



Valley County Planning & Zoning Commission

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Rob Garrison, Chairman
Bryan Cooley, Vice-Chair

Ed Allen, Commissioner
Johanna Defoort, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission

November 9, 2017

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m.

P&Z Administrator - Cynda Herrick:	Present
P&Z Chairman - Rob Garrison:	Present
P&Z Commissioner - Ed Allen:	Present
P&Z Commissioner - Bryan Cooley:	Absent - Excused
P&Z Commissioner - Scott Freeman:	Present
P&Z Commissioner- Johanna Defoort:	Absent - Excused
P&Z Assistant - Lori Hunter:	Present

B. MINUTES: Commissioner Allen moved to approve the minutes of October 19, 2017. Commissioner Freeman seconded the motion. Motion carried unanimously.

C. NEW BUSINESS:

- VAC 17-02 Knight Utility Easement:** The Patricia Pualana Knight Revocable Trust is requesting a vacation of the 12-foot wide utility easement that is centered on the original lot line between Lots 15 and 16 in Payette River Subdivision No. 2. The Trust owns both lots and wishes to build over the original lot line as platted. The site is addressed as 159 Brook Drive and is in the SE Section 30 T.18N R.3E, Boise Meridian, Valley County, Idaho.

Chairman Garrison introduced the item. Chairman Garrison asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Garrison asked for the Staff Report. Staff presented the staff report. No questions for Staff at this time.

Chairman Garrison asked for the applicant's presentation.

Patricia Knight, 159 Brook Drive, said she is requesting the utility easement vacation to be able to build over lot line. She owns both lots.

Commissioner Allen asked about lot combination and ramifications. Administrator Herrick replied that the lots can be combined for tax purposes and the applicant will be able to build over lot line if the utility easement is vacated.

Ms. Knight added that the paperwork to request a lot combination has already been given to the Assessor's Office.

Chairman Garrison asked for proponents. There were none.
Chairman Garrison asked for undecided. There were none.
Chairman Garrison asked for opponents. There were none.

Chairman Garrison closed the public hearing. The Commissioners deliberated. The P&Z Commission has reviewed similar requests. There seems to be no value for this utility easement for anyone else.

Commissioner Freeman moved to recommend approval of VAC-7-17 Knight Utility Easement Vacation to the Board of County Commissioners. Commissioner Allen seconded the motion. No further discussion. Motion carried unanimously.

Administrator Herrick stated that the Board of County Commissioners will hold a public hearing once the hearing has been properly noticed.

Chairman Garrison explained the ten day appeal period.

Ms. Knight asked if she needs to be at the Board of County Commissioner meeting as she will be in California. Administrator Herrick recommended a representative and suggested Ms. Knight call the office on Monday to discuss possibilities.

D. FACTS AND CONCLUSIONS:

- V-7-17 Soelberg Setback Variance
- C.U.P. 17-14 Kesler Office and Shop
- C.U.P. 17-15 Gilbert Storage

Commissioner Allen moved to approve the Facts and Conclusions for the C.U.P. V-7-17, C.U.P. 17-14, and C.U.P. 17-15 and authorize the Chairman to sign. Commissioner Freeman seconded the motion. No further discussion. Motion carried unanimously.

E. VALLEY COUNTY COMPREHENSIVE PLAN DISCUSSION

Administrator Herrick said that a review and update is needed. Need to add the revised pathway plan and the ABC plan and update statistics and maps.

F. COMMISSION DISCUSSION

- Lonnie King's snowplow business on Highway 55 – Commissioners recall that the permit allowed equipment storage and maintenance; unknown if it allowed a building on the pre-existing foundation. Administrator Herrick will review the C.U.P. file.
- Mountain Meadow Rentals – currently has multiple signs posted on site.
- Mile High Sign – Administrator Herrick will review the sign and the C.U.P. file.
- Lake Fork Fencing – Discussion on landscaping. Administrator Herrick will review.
- Teufel Landscape – The sign is down and the company was sent a letter stating that the C.U.P. is no longer active.

Commissioner Garrison adjourned the meeting at 6:30 p.m.