



Valley County Planning & Zoning Commission

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Ed Allen, Chairman
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Rob Garrison, Commissioner
Dusty Hibbard, Commissioner
Bryan Cooley, Commissioner

MINUTES

Valley County Planning and Zoning Commission
December 10, 2015
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: Present
P&Z Commissioner - Kathy Deinhardt Hill: Present
P&Z Commissioner - Dusty Hibbard: Present
P&Z Commissioner - Bryan Cooley: Present

Chairman Allen presented Commissioner Hibbard with a plaque commemorating his excellent service as a Valley County Planning and Zoning Commissioner. Commissioner Hibbard has relocated to a different area and will be missed.

B. MINUTES: November 12, 2015

Motion: Moved to approve the minutes of November 12, 2015.

P&Z Commissioner - Rob Garrison: Motion
P&Z Commissioner - Bryan Cooley: 2nd

P&Z Commission, Chairman - Ed Allen: Approve
P&Z Commissioner - Rob Garrison: Approve
P&Z Commissioner - Kathy Deinhardt Hill: Approve
P&Z Commissioner - Dusty Hibbard: Approve
P&Z Commissioner - Bryan Cooley: Approve

C. OLD BUSINESS:

- 1. C.U.P. 15-02 Lake Fork Fence Supply:** Casey & Kara Jeffus are requesting relocating the office from 13871 Hwy 55 to 13873 Hwy 55. Both locations are on parcel RP17N03E035820. Operations will not change and materials will be stored in the same area, fenced and blocked from view of the highway, with similar landscaping. Al Congleton owns the 5-acre site located at T.17N, R.3E, Section 3, Boise Meridian, Valley County, Idaho.

Chairman Allen introduced the item. Chairman Allen asked if there was any *ex parte* contact or conflict of interest. He stated this is not a public hearing.

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

The Commission deliberated.

Commissioner Hill said they have done a good job. All Commissioners concurred.

Motion: Moved to transfer CUP 15-02 from 13873 Highway 55 to 13873 Highway 55.

P&Z Commissioner - Kathy Deinhardt Hill: Motion
P&Z Commissioner - Rob Garrison: 2nd

P&Z Commission, Chairman - Ed Allen: Approve
P&Z Commissioner - Rob Garrison: Approve
P&Z Commissioner - Kathy Deinhardt Hill: Approve
P&Z Commissioner - Dusty Hibbard: Approve
P&Z Commissioner - Bryan Cooley: Approve

Chairman Allen explained the ten day appeal period.

Chairman Allen directed staff to write a letter to Al Congleton, property owner, telling him that he will need a conditional use permit for 13873 Highway 55 before any other business occupies the site.

D. NEW BUSINESS:

- 1. C.U.P. 99-21 Activity Barn, L.L.C. - amendment** Bob Looper, Brundage Mountain Resort, is requesting approval for an amendment to the conditional use permit issued in 1999 for a lift-assisted tubing hill. The amendment will include a vault privy, additional office, different type of lift, snowboarding, and expanded tubing hill. The site is addressed at 141 Moonridge Drive in the NE ¼ of Section 29, T.18N, 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 Earl Dodds, exhibit 2 – letter from Bob Looper, exhibit 3 – pictures.

Chairman Allen asked for the applicant's presentation.

The applicant, Bob Looper, President, Brundage Mountain Co., 953 Strawberry, McCall, introduced himself and made the following comments:

- The Activity Barn has been in business for 17 years.
- Replaced old tow rope with the new Magic Carpet.
- Replaced old porta-potty toilets with new pit privy.
- Needed a larger parking lot.
- Will have beginning ski and snowboard lessons and a rail.

- Magic Carpet goes up the middle with activities on both sides.
- The Magic Carpet is like a conveyor in the airport – off the ground about 18” and is 600’ long.

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 Hibbard thinks they are making it better and improving the site. Commissioner Garrison said just expanding the use with improvements.

Commissioner Hibbard stated that they should make sure they are in compliance with EPA rules for the stormwater management.

Motion: Moved to approve the amendment for CUP 99-21.

P&Z Commissioner - Rob Garrison: Motion

P&Z Commissioner - Kathy Deinhardt Hill: 2nd

P&Z Commission, Chairman - Ed Allen: Approve

P&Z Commissioner - Rob Garrison: Approve

P&Z Commissioner - Kathy Deinhardt Hill: Approve

P&Z Commissioner - Dusty Hibbard: Approve

P&Z Commissioner - Bryan Cooley: Approve

[00:19:26](#)

- 2. C.U.P 06-34 Jeffus Storage Facility (aka Log Jammer Storage) – Extension Request:** Gary & Dawn Jeffus are requesting an extension to finish building storage units. Four of the permitted six units have been completed. All were to be built by December 2015. The site is located at 66 Scheline Lane in Sections 27 & 28, T.17N, 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.

Chairman Allen asked for the applicant’s presentation.

The applicant, Gary Jeffus, 66 Scheline Lane, was in the audience but made no comments.

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.

Chairman Allen said he is basically asking for more time.

Commissioner Garrison would like to see an annual review done with Staff.

Motion: Moved to approve the extension of CUP 06-34 Jeffus Storage Facility for up to five years with an annual update with staff.

P&Z Commissioner - Dusty Hibbard: Motion

P&Z Commissioner - Rob Garrison: 2nd

P&Z Commission, Chairman - Ed Allen: Approve

P&Z Commissioner - Rob Garrison: Approve

P&Z Commissioner - Kathy Deinhardt Hill: Approve

P&Z Commissioner - Dusty Hibbard: Approve

P&Z Commissioner - Bryan Cooley: Approve

Chairman Allen stated that there would be a ten day appeal period.

[00:24:46](#)

- 3. C.U.P. 15-13 Basye Solar Panels:** Michelle Basye is requesting approval to establish three detached solar panels in the side yard to the east of an existing house. The site is addressed at 234 Alta Vista Drive in the Alta Vista Subdivision Lot 3 located in SW ¼ Section 36, T.18N, 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 exhibit: exhibit 1 – Letter from Brian Drazich.

Chairman Allen asked for the applicant's presentation.

The applicant, Michelle Basye, 234 Alta Vista , made the following comments:

- Federal, state, and county governments are all encouraging green energy – the federal incentives are ending this year.
- These solar panels will decrease 14,000 lbs of her carbon footprint.
- Home Owner's Association does not require approval.
- Talked to other neighbors.
- Panel is dark in design with no lighting and little reflection.

- Alta Vista runs east to west with the view to the south. Neighbor's (Drazich) view is to the east of his home.
- Her house is the side where he stores his stuff, submitted exhibit 2 – picture of neighbor's house.
- If she moves the panels it will affect views to all the property owners to the west.
- Expense escalates if moved 75 feet due to different gauge of cables and loss of power.
- She planted a tree 20 years ago between her house and his house – she would be happy to plant another tree.
- His mother built house in 1992 and she has never seen that curtain open – it is their front room that has the view.
- She has 2 bedrooms and a bathroom that will see the panels.

Commissioner Garrison asked where they will be located. She said they are to the north of the front of the house. She pointed out the location of the panels on the site plan.

The Commission determined tree would partially obscure the bedroom window.

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 Hibbard believes she spent a lot of time determining best place to put the panels. This is a good program. An old pickup sitting out a bedroom window is an eyesore. The neighbor's place could be an eyesore for her due to vehicles and boats shown in exhibit 2.

Commissioner Cooley believes the applicant did the best to mitigate any impacts. The chosen location impacts the least amount of neighbors. To the west it would impact neighbors' views and passers-by on the road.

Commissioner Hill drove by and said it will not negatively affect anything.

Commissioner Garrison and Commissioner Hibbard recommended she plant a couple of trees.

Commissioner Hill said it is a little window and not a view window.

Chairman Allen agreed the panels will not impact views.

The Commission agreed not to impose additional landscaping – but could of her own volition.

Chairman Allen said solar panels will always be seen, our challenge is to make sure there is reasonable placement.

Motion: Moved to approve C.U.P. 15-13 Basye Solar Panels with the conditions as stated.

P&Z Commissioner - Bryan Cooley: Motion

P&Z Commissioner - Dusty Hibbard: 2nd

P&Z Commission, Chairman - Ed Allen: Approve

P&Z Commissioner - Rob Garrison: Approve

P&Z Commissioner - Kathy Deinhardt Hill: Approve

P&Z Commissioner - Dusty Hibbard: Approve

P&Z Commissioner - Bryan Cooley: Approve

Chairman Allen explained the ten day appeal period.

[00:43:18](#)

4. C.U.P. 15-14 Disaster Response: Beau Value is requesting approval to place a 24' x 56' modular office on-site for up to five years for immediate space for employees at the existing property damage and repair facility. The facility will be a minimum of 100' from the property line on State Highway 55. The site is addressed at 13888 Highway 55, on Tax No. 166 in Lot 6 of the Pleasant Acres Subdivision, in the SE ¼ of Section 3, T.17N, R 3E, B.M., Valley County, Idaho.

Chairman Allen introduced the item. Chairman Allen asked if there was any *ex parte* contact or conflict of interest. Commissioner Cooley recused himself since he works for Cesco.

Chairman Allen asked for the Staff Report. Staff presented the Staff Report and summarized the following exhibits: exhibit 1 – letter from Beau Value.

Commissioner Hill asked why a conditional use permit was required. Staff explained the process for this conditional use permit. She stated that the original conditional use permit was for the bus barns. At some point the permit was transferred to CTR, an area business. After that the ordinance changed to not allow transfer of permits unless the same type of business. Yes, Disaster Response is the same type of business as CTR, but Disaster Response was originally going to expand and place a modular office building on-site. When the applicant removed that request, staff thought it was a good idea to complete the current process with a conditional use permit for this specific type of business. The Commission agreed.

Chairman Allen asked for the applicant's presentation.

The applicant, Beau Value, 13009 Leland Drive, Donnelly, introduced himself and made the following comments:

- Determined the modular was not needed.
- Will keep same business as CTR.
- Will continue to lease a small office to Ed Staub and sons with 900 ft. of storage. Along with up to 2 trucks.

Commissioner Hill asked if the west will be for parking. Beau said, yes, until a conditional use permit is received for expansion of the building.

Chairman Allen asked for proponents.

Gary Swain, 13675 Farm to Market, made the following comments:

- He has the property to the north.
- He is planning on putting a commercial/industrial use at this location.
- Lakefork village area has been designated in the Comprehensive Plan for this area.
- Goal of Comp Plan is to consolidate these uses in one area.
- Neighbor to the east is encouraging him to develop to increase property values.

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 Garrison said his concern was removed with the modular. He has no issues.

Commissioner Hill confirmed – this is where these uses belong.

Commissioner Hibbard agreed.

Motion: Moved to approve CUP 15-14 Disaster Response as presented with the conditions of approval.

P&Z Commissioner - Rob Garrison: Motion

P&Z Commissioner - Dusty Hibbard: 2nd

P&Z Commission, Chairman - Ed Allen: Approve

P&Z Commissioner - Rob Garrison: Approve

P&Z Commissioner - Kathy Deinhardt Hill: Approve

P&Z Commissioner - Dusty Hibbard: Approve

P&Z Commissioner - Bryan Cooley: Absent

The Commission concurred that all previous CUP's for this property and the other Disaster Response permit are revoked.

Chairman Allen explained the ten day appeal period.

[06:56:46 PM \(00:57:55\)](#)

- 5. 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.

Chairman Allen introduced the item.

Chairman Allen asked for the Staff Report. Staff presented the Staff Report and summarized the process that was followed and the specifics of the competition.

Chairman Allen asked for proponents. There were none.

Chairman Allen asked for uncommitted.

Chairman Allen asked for opponents.

Todd Hatfield, 1346 N. 7 Golds, Eagle, Idaho made the following comments.

- Has a business locally, a flour mill in Donnelly.
- Local contractor.
- Concerned with using taxpayer money through grants to implement -- Staff clarified this is not grant money.
- Several years ago we paid a person \$100,000.
- Puts government into every aspect of our lives.
- Economic Development is not a government job.
- Housing Authority will need to be funded.
- When you provide housing, it will be in direct competition with developers.
- Want to form a home builders association – will be more fees to join.
- Premium builders association – will put people out of work – Tamarack did this and they were the worst.
- A shared vision of cities and county – it should be for the people, not for the communities.
- Pictures show things that are already occurring and exist.
- Integrates socialism and increases taxes.
- Has nothing to do with economic growth.
- You have to be business friendly to grow the economy.
- McCall is difficult to work with – they will not allow certain businesses such as King's department store.
- An example of a good business development is too get out of the way, ie Kelly's Whitewater Park.
- Fears regional collaboration and telling business how to pay to play.
- Should have itemized costs for each program.
- It will cost millions of dollars to implement this plan.
- All economic development efforts are stacked with government employees.
- This is just more government control.

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

- Strongly opposes any document as a guideline without nitpicking little details.
- Was on city council – his hands were tied by guidelines.
- Worries about boiler plate documents.
- Advice received by staff should be warning.
- This will bind you.
- Next step is to go out and get funding.
- If you win the contest you will get the money.
- By accepting document you accept guidance – it is a dream sheet.
- Keep it handy for dreams.

Todd Hatfield said a lot of promotion is done for big businesses.

Chairman Allen asked for rebuttal. There was none.

Chairman Allen closed the public hearing.

The Commission deliberated.

Commissioner Garrison is not a big fan of regional documents. He has a difficult time tying us regionally. This is putting government in more control, such as a new taxing district. Commented on the proposed recreation district.

Chairman Allen asked what is the primary objections? Commissioner Garrison said the comment is that it is kind of generic which can cause problems in the long run.

Commissioner Hibbard asked how does this become binding, has argued on comprehensive plans, it is not binding and is not a law.

Commissioner Garrison would like more time.

Commissioner Hill said this is not binding. We don't seem to have any goals – this is not a dream plan – it has goals in it. We have problems with jobs, huge influx of people straining our infrastructures, we don't have housing – this is a document that is a guide. Does not think this is a bad idea.

Commissioner Garrison said he has some unresolved issues.

Commissioner Hill said the private sector won't address the issues – if they did we would not have a lack of housing.

Commissioner Hibbard said a lot of goals are what we want, talked about natural resources, energy, etc.

Commissioner Hill said it would be job of commissions, etc. to help businesses get to those goals.

Chairman Allen said we personally did not sit on this process. He only read 2/3 of the document. Goal is to provide diverse housing, etc. with objectives – nothing binding in law.

Chairman Allen questioned, then why do we have government. Yes we had some failures, but where are we now. This type of community needs something. Shore Lodge has provided its own housing.

Motion: Moved to table the West Central Mountains Economic Development Strategy to January 14, 2016, at 6:00 p.m. to reopen the public hearing.

P&Z Commissioner - Bryan Cooley: Motion
P&Z Commissioner - Dusty Hibbard: 2nd

P&Z Commission, Chairman - Ed Allen: Approve
P&Z Commissioner - Rob Garrison: Approve
P&Z Commissioner - Kathy Deinhardt Hill: Approve
P&Z Commissioner - Dusty Hibbard: Approve
P&Z Commissioner - Bryan Cooley: Approve

E. FACTS AND CONCLUSIONS

- C.U.P. 15-11 IDA-HOE Backhoe
- C.U.P. 15-12 Johnson Subdivision

Motion: Moved to approve the Facts and Conclusions for C.U.P. 15-11 IDA-HOE Backhoe and C.U.P. 15-12 Johnson Subdivision.

P&Z Commissioner - Bryan Cooley: Motion
P&Z Commissioner - Dusty Hibbard: 2nd

P&Z Commission, Chairman - Ed Allen: Approve
P&Z Commissioner - Rob Garrison: Approve
P&Z Commissioner - Kathy Deinhardt Hill: Approve
P&Z Commissioner - Dusty Hibbard: Approve
P&Z Commissioner - Bryan Cooley: Approve

Gary Swain made comment on housing and the cost to involve government. It doesn't have to be subsidized. Discussion ensued concerning housing. Chairman Allen confirmed that Mr. Swain said he has a waiting list on all his rentals.

Mr. Hatfield said that the cost of hookups is too cost prohibitive. Fears subsidized housing being put up next to his development.

Discussion ensued concerning tax incentives.

Commissioner Hill stated, "For the record McCall/Donnelly School District didn't give any teachers \$5,000 for housing" as stated by the audience earlier.

F. OTHER ITEMS

- C.U.P. 15-08 Diamond Styles Hair Salon

Staff commented that there was an erroneous date on the permit that required establishment by December 31 of this year, instead of giving the applicant the one year as allowed by the ordinance. Staff stated she thought she would be complete with the project in January.