



Valley County Planning & Zoning Commission

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Ed Allen, Chairman
Kathy Deinhardt Hill, Vice Chair

Rob Garrison, Commissioner
Dusty Hibbard, Commissioner
Gary Jeffus, Commissioner

VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

DATE: February 13, 2014

TIME: 6:00 p.m. to 7:30 p.m.

LOCATION: Valley County Courthouse

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

OPEN: Call to Order

MINUTES: December 12, 2013

Commissioner Hill moved to approve the minutes for December 12, 2013. Commissioner Hibbard seconded the motion. Motion carried.

A. OLD BUSINESS:

C.U.P. 03-22 The Pointes at Horsethief Shores Subdivision – Final Plat Extension: The Johnson and Alberg Partnership is requesting a 5-year extension of their final plat for Phase 3 which expires on March 9, 2014. Phase 3 is a replat of Common Area No. 1 within the Pointes of Horsethief Shores No. 2 into 4 single-family residential lots. The 16.27-acre site is located in SE ¼ Sec 25, T.14N, R.4E & SW ¼ Sec 30, T.14N, R.5E, Boise Meridian, Valley County, Idaho.

Chairman Garrison announced the item.

Chairman Garrison asked if there was any exparte or conflict of interest. There was none.

Chairman Garrison asked for the Staff Report. Staff stated that originally a 5-year extension was being requested. However, since the packets were sent, Mike Reno, Central District Health has agreed to release the sanitary restrictions so that the plat can be recorded. At this

time, a one year extension would be appropriate and authorization for the Chairman to sign the plat.

Chairman Garrison asked for presentation from applicant.

Bob Fodrea presented the final plat. He went through history of property and release of sanitary restrictions. There are good soils and large setbacks. The first and second phases were approved with special septic systems. Last Friday received approval from 2003 to 2014 – had no idea when this would be done when we started it. Just putting together engineering reports associated with drainfields and a signature from Central District Health.

Commissioner Allen asked about how many lots are built on. Fodrea said, one. In 2004, people were bidding on the lots with a waiting list, but there were problems getting sanitary restrictions released. By the time they got approval the market had crashed.

Chairman Garrison asked for proponents, undecided, or opponents. There were none. Chairman Garrison closed the public hearing.

Commissioner Allen stated it sounds like a done deal. Sounds like they were mostly concerned with the lake.

Chairman Garrison stated concerned with phosphates bleeding through granite.

Commissioner Jeffus asked when will we get the Central District Health letter? Staff stated prior to recordation.

Commissioner Allen moved to approve a one year extension for C.U.P. 03-22 The Pointes at Horsethief Shores Subdivision and authorize the Chairman to sign. Commissioner Hill seconded the motion. Motion carried.

- 2. P.U.D. 13-01 Blackhawk Development C.U.P. 05-03 Blackhawk on the River Replat:** This plat is a replat of portions of Phase 1, 2, and 3. These changes were approved when the P.U.D. was approved in 2013. All roads have been constructed and utilities have been installed. The site is located in the S ½ Section 25 and the N ½ Section 36, T.18N, R.2E, and in the SW ¼ Section 30, T.18N, R3E, Boise Meridian, Valley County, Idaho. [Not a public hearing.] *Postponed by request of applicant*

3. REVIEW OF CURRENT C.U.P. STATUS

- C.U.P. 12-11 ASAP Portables

The Commission discussed the appearance and progression of the ASAP Portables site. They believe the conditional use permit is in violation since there are portables on-site that are not inside a building. They believe the applicants should apply for an extension or appeal their decision.

Commissioner Hibbard moved to allow a 30 day extension due to not being discussed in January as planned. Commissioner Allen seconded. Motion carried. 3 ayes, 1 nay (Hill). Motion carried.

- C.U.P. 08-18 Grose Office Space and Warehouse

Commissioner Allen moved to revoke the conditional use permit and inform the property owner that he is currently in violation of the Valley County Code due to the outside storage and failure to establish concrete business as approved in CUP 08-18. Commissioner Hibbard seconded the motion. Motion carried.

Since Mr. Grose's permit has been revoked and portable toilets were not originally approved, the Commission would like to start enforcement proceedings.

These decisions can be appealed to the Board of County Commissioners.

- Sign Permit S-9-04: The sign for Inland Marine Construction INC was permitted in 2009 for a residential business located at 13831 Hwy 55. The sign has been relocated to 13175 Hwy 55, the location of C.U.P. 08-18.

Commissioner Allen moved to include in Grose letter notice that the sign is in violation and the sign owner will be sent to the prosecuting attorney. Commissioner Hill seconded the motion. Motion carried.

4. Discussion on Future Comprehensive Plan Updates

Staff discussed updating the Comprehensive Plan with the P&Z Commissioners. She recommended that they update a couple of chapters at a time. Discussion ensued about which chapters to review first.

5. Discussion of Procedure for Public Hearings

Staff stated that at the lecture presented by Jerry Mason in McCall, he recommended that the Staff Report be done after the presentation by the applicant in the public hearing procedures. The procedures are adopted by ordinance and if the Commission chooses to do the process differently we will need to change the code.

Staff commented on Jerry Mason's reasons for recommending the applicant present first. Staff commented on why the Staff Report should be first.

The Commission would like to keep the public hearing process as adopted. They like staff to present first since the Staff Report only summarizes the basics of the application. If the applicant went first and then the Staff Report it would then have to go back to the applicant for questions presented in the staff report. However, they do not want a recommendation.

6. Election of Officers

It was stated the Chairman Garrison could no longer be Chairman since he had served the previous two consecutive years.

Chairman Garrison moved to elect Ed Allen Chairman, Kathy Deinhardt Hill Vice-Chairman and Cynda Herrick, Secretary. Commissioner Hill seconded the motion. Motion carried.

MEETING ADJOURNED