



Valley County Planning & Zoning Commission

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Rob Garrison, Chairman
Kathy Deinhardt Hill, Vice-Chairman

Ed Allen, Commissioner
Scott Freeman, Commissioner
Bryan Cooley, Commissioner

MINUTES

Valley County Planning and Zoning Commission
February 11, 2016
Valley County Court House - Cascade, Idaho

A. OPEN: Call to Order at 6:00 p.m.

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

B. MINUTES: January 14, 2016

Motion: To approve the minutes of January 14, 2016.

P&Z Commissioner - Ed Allen: Motion
P&Z Commissioner - Bryan Cooley: 2nd

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

C. OLD BUSINESS:

There was none.

D. NEW BUSINESS:

- C.U.P. 15-17 Lake Fork Commercial Center:** Dream Development INC is requesting approval for a maximum of four commercial buildings ranging from 1500 to 4000 sq. ft. All

buildings will have a similar style and will be constructed by the developer and will remain in the same ownership. Rental housing will be available on the second floors to the maximum allowed by Central District Health. Fencing will be installed along the sides and rear of each unit. A service road from Pleasant Acres Drive would allow business access to the rear while customers would park in the front and access either from Pleasant Acres Drive or Highway 55. A shared well and septic will be used by all structures. The site is located in Lake Fork at the southeast corner of Hwy 55 and Pleasant Acres Drive in Lots 7A & 7B of Krueger's Folly Subdivision. The 2.485 acre site is in the SW ¼ Section 3, T.17N, 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 and summarized the following exhibits: Letter from Valley County Road Dept. (exhibit 1), Letter from Idaho Transportation Dept. dated February 5, 2016 (exhibit 2), Letter from McCall Fire District (exhibit 3), and a Letter from Central District Health (exhibit 4). Staff mentioned landscaping requested by Payette River Scenic Byway.

Chairman Garrison asked for the applicant's presentation.

The applicant, Gary Swain, 13675 Farm to Market, introduced himself and made the following comments:

- Would like to have the option to do a steel building with wood facades.
- Will only have planter boxes, if feasible. If the business in the building is a business that needs to display small items on the "porch" then there will not be planter boxes.
- The northern building will have 2 employee housing units, which will have parking on the north side of the building.
- Would like to have approval into perpetuity – does not know how long it will take to build out. He is not selling the property, but will have to market so that he can build as tenant would desire.
- May be a fourth building in the back.
- Doesn't look like he will get access on Highway due to 1000' setback from a public road, but would like to work with neighbor to the south for a shared access for all businesses.

Commissioner Allen asked about the landscaping. Gary Swain said that if they don't park product under the eaves there will be planter boxes. He will plant additional trees in strategic locations as shown on the landscaping plan. It will not be one long strip of trees.

Chairman Garrison asked if there were 2 accesses on Pleasant Acres? Gary said one is a service entrance and the other entrance is for customers/office help, north side for employee parking. Fences will be placed when contained area needed.

Chairman Garrison commented that he likes the proposal to work with the neighbors to the south for shared accesses and even the 50' frontage road through to East Lake Fork Road. Gary said 20 years ago he envisioned a frontage road from Pleasant Acres to East Lake Fork, at some point.

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.

The Commission deliberated.

Commissioner Allen commented about the time frame. He has no issues with the open ended time frame. Will not start something and then walk away. Questioned whether further approvals needed. Staff said, no.

Commissioner Cooley stated that this is a good spot, encourages the clustering of similar uses, addresses some affordable housing for employees, idea of sharing road going through to south is a good idea, buildings look well laid out, and would be a good addition to the area.

Commissioner Freeman agreed with all of the things stated by Commissioner Cooley.

Chairman Garrison stated he is not opposed to open ended time frame, but would like updates so we know how it is progressing -- update to staff with staff reporting to the Commission.

Staff clarified that one building would establish use.

COA #3: Establishment requirement will be met with the construction of one building.

COA #7: Planter boxes only where feasible.

Motion: To approve C.U.P. 15-17 Lake Fork Commercial Center with the conditions of approval as stated.

P&Z Commissioner - Bryan Cooley: Motion

P&Z Commissioner - Ed Allen: 2nd

P&Z Commission, Chairman - Rob Garrison: Approve

P&Z Commissioner - Ed Allen: Approve

P&Z Commissioner - Bryan Cooley: Approve

P&Z Commissioner - Scott Freeman: Approve

P&Z Commissioner - Kathy Deinhardt Hill: Absent

Chairman Garrison explained the ten day appeal period.

E. FACTS AND CONCLUSIONS

- C.U.P. 15-15 Horsethief Heights
- C.U.P. 15-16 Boy Scout Camporee

Motion: To approve and authorize the Chairman to sign the Facts and Conclusions for C.U.P. 15-15 Horsethief Heights and C.U.P. 15-16 Boy Scout Camporee.

P&Z Commissioner - Ed Allen: Motion

P&Z Commissioner - Bryan Cooley: 2nd

P&Z Commission, Chairman - Rob Garrison: Approve

P&Z Commissioner - Ed Allen: Approve

P&Z Commissioner - Bryan Cooley: Approve

P&Z Commissioner - Scott Freeman: Approve

P&Z Commissioner - Kathy Deinhardt Hill: Absent

F. WORK SESSION:

- **Nuisance Ordinance** - This is not a public hearing. The public is welcome to attend and listen but public comment will not be taken at this time.

Staff presented. The Commission discussed the proposed ordinance and recommended a few changes. They agreed to hear it in a public hearing on May 12, 2016.

- **Tiny House - Park Model Discussion**

Staff commented on the legislation being proposed this year and the concerns with tiny houses and park models. Staff requested the Commission be aware of the issues around the nation while they are reading and listening to the news, because it will most likely become a Valley County issue soon.

- **Snowmobile Parking Lot: Locating Commercial Businesses**

Staff showed the Commission the photo of the snowmobile trailer with the graphics advertising their recreation business. The Commission determined that a conditional use permit will be required for any recreation parking lot that allows commercial or long-term parking.

ADJOURNED: 7:24 p.m.