



Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350

Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

Bryan Cooley, Chairman
Scott Freeman, Vice-Chair

Ed Allen, Commissioner
Ray Cooper, Commissioner
Johanna Defoort, Commissioner

MINUTES

Valley County Planning and Zoning Commission

June 14, 2018

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 Commissioner – Ed Allen: | Present |
| P&Z Commissioner – Bryan Cooley: | Present |
| P&Z Commissioner – Ray Cooper: | Present |
| P&Z Commissioner – Johanna Defoort : | Present |
| P&Z Commissioner – Scott Freeman: | Present |
| P&Z Assistant – Lori Hunter: | Present |

B. MINUTES: Commissioner Freeman moved to approve the minutes of May 10 & 17, 2018. Commissioner Cooper seconded the motion. Motion carried unanimously.

C. OLD BUSINESS:

- 1. C.U.P. 04-24 Murray Creek Subdivision – Amended Plat of a Portion:** JAF Enterprises LLC, Kelly & William McDaniel, and Jan W. & Tammy de Weerd Trust have submitted a final plat to amend elements of a portion of the plat recorded at Book 11, Page 9 on October 26, 2010. The amended plat consists of 10 single-family residential lots and three drainfield lots. No new roads or residential lots are proposed. The site is accessed via Packer John Road. It is approximately 45 acres located in Section 23, T.11N, R.3E, Boise Meridian, Valley County, Idaho. *[Not a public hearing.]*

Chairman Cooley introduced the item. Chairman Cooley asked if there was any *exparte* contact or conflict of interest. There was none.

Chairman Cooley asked for the Staff Report. Administrator Herrick presented the staff report.

The Commissioners deliberated. Similar to the recent Sweetwater Run, Eagle’s Nest, and

Roseberry Ranches amended plats, this amendment is to change sanitary restrictions, insert the FIRM Note, and adjust lot lines. There were no questions for the applicant. All taxes do need to be paid prior to the Treasurer signing the plat.

Commissioner Allen moved to approve C.U.P. 04-24 Murray Creek – Amended Plat and authorize the Chairman to sign. Commissioner Defoort seconded the motion. Motion carried unanimously.

Chairman Cooley explained the ten day appeal period.

[06:06:26 PM \(00:06:35\)](#)

2. C.U.P. 18-06 Rocky Mountain Crane & Equipment Rental: Rocky Mountain Crane is requesting a conditional use permit for a maintenance and equipment rental site. A 6000 sq.ft. steel building exists on the parcel which has had prior commercial uses. The equipment includes cranes, forklifts, and transport vehicles. The 3.6 acre site is addressed as 14032 Highway 55 in the NENE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. [Tabled May 10, 2018.]

Chairman Cooley introduced the item. Chairman Cooley asked if there was any *exparte* contact or conflict of interest. There was none.

Commissioner Defoort moved to remove C.U.P. 18-06 from the table. Commissioner Freeman seconded the motion. Motion carried unanimously.

Chairman Cooley asked for the Staff Report. Administrator Herrick presented the staff report. No additional information has been submitted.

Commissioner Allen asked if new buildings on the site would require building permits. Administrator Herrick replied affirmatively and added that no new buildings are proposed at this time. She asked the Commissioners if additional buildings would require an amended conditional use permit. Commissioners stated that an amended conditional use permit would be necessary if the scope of the business changed or a substantially-sized new building was requested; however, a small storage shed would be allowed without amending C.U.P. 18-06.

Chad Plager, 14032 Highway 55, stated that Rocky Mountain Crane is a smaller business than previous businesses at location. Impact on area and traffic will be considerably less. In response to questions about outside lighting; there are two lights: one over fuel pump station and one over the north side of the building. Both lights are shielded and no more lighting is proposed. Customers are typically out of the area and would not likely come to the site. Pictures of lighting and structures were submitted and included in the staff report. The applicant is local company. There are 22 cranes to serve local area as well as larger metropolitan areas. Cranes are tower cranes which are self-erecting cranes that fold up for storage. They will be put upright for maintenance. It takes 2-4 hours to collapse crane down and be folded which is why they are left upright while on building sites.

Chairman Cooley asked for proponents. There were none who wished to speak. Chairman Cooley asked for undecided. There were none who wished to speak.

Chairman Cooley asked for opponents. There were none who wished to speak.

The Commissioners deliberated. Since this is a storage yard, there will apparently be fewer daily trips than previous users of the site.

Commissioner Allen moved to approve C.U.P. 18-18-06 Rocky Mountain Crane & Equipment with stated conditions. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Cooley explained the ten day appeal period.

D. NEW BUSINESS:

[06:21:08 PM \(00:21:17\)](#)

- 1. VAC 18-01 – Colter Road:** Valley County P&Z Administrator is requesting a vacation of Colter Road, north of Warm Lake Road. The property on both sides of the road is owned by Davis Cattle Company. The road is not adjacent to any other private or public property. If vacated, the land would become the property of the adjoining owner. The road is in Sections 7, 8, 17, 18, 19, and 20, T. 14N, R.4E, Boise Meridian, Valley County, Idaho.

Chairman Cooley introduced the item. Chairman Cooley asked if there was any *exparte* contact or conflict of interest. There was none.

Chairman Cooley asked for the Staff Report. Administrator Herrick presented the staff report and added the following exhibit:

- **Exhibit 1** – Email from Scott Corkill, Idaho Department of Lands, dated 6/14/2018, stating that an easement between Davis Cattle Company and Idaho Department of Lands is needed prior to approval of a vacation.

Chairman Cooley asked for proponents.

Phil Davis, 19 Warm Lake Highway, questioned the GIS map showing Colter going eastward. Administrator Herrick explained that the GIS specialist drew the road in but Colter Road itself only goes north. The Idaho Department of Lands easement will be extended from the end of the current easement to Warm Lake Road.

Commissioner Cooper asked if this road could be a secondary egress from Eagle Nest Subdivision, particularly for fire emergency access. Mr. Davis replied that it would not and the loop roads allow for emergency exit from the area.

Chairman Cooley asked for undecided. There were none.
Chairman Cooley asked for opponents. There were none.

Commissioner Freeman moved to recommend approval of VAC 18-01 Colter Road to the Valley County Board of County Commissioners. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Cooley explained the ten day appeal period.

E. CORRESPONDENCE – Is C.U.P. needed for R.V.'s at 3 Ambrose Way?

Administrator Herrick said she has received lots of complaints for multiple R.V.s being lived in at 3 Ambrose. This site is a small lot, 100' x 100' with three R.V.s that family members are living in. They were also lived in during the previous winter. A C.U.P. is required for a R.V. Park or for multiple residences. The ordinance defines a R.V. Park as two or more R.V.s that are used for longer than 30 days. This includes the use by family or friends. This site has now been reduced to two R.V.s that are being used to live in year-round. They use Honey-dippers portable toilets and pack in their water. The guy was upset when first contacted; they did make an effort to clean the lot by removing a horse trailer and one R.V. There is another location on Hasbrouk Lane with nine R.V.s and Zane Magnum has three to five R.V.s parked on his parcel. Valley County does allow camping on the lot.

The Commissioners discussed the issue. There is a housing shortage. Lot coverage (30% maximum) and setbacks were discussed. Administrator Herrick asked how she should handle these things. Does the ordinance need to change? Neighbors are unhappy.

Commissioners believe that two or more R.V.s on a site requires a conditional use permit. Chairman Cooley recommended starting with lot coverage and setbacks requirements, then requiring a C.U.P. application. Commissioner Allen suggested encouraging the violator to clean up the site first to help with neighbor conflicts. There was discussion about possible conditions of an R.V. Park. The use requires a C.U.P. or the R.V.s need to be removed.

The difference in residential use and commercial use was discussed. In this case of family use of trailers, the use is residential. If the owner of the site is getting paid, then the use is commercial. Commissioner Freeman asked about requirements and financial hardship. Administrator Herrick replied that the C.U.P. would have a site specific application and conditions. Administrator Herrick will write a standard letter to use as a template for these types of violations.

F. FACTS AND CONCLUSIONS:

- C.U.P. 18-07 River Run Campground
- C.U.P. 18-08 Eagle Nest 3

Commissioner Defoort moved to approve the Facts and Conclusions as listed and authorized the Chairman to sign. Commissioner Freeman seconded the motion. Motion carried unanimously.

Chairman Cooley adjourned the meeting at 6:53 p.m.