



Valley County Planning & Zoning Commission

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Rob Garrison, Chairman
Bryan Cooley, Vice-Chair

Ed Allen, Commissioner
Johanna Defoort, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission
January 12, 2017
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order at 6:02 p.m.

[06:02:07 PM \(00:00:17\)](#)

[P&Z Chair - Rob Garrison: Present](#)
[P&Z Commissioner - Ed Allen: Present](#)
[P&Z Commissioner - Bryan Cooley: Present](#)
[P&Z Commissioner - Johanna Defoort: Present](#)
[P&Z Commissioner - Scott Freeman: Present](#)
[P&Z Administrator - Cynda Herrick: Present](#)
[P&Z Assistant - Lori Hunter: Present](#)

B. MINUTES: Commissioner Allen moved to approve the minutes of December 8, 2016. Commissioner Cooley seconded the motion. Motion passed unanimously.

C. NEW BUSINESS:

1. C.U.P. 16-05 Mile High Showroom – Exterior Signs Amendment: Mile High Power Sports is requesting approval of an amendment to allow for greater exterior signage than is allowed under Valley County Code Sign Standards (Title 9 Chapter 7). The site is 8.9 acres, addressed as 13924 Highway 55, and located in Hinson Acres Subdivision Lot 4 in the NW ¼ Sec. 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho.

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

Chairman Garrison asked for the staff report. Staff presented the staff report. In addition Staff added that the sign at the driveway's intersection with Highway 55 is not in compliance with the Sign Ordinance.

Chairman Garrison asked for the applicant's presentation.

Bryan Hill, 81 Johnson Lane, McCall, representative of Mile High Power Sports, discussed manufactures' contract requirements. He would like to be able to add outdoor signage on building as required by the contracts. Signs would not be lit. The signs would be the names of brands that Mile High carries. The sign at the driveway has been there for a number of years. Dealers would like larger signs.

Commissioners asked questions about dealer requirements.

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. Discussion on signage along highway. The original sign would have been 32 sq. feet. It has not been enforced adequately for this location.

Commissioner Allen would like to see contract requirement stating brand names need to be along highway. No other signs that he is aware of have brand names – except CAT dealer in Lakefork. Commissioners question if hangers can be removed from highway sign or if required by manufacturing company in the minimum dealer standards.

Chairman Garrison reopens public hearing. Bryan Hill answered questions. Chairman Garrison asked, if names are on showroom building can names then be removed from sign along highway. The part that says Mile High Sports appears to be 4' x 8' which meets the limit of the sign ordinance. Commissioner Allen appreciates that lighting on buildings – it has been improved from past.

No other public comment given. Chairman Garrison closed the public hearing.

COA: Shall remove hanging brand signs off highway frontage sign.

Commissioner Allen moved to approve amendment to C.U.P. 16-05 with the stated conditions. Commissioner Cooley seconded the motion. Motion carried, unanimously. Staff will issue sign permit.

Chairman Garrison explained the ten day appeal period.

2. C.U.P. 16-21 Mountain Meadow Rentals: Ben Esplin of Mountain Meadows Rentals is requesting approval of a conditional use permit to rent ATVs, snowmobiles, and watercraft at an existing store and shop location. The site is 0.42 acres addressed as 2445 West Mountain Road, and located in Smiling Julie Subdivision Lot 7 in the NE ¼ Section 19, T.16N, 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:

- Exhibit 1: email from Andre Loyst and family who own 2 properties in close proximity on Maverick Road. They are concerned about parking, traffic, and noise levels. Would like more details and is concerned about revving of engines.
- Exhibit 2: email from T.F. McArthur who is opposed. There is a lack of details in the application regarding sound mitigation, public restrooms, site plan, water source, fire rating and suppression, and ADA compliance.

Location has long history of commercial use. Has been unoccupied for a few years.

Commissioner Allen asked about specifics on hours of operation, amount of rentals. Staff replied that was not included in application. Applicant was not aware of the need for conditional use permit until notified.

Chairman Garrison asked for the applicant's presentation.

Rachel Esplin, 1886 Big Pine Drive, Donnelly, spoke as part-owner. Business hours are 9:00 a.m. to 6 p.m. They are not adding additional lighting. A porta potty is on site behind building; water pipes are currently frozen. There are no food sales. There is parking for about 16 vehicles; currently getting about 3 per day.

People were already snowmobiling on the road to the trailhead north of the store prior to their business opening. Currently most renters are riding from the store while some are trailering.

The business is not a retail sales store; they do have socks and helmets available for snowmobile renters.

Commissioner Allen asked what are the current snowmobile requirement? Staff replied Department of Transportation approved helmets and State of Idaho registration stickers.

About ½ mile north is the trailhead for No Business Road, a heavily used winter trailhead.

Ben Esplin, 1886 Big Pine Drive, Donnelly, spoke as part owner. The business does not include snowmobile repair at this site. Not a guide service at this time.

Chairman Garrison inquired about future use at the site and the applicants' plans regarding water and sewer/septic. Ben Esplin replied that he would like to eventually purchase the

property and would then connect to sewer. Otherwise, the property owner will need to connect to North Lake Sewer and Water District.

Staff did state that public restrooms are across the street.

Commissioner Allen expects that future expansion would require amendment of conditional use permit to require sewer hookup.

Commissioner Cooley asked about the maximum number of snow machine rentals available on site.

Mr. Esplin replied that snowmobile maximum would likely be 45-50 on site. Currently, eleven in inventory. During the coming summer, rental equipment of five side-by-sides and six motorcycles is anticipated as well as paddleboards.

Staff has questions about parking. Conditions of approval include parking restrictions along West Mountain Road.

Staff states that a sign permit will be required. Current signage is not in compliance. The requirement is covered in the conditions of approval.

In response to questions in the staff report, Mr. Esplin stated that his rental business is the only business at the site. There is no outside storage.

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.

COA: Shall have no more than 30 motorized rental vehicles per season.

COA: Hours of operation shall be 9:00 a.m. to 6:00 p.m.

Commissioner Cooley stated that this is a recreational area that already receives heavy use of traffic and snowmobiles. Chairman Garrison stated that this business will not change use of the area. Staff stated that the Tamarack Falls area is considered a recreational hub in the Comprehensive Plan.

Commissioner Defoort moved to approve C.U.P. 16-21 Mountain Meadow Rentals with the conditions of approval. Commissioner Freeman seconded the motion. Motion carried. Chairman Garrison explained the ten day appeal period.

3. Floodplain Ordinance: Amendment to Title 11 of the Valley County Code to continue compliance with the National Flood Insurance Program.

Chairman Garrison introduced the item. This is a legislative item. Chairman Garrison asked if there was any conflicts of interest. There were none.

Chairman Garrison asked for the Staff Report. Staff presented the staff report. Brett Venable's meeting postponed until next week.

Staff gave a review of the floodplain and related requirements and limitations: no building, no excavating (except grandfathered), no fill. Only a few existing lots predate the floodplain ordinance and do not have a building site available; solutions including flood proofing via venting or elevating first floor and duct work. Goal is to get 2-feet above base flood level. Staff explained differences between A and AE zones and the improved new maps which have shrunk the overall designated flood plain in Valley County. In mapped area, owners must do a flood plain development permit to build. Valley County is a "No adverse impact community" People can pasture livestock but not house livestock in flood plain (e.g. no dairy barn). Permits are required for rip-rap, etc. Discussion with commissioners on rip-rap and affects to downstream property owners. Floodplain permits must be done for anyone in the mapped area of the floodplain.

Staff explained why the proposed ordinance needs to be adopted even though existing ordinance says no building in floodplain. Must adopt new floodplain ordinance so people in Valley County can continue to get flood insurance. This proposed ordinance would also adopt the newly revised floodplain maps.

The new maps do decrease the floodplain overall in the County, but does add property that was not previously in floodplain, for example – Leisure Time in the city of Cascade. City of Cascade does allow building in and above the floodplain and allows engineering the water to pass through. Leisure Time should have to elevate any new buildings.

Discussion on Bureau of Reclamation, the Cascade Dam, and historical water flow (cfs - cubic feet per second).

There was nobody in the room to speak on the topic.

Chairman Garrison closed the public hearing.

The Commission deliberated.

Commissioner Allen moved to recommend approval of the Floodplain Ordinance amendment to the Board of County Commissioners. Commissioner Cooley seconded the motion. Motion carried unanimously.

D. FACTS AND CONCLUSIONS:

- C.U.P. 16-20 Ion Electric Shop and Housing

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

E. ELECTION OF P&Z COMMISSION OFFICERS

Commissioner Allen moved to elect Rob Garrison as the Chairman; Bryan Cooley as the Vice-Chairman; and Cynda Herrick as the Secretary. Commissioner Defoort seconded the motion.

Motion approved unanimously.

ADJOURNED: 7:35 p.m.