



Valley County Planning & Zoning Commission

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Ed Allen, Chairman
Kathy Deinhardt Hill, Vice Chair

Rob Garrison, Commissioner
Dusty Hibbard, Commissioner

VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

DATE: April 10, 2014

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

LOCATION: Valley County Courthouse

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

MINUTES: March 13, 2014

Commissioner Hill moved to approve the minutes for March 13, 2014. Chairman Allen seconded the motion. Motion carried.

A. NEW BUSINESS

- C.U.P. 14-01 Inland Marine:** Chad and Holly Jewel are applying for a conditional use permit to allow dock construction and related storage. The dock construction would be outside of an enclosed structure. Existing structures on the site will remain. The site is addressed as 13175 Highway 55 and is located north of Donnelly and west of Highway 55. The site contains 3.927 acres located in NESW of Section 10, T.16N, R.3E, B.M., 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 the following exhibits: exhibit 1 – Letter from the City of Donnelly.

Chairman Allen asked for the presentation from the applicant.

The applicant, Chad Jewel, Inland Marine, LLC., 13175 State Highway, 62 Salmon Loop, made the following statements:

- **3rd generation owner of this business**

- **The one on Rogers was Gould Construction.**
- **The location in Lakefork was too small – yard space was in front of the building and he didn't like the visual aspect.**
- **Did not know that the previous CUP did not apply to their use.**
- **Would usually store one or two docks for people who lost their leases and will try to find a buyer.**
- **There will be no other structures – the existing house stores the tools.**
- **The construction will be in the enclosed area.**
- **The three trailers and tug boat are parked on-site – can be parked behind the buildings.**
- **Porta-potties are gone.**
- **This is a seasonal business – equipment will be stored in back during the winter.**
- **Most of the stuff there is Gary Grose's old concrete forms that he is trying to sell.**
- **Can move to the back.**

Chairman Allen recognized there was no one else present.

Chairman Allen closed the public hearing for deliberations.

Commissioner Hibbard stated that there is some garbage that needs to be cleaned up. It needs to be made more appealing.

Commissioner Hill said it needs to be cleaned up – docks would be more appealing.

COA: All items will be stored to the west, behind the existing structures.

COA: Items from the previous conditional use permit will be removed from the site by June 15.

Commissioner Hibbard moved to approve **C.U.P. 14-01 Inland Marine with the conditions of approval. Commissioner Hill seconded the motion. Motion carried.**

Chairman Allen stated there is a ten day appeal period.

B. Comprehensive Plan Update

- Discussed the history. Hill will look at a few amendments and will remove reckless optimism.
- Want to make sure that in the plan we make it clear we do not want to abandon our agricultural roots. That we want that option left available if needed – climate change was discussed.
- In Yakima subdivisions are immersed in orchards.
- Stronger language to preserve bona fide agricultural land.
- Historical crops should be maintained in clustered developments.
- Will take a look at Population and Private Property Rights?

Staff stated she had been working on Payette River Scenic Byway and Payette River Basin Water Trails. Commissioners are invited to water trail meeting June 11 in McCall.

MEETING ADJOURNED