



# 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: April 9, 2015  
TIME: 6:00 p.m. to 7:45 p.m.  
LOCATION: Valley County Courthouse

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

### A. MINUTES: February 12, 2015

Commissioner Garrison moved to approve the minutes for February 12, 2015. Commissioner Cooley seconded the motion. Motion carried.

### B. OLD BUSINESS:

1. **C.U.P. 09-01 Blackhawk Lake Subdivision Phases III & IV- Extension Request:** LB Industries is requesting approval of a two-year extension of their conditional use permit that expires on April 23, 2015. The 25.87 acre site is located in the N ½ Section 2, T.17N, R.2E, Boise Meridian, Valley County, Idaho. [*Public Hearing*]

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.

Chairman Allen asked for the presentation from the applicant.

The applicant's agent, Michael Anderson, 208 Country Craftsman Loop, McCall, ID, speaking for the applicant, stated he cannot answer any questions.

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.

Different scenarios were discussed concerning what to do since the applicant was not here to answer the questions posed by staff.

COA: Must satisfactorily answer all of staff's questions.

COA: Must come back for a review in one year.

Commissioner Garrison moved to approve **C.U.P. 09-01 Blackhawk Lake Subdivision Phases III & IV- Extension Request for two years 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. 07-11 Gold Fork River Ranch Subdivision – Update:** Gold Fork River Ranch LLC received a five-year extension of a conditional use permit to May 10, 2017. An update and review of phasing plan was required prior to May 10, 2015. The 162.32 acre site is located at the northeast corner of Koskella Road in the SW ¼ Sec. 25, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

Bob Fodrea, 105 N. Main, Cascade, ID updated the Commission on happenings at the site.

- Residential subdivision – waiting for market.
- Ponds are vegetating nicely on-site.
- Need a couple more years before plat is recorded.
- Sales of sand and gravel are progressing.
- When he first put together 5 year plan he was not expecting so much maintenance.
- The water supply to the ponds is quite expensive to get them to their final stage.
- Still working on sanitary release.
- Trying to modify as they go.
- A microburst hit the barn in February, so having it burned down by the fire department.
- The final plat is ready to record and sanitary release is recorded – every lot is approved.
- Burning ditches so water flows into ponds. Spoke about landscaping and irrigating

landscaping and the challenges of water in sandy soils.

- Trying to eradicate the spotted knapweed, which is a noxious weed.
- Have had a lot of grasshoppers.
- Sales of sand and gravel continue to provide enough money for maintenance. It has been a good source of material.
- The process continues and he is learning a lot.

**C. NEW BUSINESS:**

- 1. C.U.P. 15-01 Bingaman-Leeper Family Cemetery:** Susan Leeper is requesting a conditional use permit for a 10 x 40 foot family cemetery on their private property. The site is on a 20.6 acre parcel addressed as 716 Warm Lake Road, T.14N, R.4E, Section 13, Boise Meridian, 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.

Chairman Allen asked for the presentation from the applicant.

The applicant, Sue Leeper, 716 Warm Lake Road, made the following statements:

- There are only 2 wells in Scott Valley.
- Neighbor's well is a different water source.
- Moved location to 300 feet from the north property line as requested by Potlatch.
- It will be fenced so property lines are identified.
- Will record a declaration.
- Ditch is on opposite property line.
- Jamerson's support the application.

Commissioner Cooley asked for location of wells. They are approximately 30' SE of house. The drainfield and wells are well over 100' feet from the site.

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 had no issues with the application.

Commissioner Cooley asked how to allow for visitation by the current owners in the future. Should put a perpetual easement in a declaration to provide for visitation.

Commissioner Garrison moved to approve **C.U.P. 15-01 Bingaman-Leeper Family Cemetery 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. 15-02 Lake Fork Fence Supply:** Lake Fork Fence Supply LLC is requesting a conditional use permit for a materials storage, fencing fabrication, and sales yard. The property is addressed as 13871 Hwy 55 (Lake Fork). Two buildings previously used by commercial businesses exist on the property. Al Congleton owns the 5-acre site located at T.17N, R.3E, Section 3, Boise Meridian, 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.

Chairman Allen asked for the presentation from the applicant.

The applicant, Casey Jeffus, 13911 Highway 55, made the following statements:

- Apply for storage area and retail sales.
- Will not vary significantly from previous uses.
- Landscaping will be improved and maintained by the tenant.
- Fencing will be installed in the back portion to the height of 2 bundles of material.
- Cars will be parked outside the 100' setback from the highway.

Commissioner Garrison asked about the fence in the landscaping. Casey Jeffus showed that there would be a decorative 2 rail fence in landscaping area. He will only be responsible for his landscaping. No material will be stored outside. Parking on north, customers on east if needed.

Casey Jeffus said previous C.U.P. was dropped due to lack of inactivity.

Commissioner Cooley asked about dock materials in southern portion of property. Casey said they are not on his portion. That material has been moved.

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 will be glad to see a more permanent business at this location.

Commissioner Cooley said adding the extra fencing will screen the site.

Commissioner Garrison stated that the improved landscaping will add some aesthetics to the area.

Commissioner Cooley moved to approve **C.U.P. 15-02 Lake Fork Fence Supply with the conditions of approval**. Commissioner Garrison seconded the motion. Motion carried.

**Chairman Allen stated there is a ten day appeal period.**

- 3. C.U.P. 15-03 Post Drilling INC:** Post Drilling INC is requesting a conditional use permit for storage of supplies, materials, and equipment. The property is addressed as 13873 Hwy 55 (Lake Fork). Two buildings previously used by commercial businesses exist on the property. Al Congleton owns the 5-acre site located at T.17N, R.3E, Section 3, Boise Meridian, 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.

Chairman Allen asked why they say there is no compliance with ITD requirements. Commissioner Garrison said they don't comply with new standards. They have vested rights.

Chairman Allen asked for the presentation from the applicant.

The applicant, George Post, 9337 Middle Road, made the following statements:

- Will take care of shrubs and landscaping up front.
- There is very little equipment going in and out.
- Just needed a place to operate from in Valley County.

Chairman Allen asked what would be on-site. Post said some pipe in the fenced area and maybe a rig or two once in a while. Will be a small office and a place to park the rig and work on it.

Commissioner Garrison clarified that the landscaping would be on the highway side of the building.

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 said most well drilling rigs are in the field and not in the yard. This will get landscaping in place.

Commissioner Cooley said this will be a positive impact on the area.

Commissioner Garrison moved to approve **C.U.P. 15-03 Post Drilling INC with the conditions of approval**. Commissioner Cooley seconded the motion. Motion carried.

**Chairman Allen stated there is a ten day appeal period.**

4. **C.U.P. 15-04 Disaster Response:** Beau Value is requesting a conditional use permit for office space, storage, and cleaning facilities. Three buildings are planned: 50 x 100 foot, two-story building for offices and warehouse facilities, a 40 x 140 foot cleaning facility, and a 40 x 194 foot storage building. The conditional use permit site is the southern 5 acres of a 12.68 acre property that is currently bare ground owned by Judy Leister located in the Lake Fork area at T.17N, R.3E, Section 3, Boise Meridian, Valley County, Idaho. **Withdrawn by applicant**

**D. DONNELLY COMPREHENSIVE PLAN & AREA OF IMPACT AGREEMENT:**

**Chairman Allen announced the item. The Commission discussed the plan with Sally Gilbert, Chairman of the Donnelly Planning and Zoning Commission. Staff identified minimal changes to the plan. Staff is hesitant to recommend approval of the impact area agreement as written.**

**E. FACTS AND CONCLUSIONS**

1. C.U.P. 14-06 North Fork Championships
2. C.U.P. 14-07 Midas Gold – Stibnite Gold Project

Commissioner Garrison moved to approve the Facts and Conclusions for C.U.P. 14-06 North Fork Championships and C.U.P. 14-07 Midas Gold – Stibnite Gold Project. Commissioner Cooley seconded the motion. Motion carried.

**MEETING ADJOURNED 7:45 p.m.**