



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: October 1, 2015
TIME: 6:00 p.m. to 7:52 p.m.
LOCATION: Valley County Courthouse

ATTENDANCE: Commissioners present -- Commissioners Bryan Cooley, Kathy Deinhardt Hill, and Chairman Ed Allen were present. Commissioner Garrison and Commissioner Hibbard were not present. Staff member present: Cynda Herrick, AICP, CFM, Planning and Zoning Administrator.

A. MINUTES: August 13, 2015

Commissioner Hill moved to approve the minutes for August 13, 2015, with change as noted. Commissioner Cooley seconded the motion. Motion carried.

B. NEW BUSINESS:

- 1. C.U.P. 15-10 Tall Timbers Sawmill:** William Smith is requesting approval for continued use of an existing covered sawmill and log storage yard. The approval will also be for a variance from 9-5F-2.A (75' frontage requirement) and 9-5F-2.B.2 (setbacks). It will be limited to daytime operations. The site is 2.4 acres addressed as 228 Maki Lane. It is in Long Valley Subdivision # 1, tax # 86 in Lot 5, in the SE ¼ Section 8, T.17N, R.3E, 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 and letters from the Donnelly Rural Fire Protection District (exhibit 1) and the neighbor Tom Byrne (exhibit 2). Explanation from staff concerning frontage and the access easement on the east side of the property – Nisula road runs along one side (west) and a platted access easement along the other (east) – platted prior to requirement of platted right-of-way.

Chairman Allen asked for the presentation from the applicant.

The applicant, Will Smith, 228 Maki Lane, made the following statements:

- Access to the property is a circular drive through the property.
- Showed area of concern by fire department due to the bark, so would most likely pull hose.
- Explained site plan and aerial (exhibit 3).
- Original idea was to build the shop with wood from the mill.
- Then people started wanting his product.
- Built a house on his property and did his own siding and beams – the home is not finished yet. Will use his lumber to build the rest – interior paneling and a porch. That is goal of the mill.
- When he is finished with the home in three years he will be finished with the mill.
- Purchasing 2 ½ acres from Tom Byrne to mitigate impacts.
- It has turned into quite the depot for beams and oversize products, custom dimensions, slabs, mantles, etc.
- Became the way to process the byproduct of his hazard waste material business.
- Bring timber in and goes out as fire wood, beams, boards or would all be firewood.
- Built the saw as it sits – now he wants a bigger power head. Looking for commercial property to move it too. It is too lucrative to just shut the doors on it.

Commissioner Allen clarified that he intends to stay where he is and will expand on a different property. Will confirmed that he does not want to expand at this site. This will convert back to a residential only use.

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 thinks it is admirable building his own house. Has some issues with the commercial part of it and would like to see a time limit. Thinks this type of use goes into a more commercial spot. Would be okay with the use, for now, if it was not expanded.

COA: Conditional use permit is approved for only five years due to concern with impacts on future residential neighbors.

Commissioner Cooley said that it is easily seen around the valley. Area will most likely build up.

COA: The use shall not be expanded beyond the existing footprint.

COA: Conditional use permit is not transferable to another owner and is revoked when Tall Timbers goes to a different location.

The Commission agrees that a variance is not needed.

Commissioner Cooley moved to approve **C.U.P. 15-10 Tall Timbers Sawmill** with the conditions of approval. Commissioner Hill seconded the motion. Motion carried.

Chairman Allen explained the ten day appeal period.

C. OTHER ITEMS:

1. Idaho Power Discussion of Renewable Energy

Blake Watson, Community Relations, Idaho Power introduced himself. Discussion focused on alternative and renewable energy. Watson introduced Scott Gates. They discussed net metering, participation of all rate classes, amount of wattage required to run a house for a year, federal government/USDA funding and the cost of various solar panel systems.

Also discussed were other alternative energy uses such as wind power, hydro power, and geothermal power.

2. Nuisance Ordinance Discussion

Discussion ensued concerning the development of the nuisance ordinance. Attendees from the audience have agreed to look at the ordinance and make comments to see if it will alleviate the issues in their neighborhood.

D. FACTS AND CONCLUSIONS

- C.U.P. 15-08 Diamond Styles Hair Salon
- C.U.P. 15-09 No Business Lodge

Commissioner Hill moved to approve the Facts and Conclusions and authorize the Chairman to sign for C.U.P. 15-08 Diamond Styles Hair Salon and C.U.P. 15-09 No Business Lodge. Commissioner Cooley seconded the motion. Motion carried.

E. CORRESPONDENCE

- 1. C.U.P. 14-07 Midas Gold Landscaping – Midas Gold looks good – they have fulfilled the conditions of approval.**

MEETING ADJOURNED 7:52 p.m.