



Valley County Planning & Zoning Commission

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Ed Allen, Chairman
Kathy Deinhardt Hill, Vice-Chairman

Rob Garrison, Commissioner
Dusty Hibbard, Commissioner
Bryan Cooley, Commissioner

VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

DATE: February 12, 2015
TIME: 6:00 p.m. to 7:55 p.m.
LOCATION: Valley County Courthouse

ATTENDANCE: Commissioners present -- Commissioners Bryan Cooley, Rob Garrison, Dusty Hibbard, Kathy Deinhardt Hill, and Chairman Ed Allen. Staff member present: Cynda Herrick, AICP, CFM, Planning and Zoning Administrator.

A. MINUTES: December 11, 2014

Commissioner Hill moved to approve the minutes for December 11, 2014. Commissioner Cooley seconded the motion. Motion carried.

B. OLD BUSINESS: None

C. NEW BUSINESS:

- C.U.P. 14-06 North Fork Championship:** North Fork Championship LLC is requesting a conditional use permit to hold the North Fork Championship Kayak events on and along the North Fork of the Payette River between Smith's Ferry and Banks. Parking, campground use, and highway use will be affected at three areas along Highway 55 between mile markers 78 and 91. [Postponed from January 2015.]

Chairman Allen announced the item. Chairman Allen asked if there had been any exparte contact or conflict of interest. There was none.

Chairman Allen asked for the Staff Report. Staff presented the Staff Report and stated that she had received an e-mail on February 11, from Josh Kriz, Central District Health, stating that it appears that they are planning to provide an adequate number of porta-potties and that they had discussed trash containers (exhibit 1).

Chairman Allen asked for the presentation from the applicant.

The applicant's agent, Sam Goff, 2315 W. Anderson St., Boise, ID, 83702, made the following statements:

- Have run this event for last 3 years.
- Are trying to showcase whitewater.
- Worked with Kelly's Whitewater Park.
- Group of 3 to 4 people who organize the event.
- Entry fee is \$125.00 that has to be paid by participants.
- Guarantees porta-potties will show up this year.

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 Garrison believes they have everything in order and there have been no complaints.

Commissioner Cooley said all the state agencies are amicable.

Commissioner Garrison moved to approve **C.U.P. 14-06 North Fork Championship with the conditions of approval**. Commissioner Cooley seconded the motion. Motion carried.

Chairman Allen stated there is a ten day appeal period.

- 2. C.U.P. 14-07 Midas Gold Stibnite Gold Project:** Midas Gold INC is requesting a conditional use permit to update C.U.P. 12-01 Midas Gold General Operations. The C.U.P. would allow year-round general operations associated with exploratory mining including offices, staging and storage areas, a worker camp consisting of tent platforms and trailers, cell towers, and maintenance facilities. Sites are located in the Stibnite area (T.18N, R.9E), at 13181 Hwy 55 north of Donnelly (NESW Section 10, T.16N, R3.E), and 210 Railroad Street in Cascade (Section 36, T.14N, R.E). All sites are in Valley County, Idaho.

Chairman Allen announced the item. Chairman Allen asked if there had been any exparte contact or conflict of interest. There was none.

Chairman Allen asked for the Staff Report. Staff presented the Staff Report. With 3 additional letters from Valley Soil (exhibit 1), Donnelly Fire (exhibit 2), and Claude Gendreau (exhibit 3).

Chairman Allen asked for the presentation from the applicant.

The applicant's agent, Kyle Fend, 1367 W. Colville, Eagle, ID, made the following statements:

- Goal of C.U.P. was to combine previous C.U.P.s, updated what is currently on-site – it was to corral everything and put it all in one book.
- The camp currently accommodates 49 employees and will be expanded to 62 employees with a maximum of 125 if an additional sleeper unit is added.
- Staging area in Donnelly is to store Conex for secure storage. We do not anticipate a lot of things to be located at that site. It will be a transition site.
- There are a couple of rental houses in Yellow Pine, but the previous camp in Yellow Pine has been dismantled and moved.
- All employees will carpool to project site.

Commissioner Garrison clarified that this is only for mineral exploration. Fend confirmed.

Staff asked for clarification of staging area in Donnelly. Richard Moses, 120 Brundage View, McCall stated that small supplies are staged at the Donnelly office, i.e. sample bags, drill bits, vehicle parts.

Commissioner Hibbard asked if they are planning on putting up a fence. Fend said, no, but they could talk to the property owner. They rent the site – they do not own it. He clarified that this C.U.P. is stand alone. Commissioner Garrison asked for clarification of outside storage. Moses stated they contract with private contractors.

Chairman Allen asked about number of vehicles parked on-site. Fend said that number parked for extended period of time may be 10-15 vehicles which will be along south fence in the rear yard.

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 would like to see a screening fence in Donnelly on the north side.

Chairman Allen agreed that it needed to be added for appearances.

Commissioner Hibbard said that nothing ever appeared out of place when they were in Lake Fork.

Commissioner Hill said that in Lake Fork it was industrial and this is out there on its own. Commissioner Garrison agreed. Commissioner Hibbard said he is talking about tidiness.

Chairman Allen brought up that there was only one comment concerning the appearance and need for a fence.

Commissioner Cooley said if there is storage outside there should be a fence. He used to be adjacent to their Lake Fork site and the only activity outside were parked cars.

The following condition of approval was discussed: A screening fence or vegetative screen will be placed or planted along north property line.

Commissioner Hill believes it is unsightly now.

Commissioner Hibbard moved to approve **C.U.P. 14-07 Midas Gold Stibnite Gold Project with conditions, as follows:**

- **all previous C.U.P.s are revoked,**
- **conditions of approval as proposed by staff, and**
- **a screening fence or landscaped screening approved by planning and zoning staff shall be put in place on north property line from building to the west in order to cover storage area and parking, if there is any outside storage including cars, in the summer of 2015.**

Commissioner Garrison seconded the motion. Motion carried.

Chairman Allen explained the ten day appeal period.

D. OTHER ITEMS:

1. Subdivision and Fire Plan Training and Information Discussion

Fire working group appeared to give a presentation on their training grant. Introductions were done. The following were present: John Lillehaug, Juan Bonilla, Stephanie Johnson, Mark Billmire.

They submitted a grant on behalf of Valley County to the Western Competitive Resource body. With adoption of the Wildfire Mitigation Plan requirements previously adopted we created some issues.

- One of the primary objectives is to develop training and education process for staff and other parties.

- Should know where subdivisions are for a GIS layer so we know where they are located.
- Track dormant subdivisions.
- Plan cost sharing with developers. This is a \$230,000 grant.

Commissioner Garrison asked if they were working with HOAs? Bonilla said that all three fire districts are doing 3-4 subdivision awareness programs each year. They are educating people. They have a woody debris program where individuals clear their lots and have strategically located stations instead of having to go to the MRF.

Stephanie said that they wanted to talk to Commission for direction on what kind of training and education is relevant. Chairman Allen commented that a large percentage of HOA are dysfunctional. Stephanie said the target students are staff people, P&Z Commissioners, and developers. They are not after the general population. We created a problem when you adopted the Fire Mitigation Plan requirement. Lillehaug said an example is gated communities and ingress/egress.

Discussion ensued concerning what tools would be beneficial for future Commissions and staff.

Next step: Fire working group will make a decision on what the next phase will be, such as bringing developers and Commissioners to meet at one of the subdivision sites and meet with professionals.

2. **Alpaca Issue:** 40 alpacas on 8 acres, 2 dogs barking – the P&Z sympathizes but we have no ordinance to prohibit this agricultural activity.
3. **March meeting in McCall:** Commissioner Hill moved to cancel March hearing in Cascade and to meet in McCall at Mountain Summit meeting. Commissioner Garrison seconded. Motion carried.

4. Commission Elections:

Commissioner Garrison moved to reappoint Chairman Allen the Chairman, Commissioner Hill as Vice Chairman, and Administrator Herrick as secretary. Commissioner Cooley seconded the motion. Motion carried.

MEETING ADJOURNED 7:55 p.m.