a reasonable request.

Commissioner Olson moved to modify the phasing plan to two years rather than one year. Commissioner Sandmeyer seconded the motion. Motion carried.

B. FACTS AND CONCLUSIONS

- 1. V-1-10 Sabatasse Shared Driveway Variance**
- 2. C.U.P. 10-3 Valdez Gravel Borrow Source – Phase 2**

Commissioner Olson moved to approve the Facts and Conclusions for **V-1-10 Sabatasse Shared Driveway Variance** and **C.U.P. 10-3 Valdez Gravel Borrow Source – Phase 2**; **and**, to authorize the Chairman to sign. Commissioner Sandmeyer seconded the motion. Motion carried.

C. OTHER ITEMS:

- 1. Revision of C.U.P. 06-45 Alpha Nursery & Garden Center:**

The Commission discussed the revised site plan presented by Sue Patterson. The Commission determined that it was not a change in use and did not require further public hearings.

Commissioner Olson moved to approve updated site plan as presented. Commissioner Sandmeyer seconded the motion. Motion carried.

2. **Discussion of Road and Access Law in Idaho:** Staff briefly described the class attended.
3. **Idaho Transportation Department – Rules Governing Outdoor Advertising:** Staff explained ITD sign code.
4. **Valley County Disaster Services Workshop & All Hazard Mitigation Plan – August 18, 2010, 9:00 am, at Donnelly Fire:** Staff stated the Commission was invited.
5. **Open Space:** The Commission discussed the definition of open space. They made minor changes: removal of minimum size for open space and community centers..

ADJOURNED: 7:00 p.m.