



Valley County Planning & Zoning Commission

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Ed Allen, Chairman
Kathy Deinhardt Hill, Vice-Chair

Rob Garrison, Commissioner
Scott Freeman, Commissioner
Bryan Cooley, Commissioner

MINUTES

Valley County Planning and Zoning Commission
January 14, 2016
Valley County Court House - Cascade, Idaho

A. OPEN: Call to Order

P&Z Administrator - Cynda Herrick, AICP,: Present
P&Z Commission, Chairman - Ed Allen: Present
P&Z Commissioner - Rob Garrison: Absent
P&Z Commissioner - Kathy Deinhardt Hill: Present
P&Z Commissioner - Bryan Cooley: Present
P&Z Commissioner - Scott Freeman: Present

B. MINUTES: December 10, 2015

Motion: Moved to approve the minutes for December 10, 2015.

P&Z Commissioner - Kathy Deinhardt Hill: Motion
P&Z Commissioner - Bryan Cooley: 2nd

P&Z Commission, Chairman - Ed Allen: Approve
P&Z Commissioner - Kathy Deinhardt Hill: Approve
P&Z Commissioner - Bryan Cooley: Approve
P&Z Commissioner - Scott Freeman: Approve

C. OLD BUSINESS:

- 1. West Central Mountains Economic Development Strategy:** A public hearing will be held on the economic development plan prepared by the Steering Committee for the America's Best Communities competition. The strategy encompasses Cascade, Donnelly, McCall, Meadows Valley, and Valley County. [Public hearing continued from Dec. 10, 2015.]

Chairman Allen introduced the item. Chairman Allen stated this was continued from the December 10, 2015, public hearing.

Chairman Allen asked for the Staff Report. Staff stated there was no additional staff report and summarized the following exhibits: exhibit 1 – letter from Scotty Davenport. Staff announced we were the top 15 semi-finals.

Chairman Allen asked for the applicant’s presentation. The spokesperson would not be here.

Chairman Allen asked for proponents. There were none.

Chairman Allen asked for uncommitted. There were none.

Chairman Allen asked for opponents.

Troy Huckaby, 115 Par Drive, Cascade, ID made the following comments:

- Star News has an article in the newspaper today.
- There are no proponents – no one will stand behind the plan.
- Newspaper said 8 finalists will have a year to implement strategies – the 3 communities will be those that have most sustainable economies ... “Do we only have a year?”
- Read from a staff report from December 10 – will be part of policies that will be used...
- Today, said no county money will be used.
- County does not have the authority to implement anything.
- This will create a socialist government in Valley County.
- Affordable housing is the biggest joke in the world.
- Impossible to build affordable housing in Valley County due to regulations.
- Those people don’t belong in Valley County.
- Government housing is socialism.
- If you can’t afford to live here don’t move here.

Chairman Allen asked for rebuttal.

Staff as steering committee, VCEDC, and planning staff made the following comments:

- No ad valorem tax dollars go to maintenance of roads, so not diverting that money to this plan.
- Concerning the implementation in a year – that is for the competition – if we get to the top 8 we will get \$100,000 which has been allocated in the 11-month implementation plan on page 70. Staff explained the implementation plan.
- Described how the competition works.
- Only county funds are time, participation, etc. County participates in these activities in the normal course of events.
- Even if we don’t get the money we can still complete the tasks.
- County Commissioners will have their own public hearing.
- Discussed the bike path from McCall to Meadows Valley.

Chairman Allen closed the public hearing.

The Commission deliberated.

Commissioner Hill made the following comments:

- Commends the people who put this document together.
- There is no harm in saying this is a good document – the Commissioners will not be bound by anything either – they can determine what to spend their money on.
- Only concern as she read through the document is that if the leading forces don't go through with the project, then the project will not be completed.
- Concerned with sustainability.
- More bus routes is a good thing.
- Businesses will benefit – the more improvements we make, the bigger benefit.
- We are not bound by this.
- Have to set goals for ourselves.

Commissioner Cooley stated that he read the document with the concerns identified at the previous meeting in mind:

- Supporting a diverse group of people who made this happen.
- Supports ideas and the contest, even if the county does nothing.
- County may not support with funds in the future.
- Some of the things may work and some may not.
- This is trying to better the community.
- Has no problem endorsing the document.

Commissioner Freeman made the following comments:

- When he read through the document he didn't think of the socialist aspect of the document as Troy commented on.
- A good document to bring all the communities together – historically a rift between communities.

Chairman Allen made the following comments:

- Socialism is a concern to people in this part of the country.
- Definition of socialism is when major industries are owned by the government – does not see that this is socialism. This is not a government takeover.
- Make this a better place to live and improve quality of life.
- If we get \$100,000 someone will be in charge of the "treasury".
- Both McCall and Valley County have a very low tax levy (in the same newspaper Troy quoted from). Not like we will be increasing that tax base.

Motion: Moved to recommend endorsement of the West Central Mountains Economic Development Strategy to the Valley County Board of Commissioners.

P&Z Commissioner - Kathy Deinhardt Hill: Motion

P&Z Commissioner - Bryan Cooley: 2nd

P&Z Commission, Chairman - Ed Allen: Approve

P&Z Commissioner - Kathy Deinhardt Hill: Approve

P&Z Commissioner - Bryan Cooley: Approve

P&Z Commissioner - Scott Freeman: Approve

D. NEW BUSINESS:

1. **C.U.P. 15-15 Horsethief Heights - Preliminary & Final Plat:** Johnson & Alberg LLC are requesting a conditional use permit for a three-lot residential subdivision on 25.28 acres. Lots will range in size from approximately 4 to 9 acres. Individual well and septic systems will be used. Underground electricity exists to all three lots. Access will be via Horsethief Road to Lost Basin Road (public roads). The site is located in the SENE Section 25, T.14N, R.4E, Boise Meridian, Valley County, Idaho.

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

Chairman Allen asked for the Staff Report. Staff presented the Staff Report.

Chairman Allen asked for the applicant's presentation.

The applicants' agent, Bob Fodrea, Fodrea Land Surveys, 105 N. Main, Cascade, ID, introduced himself and made the following comments:

- This is a 3 lot subdivision plat – exhibit 1.
- Horsethief area development goes back to 2003.
- Was previously a Boise Cascade parcel.
- This plat is north of Points at Horsethief Shores which was done in 3 phases.
- In the 1960s, it was envisioned as a recreational development.
- West side of reservoir is Fish and Game along with the northeast corner.
- Johnson and Alberg have parceled out the remainder of their property.
- Previously dedicated Lost Basin Road to the public as a county road.
- Displayed an aerial – exhibit 2.
- Has good soils for drainfield sites.
- Have access points developed.
- Will be submitting engineering report right away.
- Staff report was very positive.
- A very unique isolated area surrounded by large property owners – exhibit 3.
- Verified there will be no closing of the road – it is a county road.

Chairman Allen asked for proponents. There were none.

Chairman Allen asked for uncommitted. There were none.

Chairman Allen asked for opponents. There were none.

Chairman Allen asked for rebuttal. There was none.

Chairman Allen closed the public hearing.

The Commission deliberated.

Commissioner Cooley made the following comments:

- He is familiar with this area.
- It is a good logical fit.
- Sounds like soils are excellent.

Commissioner Hill appreciates the larger lot sizes.

Commissioner Freeman doesn't see any concern with the road being closed.

Motion: Moved to approve the preliminary and final plat of Horsethief Heights and authorize the chairman to sign the plat.

P&Z Commissioner - Kathy Deinhardt Hill: Motion

P&Z Commissioner - Bryan Cooley: 2nd

P&Z Commission, Chairman - Ed Allen: Approve

P&Z Commissioner - Kathy Deinhardt Hill: Approve

P&Z Commissioner - Bryan Cooley: Approve

P&Z Commissioner - Scott Freeman: Approve

Chairman Allen explained the ten day appeal period.

2. C.U.P. 15-16 Boy Scouts of America Camporee: The Ore-Ida Council of Boy Scouts of America is requesting a conditional use permit for an annual two-day winter camp. Approximately 400-500 boy scouts and leaders are expected for a one-night campout. This year the activity would take place on Feb 5 & 6, 2016. Porta-potties would be used and EMT's and physicians will be onsite and on-call during the event. The event would take place on the parking areas at Kelly's Whitewater Park in the NE ¼ Section 36 T.14N R.3E, Boise Meridian, Valley County, Idaho.

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

Chairman Allen asked for the Staff Report. Staff presented the Staff Report and summarized the following exhibits: exhibit 1 - letter from Melton

Chairman Allen asked for the applicant's presentation.

The applicant, Ben Melton, 1328 S. Longmont, Boise, ID, introduced himself and made the following comments:

- He works with volunteers and coordinates events.
- His territory is Meridian, Eagle, Star, and this area.
- They are a large organization with lots of manpower.
- This is an important event.
- It is a challenging event due to harshness of the environment, so just a one day event.
- A camporee is a campout that someone is going to win.
- They are committed to safety and stringent boy scout rules.
- Do require fires are off the ground – each troop will have their own fire.

- Grateful to the Pickards to allow this event.
- Hopefully the snow will stick around – last year it was very wet.
- This is a safe event that will put them out of their comfort zone.

Commissioner Cooley asked how they get here. Melton said in individual vehicles.

Chairman Allen asked for proponents. There were none.

Chairman Allen asked for uncommitted. There were none.

Chairman Allen asked for opponents. There were none.

Chairman Allen asked for rebuttal. There was none.

Chairman Allen closed the public hearing.

The Commission deliberated.

Commissioner Hill asked if this is an annual event – what happens if there are complaints?

Chairman Allen explained they would come back for review if a serious complaint.

Staff commented they have to follow the application or come back to the P&Z Commissioner for an amendment.

Motion: Moved to approve CUP 15-16 Boy Scouts of America Camporee with the conditions of approval.

P&Z Commissioner - Bryan Cooley: Motion

P&Z Commissioner - Kathy Deinhardt Hill: 2nd

P&Z Commission, Chairman - Ed Allen: Approve

P&Z Commissioner - Kathy Deinhardt Hill: Approve

P&Z Commissioner - Bryan Cooley: Approve

P&Z Commissioner - Scott Freeman: Approve

Chairman Allen explained the ten day appeal period.

E. FACTS AND CONCLUSIONS:

- C.U.P. 99-21 Activity Barn, L.L.C. – amendment
- C.U.P. 15-13 Basye Solar Panels
- C.U.P. 15-14 Disaster Response

Motion: Moved to approve the Facts and Conclusions for C.U.P. 99-21, C.U.P. 15-13, and C.U.P. 15-14 and authorize the chairman to sign.

P&Z Commissioner - Kathy Deinhardt Hill: Motion

P&Z Commissioner - Scott Freeman: 2nd

P&Z Commission, Chairman - Ed Allen: Approve
P&Z Commissioner - Kathy Deinhardt Hill: Approve
P&Z Commissioner - Bryan Cooley: Approve
P&Z Commissioner - Scott Freeman: Approve

F. ELECTIONS OF OFFICERS:

- Chairman
- Vice-Chairman
- Secretary

Motion: Moved to elect Rob Garrison as the Chairman.

P&Z Commissioner - Kathy Deinhardt Hill: Motion
P&Z Commissioner - Bryan Cooley: 2nd

P&Z Commission, Chairman - Ed Allen: Approve
P&Z Commissioner - Kathy Deinhardt Hill: Approve
P&Z Commissioner - Bryan Cooley: Approve
P&Z Commissioner - Scott Freeman: Approve

Motion: Moved to elect Kathy Deinhardt Hill as the Vice-Chairman.

P&Z Commissioner - Bryan Cooley: Motion
P&Z Commissioner - Scott Freeman: 2nd

P&Z Commission, Chairman - Ed Allen: Approve
P&Z Commissioner - Kathy Deinhardt Hill: Approve
P&Z Commissioner - Bryan Cooley: Approve
P&Z Commissioner - Scott Freeman: Approve

Motion: Moved to elect Cynda Herrick as the Secretary.

P&Z Commissioner - Kathy Deinhardt Hill: Motion
P&Z Commissioner - Bryan Cooley: 2nd

P&Z Commission, Chairman - Ed Allen: Approve
P&Z Commissioner - Kathy Deinhardt Hill: Approve
P&Z Commissioner - Bryan Cooley: Approve
P&Z Commissioner - Scott Freeman: Approve

ADJOURNED: 7:20 p.m.