



Valley County Planning & Zoning Commission

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Bryan Cooley, Chairman
Scott Freeman, Vice-Chair

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

MINUTES

Valley County Planning and Zoning Commission

December 13, 2018

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

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

P&Z Administrator – Cynda Herrick:	Present
P&Z Commissioner – Ed Allen:	Present
P&Z Commissioner – Bryan Cooley:	Excused
P&Z Commissioner – Ray Cooper:	Present
P&Z Commissioner – Johanna Defoort :	Present
P&Z Commissioner – Scott Freeman:	Excused
P&Z Technician – Lori Hunter:	Present

B. MINUTES: Commissioner Allen moved to approve the minutes of November 8, 2018. Commissioner Cooper seconded the motion. Motion carried unanimously.

C. NEW BUSINESS:

- 1. VAC 18-04 Portions of Road Right-of-Way in Roseberry Townsite:** Eld Ranch Investment LLC is requesting a vacation of portions of platted rights-of-way that have not been constructed in Roseberry Townsite. If vacated, the land would become the property of the adjoining owners. The road rights-of-way are located north of E. Roseberry Road and east of Farm to Market Road in the SWSW Section 12, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

Acting Chairman Defoort introduced the item.

Acting Chairman Defoort asked for the Staff Report. Staff presented the staff report. Portions of the right-of-ways in Roseberry Townsite were previously vacated. There was discussion about the location of the requested vacation.

Acting Chairman Defoort opened the public hearing and asked if there was any *ex parte* contact or conflict of interest. There was none. Acting Chairman Defoort asked for the applicant's presentation.

Vicki Eld, 2554 E Roseberry Road, said that the right-of-way pieces are currently within fenced pasture. This vacation would make it all legal pasture.

Commissioner Allen asked for confirmation that the road right-of-ways are not part of the parking for Roseberry festivals.

Acting Chairman Defoort asked for proponents. There were none.

Acting Chairman Defoort asked for uncommitted. There were none.

Acting Chairman Defoort asked for opponents. There were none.

Acting Chairman Defoort closed the public hearing.

The Commission deliberated. At this time, Valley County owns the unbuilt right-of-ways.

COA: The applicant will be responsible for preparing the deeds to convey the property.

Commissioner Allen moved to recommend approval of VAC 18-04 with the stated conditions to the Valley County Board of Commissioners. Commissioner Cooper seconded the motion. Motion carried unanimously.

Administrator Herrick explained the next steps and vacation process to the applicant. The applicant will be noticed for the upcoming Board of County Commissioners. Acting Chairman Defoort explained the ten day appeal period.

- 2. C.U.P. 18-15 Clear Creek Crossing – Preliminary Plat:** Nick Schlekeway of Green River Project LLC is requesting a conditional use permit for a 7-lot residential subdivision on 80.23 acres, with 5 buildable parcels and 2 open space parcels. Lots will range in size from approximately 3 to 15 acres. Individual well and septic systems are proposed. Access will be from a new gravel private road from Atkin Lane. A variance is requested for the length of the proposed cul-de-sac road. The site is located in the NE ¼ Section 4, T.12N, R.4E, Boise Meridian, Valley County, Idaho. [Postponed at the request of the applicant to February 14, 2019.]

D. CORRESPONDENCE

- P.U.D. 98-1 Tamarack Resort – bi-annual update

Administrator Herrick referred to Stephen Lord's letter and said this update is required by the extension that was granted. At a future date, the new owners will present to the Commission their plans, information on employee housing, and any amendments that may be needed. The owners are currently accessing timeline. The new owners are attempting to own the golf course; the land has only been approved as open space. The Heritage portion (about 200 acres) was traded to Idaho DEQ; they do have the first option of refusal in future. The agreement with the State of Idaho includes requirements to complete both the mid-mountain restaurant and Wildwood ski lift within five years. The owners are new; however, management includes some of the same players who have been involved in the past and are familiar with the process. Building permit application(s) are expected in spring.

E. FACTS AND CONCLUSIONS:

- C.U.P. 18-14 The Retreat McCall

Commissioner Allen moved to approve the Facts and Conclusions as presented and authorize the chairman to sign. Commissioner Cooper seconded the motion. Motion carried unanimously.

Acting Chairman Defoort adjourned the meeting at 6:23 p.m.