



# 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 2, 2014  
TIME: 6:00 p.m. to 7:15 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: August 14, 2014

Commissioner Hill moved to approve the minutes for August 14, 2014. Commissioner Hibbard seconded the motion. Motion carried.

### B. NEW BUSINESS:

- C.U.P. 13-03 Blackhawk Development - Final Plat:** McCall Associates, LLC are requesting final plat approval. This is a replat of portions of Blackhawk on the River Phases 1, 2, & 3 into future-development blocks. The Commission will review the final plat and conditional use permit to determine conformance with the preliminary plat. The site is accessed from West Mountain Road and is located in the Sections 25 & 36, T.18N, R.2E and Section 30, T.18N, 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.

Chairman Allen asked for the presentation from the applicant.

The applicant, Ralph Miller, Secesh Engineering, Surveyor, made the following statements:

- There are 20 pods with 60+ lots.

- Some won't change in the future, but some will.
- White lots are currently platted and will not be changed. The shaded lots have been platted into larger blocks for future platting.

Staff explained the densities, pods, etc. and that they will only need to come back with final plats.

Commissioner Garrison moved to approve **C.U.P. 13-03 Blackhawk Development - Final Plat and authorize the chairman to sign the plat**. Commissioner Hill seconded the motion. Motion carried.

- 2. P.U.D. 04-01 Meadows at West Mountain, Phases 4-6 – Extension Request:** Larry Mangum, representing Timberline Development LLC, is requesting a one-year extension of the conditional use permit for phases 4-6. Phases 1, 2, and 3 have been platted and recorded. The site is approximately 60 acres located in W ½ NE ¼ Section 17, T.16N, R.3E, B.M., Valley County, Idaho. [*Public Hearing*]

Chairman Allen announced the item. Chairman Allen asked if there had been any ex parte 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, Larry Mangum, 36 Charters, made the following statements:

- Lots of things happening moving towards future development that are not visible.
- It will take until the end of the year to clear up ownership.
- Had to renew water rights and water resource permits for the wells with appropriate paperwork.
- Looking at costs to build next year.
- Things are starting to move – waiting for price level to come up – things on-site are on the market for less than 30 days.

Chairman Allen asked if they needed a longer extension. Mangum said they would like two years, but want to make sure Valley County is still in loop. Chairman Allen said could keep us informed with a report.

Mark Reisman, investor, stated that in past year have successfully redone investment structure – they went from 15 investors to 2 investors and they are cooperative. Had lots of good news, but waiting for the right numbers for banks to invest. May need to reconfigure some of the structure. Would like to have a two year extension.

Commissioner Garrison explained there could be a two year agreement with 6 month reports showing progression.

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 Hibbard likes the idea of a two year extension with a review to show progress.

Commissioner Cooley thinks they have made progress over the ten years.

Commissioner Hibbard would like to see a 6 month review so the Commission has better knowledge of whether they will be building next year.

The Commission and applicant agreed upon a two year extension with a ten month review being sent to staff.

Commissioner Hibbard moved to approve a two year extension for **P.U.D. 04-01 Meadows at West Mountain, Phases 4-6 – Extension Request with a ten month update to staff.**

Commissioner Garrison seconded the motion. Motion carried.

#### **C. OTHER**

- 1. Pit Privy Request:** Bill Rupp is requesting approval of a vault privy at 72 Mountain Air Drive located in Little Donner Tract II. Discussion ensued. Commissioner Garrison moved to approve the Rupp privy request. Commissioner Cooley seconded the motion. Motion carried.
- 2. Definition of Bed & Breakfast operation – Staff presented an advertisement for “River Casa” on Trammel Lane. Discussion ensued. The Commission determined that since they were offered bed and at a minimum coffee it is a Bed and Breakfast, which requires a conditional use permit.**

**D. COMPREHENSIVE PLAN UPDATE – Letter to Commissioners: The Commission approved a letter recommending various types of housing to the Board.**

**E.** List of items to research.

- Elk Creek Church stops traffic on Sunday – need to talk to Sheriff’s office. Staff will contact.
- ASAP Portables are storing porta-potties outside. Staff will contact.
- Look at mini-houses.

**MEETING ADJOURNED**