



Valley County Planning & Zoning Commission

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Rob Garrison, Chairman
Ed Allen, Commissioner

Bryan Cooley, Commissioner
Johanna Defoort, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission

October 6, 2016

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

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

[P&Z Chair - Rob Garrison: Absent](#)

[P&Z Commissioner - Ed Allen: Absent](#)

[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](#)

Commissioners Allen & Garrison have been excused.

B. NEW BUSINESS:

- 1. C.U.P. 16-13 Activity Barn Expansion:** Brundage Mountain Company, dba Activity Barn LLC, is requesting approval to expand C.U.P. 99-21 Activity Barn from current winter operations to year-round recreational facilities. Existing facilities use approximately 35 acres; the proposal would add 120 acres. Current activities include snow-tubing, snow-rail park, ski & snowboard lessons, and snow making equipment. Phased over five years, the proposed new activities include a base lodge, new maintenance facility, RV and tent campgrounds, fishing & skating pond, zip-line, ropes course, climbing wall, other adventure park activities, park shelters, concessions or food truck, and trails for cross-country skis, fat-tire bikes, and mini-snowmobile trails. The site is addressed as 141 Moonridge Drive and is part of RP18N03E290004 owned by Mirror Pond LLC in the NE ¼ of Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho.

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

Vice-Chairman Cooley asked for the Staff Report. Staff presented the Staff Report and proposed one additional condition.

COA: An Operations Plan shall be submitted.

There are three additional pictures taken on same day as pictures in staff report:

Exhibit 1: picture of existing bike path

Exhibit 2: picture of site

Exhibit 3: picture of existing structures

Vice Chairman Cooley asked for the applicant's presentation.

The applicant, Bob Looper, 953 Strawberry Lane, McCall, spoke. He is the President of Brundage Mountain Resort. Last year they received an amendment to the existing Activity Barn C.U.P. 99-21: a pit privy replaced porta potties, tubing system was improved, and earlier opening date occurred due to new snow making equipment. Current C.U.P. restricts the Activity Barn to only winter operations on 35 acres. They wish to increase to year-round operations and have fun, low-cost, and accessible year-round activities on a larger area. The immediate surrounding property of the current 35 acres has the same owners under different company names.

Mr. Looper displayed Exhibit 4 - a large topographical map of the area showing the existing 35 acres and the proposed expansion to the northeast. He expects a 5-10 year expansion – not all activities planned are expected to occur immediately but will be determined by use and costs. The rail-trail has easement through this property; it is groomed in winter for Nordic skiing. There is free skiing on property during the winter; only charge is if conveyor is used. The area would be an attractive but low cost wedding venue. The summer activities would reduce the existing cattle grazing.

A wetland study was done in 2000; it will be submitted.

A traffic study may be warranted at a future time as the facilities use increases in the summer.

Expanded parking last year kept people from parking on the roadway.

Commissioner Defoort asked about the site map that was included in the staff report and the exact location of proposed RV park. Mr. Looper's response was 120 primitive spots to the northeast of the current parking area.

Commissioner Cooley asked about the current traffic counts. Mr. Looper introduced Michele Cretser who runs the Activity Barn and Rob McFadden. Mr. McFadden stated that the capacity is approximately 150 vehicles in the parking lot. Most vehicles are there for a 2-hour window and the peak use is 10 a.m. to 2 p.m. on weekends and holidays.

Mr. Looper stated that Central District Health Department (CDHD) was involved in pit toilet permitting. The Activity Barn will need CDHD and building permits for further structures.

Ms. Herrick stated that the application is very general and more concept oriented than specific. What do you specifically want to do this year? RV park requirements are very specific and the required information is missing in this application.

Mr. Looper would like the P&Z Commission to approve year-round operations; specific plans will be detailed and brought to Commission as they are added to operations. For the summer 2017 season, if money is available, they would like to add ropes course near parking lot, food & beverage sales, bike access and trails, additional pit toilet, maintenance building, and possibly summer tubing using the existing conveyor and adding rubber mats and flowing water to the tube runs.

For additional operations and the RV Park, they would come back to P&Z with more details. The current C.U.P. only allows winter snow tubing; therefore, they need a new C.U.P.

Commissioner Cooley has questions; it is a positive business for the community but he would like details.

Mr. Looper is willing to do phases and come back to P&Z for additions and design review.

Commissioners Defoort and Freeman both prefer more details and phases.

Vice-Chairman Cooley asked for proponents.

Andy Olavarria, 13960 Nisula Road, McCall, spoke as the President of the Valley County Pathways. The trail system is adjacent to this property. He read a letter supporting current activities and future recreation amenities with the exception of mini-snowmobile trails due to conflict with cross-country skiing (Exhibit 5).

Vice-Chairman Cooley asked for uncommitted.

Tom Yergovich, 150 Moon Drive, McCall, spoke as the President of the Payette River 2 Subdivision Home Owners Association. They are ok with year-round activities but have concerns regarding noise pollution and light pollution. The current lighting is lighting the sky up. He asked what a primitive RV site is. They do not support RV facilities due to noise and traffic; 120 sites would affect the neighborhood. There are safety issues on the sharp turn on way to site; additional access off Norwood would be safer. There are unanswered questions at this time.

Craig Utter, 258 Moonridge Drive, echoed previous statements. He is concerned about lack of specifics for such a big and broad change. Traffic access and safety is concern for residents; an additional access point is needed. RV Park should be a separate unit, different from activities, as 120 units would have an impact. Activity Barn is good for economy but does affect neighborhoods. Opposed to increasing the snowmobile activity due to noise and availability of other locations to use snowmobiles.

Wes Keller, 260 Moonridge Drive, previously submitted letter that was in staff report. The Activity Barn is a good addition and family friendly. Lighting and parking noticeably expanded last year. Traffic is a concern, both winter and large RVs during the summer. Good ideas proposed but he is concerned about size and scope and lack of details. Existing lighting violation based on figures in Valley County Code; should be fixed. Sound is also a concern. Allowing an alcohol permit could increase traffic problems.

Judy Secrist, 267 Moonridge Drive, McCall, lives in Payette River Subdivision No. 1 and has brought a letter from Larry Farnes of 272 Moonridge Drive, who states that the application is too general (Exhibit 6). Has same concerns previously mentioned.

Judy Secrist also presented a letter of her concerns (Exhibit 7). She is neutral regarding this application; her overriding concern is lack of specifics and traffic. RV Park should be separate issue and would require different access. Original issues when the Activity Barn was originally permitted included lighting, traffic, and noise; still same issues today. She appreciates the bike path and rural pasture area of DeBoer's surrounding properties. City sewer comes to Moonridge Drive and wonders about ability of the Activity Barn to connect.

Vice-Chairman Cooley asked for opponents.

Judy Secrist presented a letter from Kathy Scott who recommends denial based on the proposed RV Park, traffic, and alcohol (Exhibit 8).

Ron Dennis, 231 Brook Drive, Payette River Subdivision 2, believes this is a good concept but wrong location. Surrounding area will continue to be subdivided and will eventually surround Activity Barn. Traffic and noise are concerns. Proposal is too vague.

Vice-Chairman Cooley asked for rebuttal.

Bob Looper stated

- Lighting – hasn't changed in quite a few years. Will be switching to LED lights. Summer operations will not increase lighting. Additional buildings will meet light standards.
- Traffic – The sharp turn on Moonridge should be addressed but will not be a concern in summer as roads will not be icy.
- C.U.P. process is to change use and season and develop activities that are compatible.
- Additional land will allow pond to be moved away from base and make into a natural-looking fishing pond.
- Expansion to east towards Norwood Road, not Moonridge Drive. Stage one changes as mentioned will primarily be in the current 35 acres.
- They want a low cost – big picture overview of how the Activity Barn could look 5-10 years down the road so don't have to apply for new C.U.P. every year. Investment requires knowing possible uses.
- Will work with P&Z – do you want C.U.P. amendments as new activities are added?

Commissioner Defoort asks if they are currently in compliance – Yes. Ms. Herrick asked for a description of the current lights? Mr. McFadden replied that the existing 1000-watt metal stadium lights are the original lights from 2001.

Ms. Herrick has many questions. Unfortunately she has not been able to meet with applicant prior to tonight’s meeting or they may have included more details.

Mr. Looper stated:

- No weddings for 2017
- Music at base; no loudspeakers
- Plan is to sell canned beer and boxed wine and food.
- Primitive camping is less costly and equals no concrete pad and no septic connection; a sewer dump may be available.
- An emergency plan is in place

Ms. Herrick questioned specifics – what colors, where does water come and go, visual impacts, other details.

Mr. Looper stated that a decision to approval of maintenance facility, concessions, and alcohol sales is needed tonight.

Vice-Chairman Cooley closed the public hearing.

The Commission deliberated. Ms. Herrick stated that a concession stand is not a large change from current status.

The Commission discussed the ability to table the remainder of C.U.P. for further specifics, phasing plan and RV Park and discussions with the Road Department regarding access. Commissioner Cooley likes the concept but needs specifics and details. Neighbors also want specifics. There was discussion of site plan. Commissioner Defoort said that the proposal had beneficial activities but needs more details.

Commissioner Defoort moved to approve maintenance shop with proper building permit with conditions that lighting and all other aspects are in compliance with the existing C.U.P. 99-21 and will table the remainder of application until November 10, 2016.

[P&Z Commissioner - Johanna Defoort: Motion](#)

[P&Z Commissioner - Scott Freeman: 2nd](#)

[P&Z Chair - Rob Garrison: Absent](#)

[P&Z Commissioner - Ed Allen: Absent](#)

[P&Z Commissioner - Bryan Cooley: Approve](#)

[P&Z Commissioner - Johanna Defoort: Approve](#)

[P&Z Commissioner - Scott Freeman: Approve](#)

Vice-Chairman Cooley explained the ten day appeal period.

[00:01:04](#)

It was determined that the audio recorder was not turned on during the public hearing and many people have already left. Mr. Looper said that he can come back with specifics and details for Phase 1. Staff can renote the public hearing for November 10th. Commissioner Cooley reopened the public hearing for C.U.P. 16-13. The Commission will table C.U.P. 16-13 Activity Barn Expansion to November 10, 2016 at 6 p.m. and staff will notice the public hearing.

C. MINUTES: Sept 8, 2016

Motion: Commissioner Freeman moved to approve the minutes of Sept. 8, 2016. Commissioner Defoort seconded the motion. Approved unanimously.

For the record, Ms. Herrick stated that Commissioners Cooley, Defoort, and Freeman are present. Commissioners Allen and Garrison are excused.

- 1. C.U.P. 16-14 Morrison Solar Panels:** Janet Morrison is requesting approval to establish detached solar panels in the side yard to the south of an existing house. The solar panel system would be 11.5 foot tall and thirty foot long. The existing residence is addressed as 4 Chino Spur and is 9.323 acres in Eagle Nest 1 Subdivision Lot 2 Block 2; the proposed solar panel site is NWNW Section 21, T.14N, R.3E, Boise Meridian Valley County, Idaho.

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

Vice-Chairman Cooley asked for the Staff Report. Staff presented the Staff Report.

Freeman asked for clarification of Valley Code regarding solar panels. Ms. Herrick explained that attached panels do not require a C.U.P.; however, detached panels require a permit to make sure the size and impact are compatible with neighbors. Separate structures also need building permits.

Vice-Chairman Cooley asked for the applicant's presentation.

The applicant, Janet Morrison, 4 Chino Spur, Cascade, spoke. She recently gave the new neighbors located below [south of] her property and the homeowners association representatives a tour of the site and proposed location. They were favorable of the proposed solar panels.

Commissioner Defoort asked if the neighboring lots were occupied by existing houses. The applicant replied that to the north is public land; the west lot has a home owned by Coughlin who is here tonight and the south and east lots are currently vacant.

Vice-Chairman Cooley asked for proponents. There were none.

Vice-Chairman Cooley asked for uncommitted.

Vice-Chairman Cooley asked for opponents. There were none.

Vice-Chairman Cooley closed the public hearing.

The Commission deliberated. Commissioner Defoort thinks this is a great idea and follows codes. Commissioner Cooley stated it was a good location with low impact to neighbors.

Commissioner Freeman moved to approve C.U.P. 16-14 Morrison Solar Panels with the conditions of approval. Commissioner Defoort seconded the motion. Motion carried unanimously.

Vice-Chairman Cooley explained the ten day appeal period.

Applicant has applied for building permit

2. C.U.P. 16-15 McCall Party Rentals: Joshua Spencer Kuhnel, doing business as McCall Party Rentals, is requesting approval to store inventory and delivery vehicles within and behind an existing building. The site is addressed as 13786 Hwy 55 and is 1.421 acres in the SENW Section 10, T.17N, R.3E, Boise Meridian, Valley County, Idaho.

Vice-Chairman Cooley introduced the item and asked if there was any *exparte* contact or conflict of interest. There was none.

Vice-Chairman Cooley asked for the Staff Report. Staff presented the Staff Report. Ms. Herrick clarified which pictures in the staff report were recent and which ones were from 2015. The business has been in use for some time and the applicant has been working on compliance and an application submittal.

Exhibit 1: Idaho Transportation Department letter

Vice-Chairman asked for the applicant's presentation.

The applicant, Josh Kuhnel, 3605 Highway 55, McCall, responded to staff report questions. There is only one light which is attached to building above main door and is completely shielded. Snow is stored to the east of property along fence line and occasionally to north property line. The pallets and spools belong to the adjacent business.

Vice-Chairman Cooley asked for proponents. There were none.

Vice-Chairman Cooley asked for uncommitted.

Vice-Chairman Cooley asked for opponents. There were none.

Vice-Chairman Cooley asked for rebuttal. There was none.

Vice-Chairman Cooley closed the public hearing.

The Commission deliberated.

Commissioner Defoort stated that the applicant has been operating with little impact. Commissioner Cooley concurred; the area is shielded from public driving on Hwy 55.

Commissioner Defoort moved to approve C.U.P. 16-15 McCall Party Rentals with conditions of approval as listed. Commissioner Freeman seconded the motion. Motion carried unanimously.

Vice-Chairman Cooley explained the ten day appeal period.

3. C.U.P. 16-10 Post Ranches Subdivision – plat change

The P&Z Commission previously approved a final plat which included driveway access for two lots on northeast portion of plat. Idaho Transportation Department wants one shared access on the south end for all three lots. Staff wants to confirm that it is ok to take final plat with this driveway location change to the Board of County Commissioners without additional approval by P&Z Commission.

4. FACTS AND CONCLUSIONS

- C.U.P. 16-12 Huckleberry Café
Commissioner Defoort moved to approve the facts and conclusions and authorize the Vice-Chairman to sign. Commissioner Freeman seconded. Motion approved unanimously.

Adjourned at 7:59 p.m.