



# 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: November 13, 2014

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

LOCATION: Valley County Courthouse

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

### A. MINUTES: October 2, 2014

Commissioner Hill moved to approve the minutes for October 2, 2014. Commissioner Hibbard seconded the motion. Motion carried.

### B. OLD BUSINESS

- 1. C.U.P. 05-61 Comfort Woods Phase 2 - Final Plat:** J. Gerald & Julie S. McManus are requesting final plat approval. Phase 1 was recorded in 2010. The Commission will review the final plat and conditional use permit to determine conformance with the preliminary plat. Phase 2 will be accessed from Comfort Court, a public road. The approximately 30-acre site is located in NWSW Section 35, T.18N, R.3E, Boise Meridian, Valley County, Idaho.

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.

Commissioner Hill asked about changes to CCR's. Staff explained height limitations and the setback along the ridge.

Chairman Allen asked for the presentation from the applicant.

Joel Droulard, Droulard Land Surveying, presented the mylars and said the Central District Health Department approval was sent, the road is paved, utilities are in, and corner monuments are set.

Commissioner Hill moved to approve **C.U.P. 05-61 Comfort Woods Phase 2 - Final Plat** and authorize the chairman to sign the plat. Commissioner Cooley seconded the motion. Motion carried.

**2. C.U.P. 08-08 Gold Fork River Ranch Sand & Gravel Sales – Extension Request:**

Gold Fork River Ranch LLC is requesting an extension of their conditional use permit until May 10, 2017. The parcels, PR16N03E254804 and RP16N03E255310, are also permitted for C.U.P. 07-11 Gold Fork River Ranch Subdivision which expires on May 10, 2017. The approximately 162 acre site is bordered by Davis Creek Lane and Koskella Road and is located in the SW ¼ Section 25, T.16N, 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, Bob Fodrea, made the following statements:

- Continuing to work at selling the product.
- Has been used by a few small contractors.
- Good material.
- Have sold 70% of the product.
- Recently sold some of the sand to a horse arena.
- Able to maintain landscaping with the sales.
- Maintenance of ponds continues.

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 commented that we have approved an extension before, it has a purpose, and no alternative use.

Commissioner Hibbard and Commissioner Cooley agree that it is progressing.

Commissioner Hill moved to approve an extension until May 10, 2017, for **C.U.P. 08-08 Gold Fork River Ranch Sand & Gravel Sales**. Commissioner Cooley seconded the motion. Motion carried.

**C. COMPREHENSIVE PLAN UPDATE:** There has been little progress due to other priorities.

**D. Donnelly Impact Area Agreement**

The Valley County Planning and Zoning Commission discussed the proposed Donnelly Impact Area and the Donnelly Comprehensive Plan in anticipation of meeting with the Donnelly Planning and Zoning Commission. The Commission made the following comments:

- There are contradictions in the Comprehensive Plan.
- They have no objections to recommending adoption of the Donnelly Comprehensive Plan, after edits are completed, in the impact area once the ordinance is written.
- Hesitate to recommend that Donnelly administer the ordinances when they have no staff. Costs to applicants would be excessive to pay for a planner for each individual review.
- Let's invite the Donnelly Planning and Zoning Commission to the January 8, 2015, Valley County Planning and Zoning Commission meeting to discuss.

**MEETING ADJOURNED**