



Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350

Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

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: December 11, 2014

TIME: 6:00 p.m. to 8:15 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: November 13, 2014

Commissioner Hill moved to approve the minutes for November 13, 2014. Commissioner Hibbard seconded the motion. Motion carried.

Chairman Allen commented that this is an information sharing meeting.

B. OLD BUSINESS

1. **P.U.D. 98-1 Tamarack:** Current management will give an update on Tamarack's current status and future plans.

Chairman Allen announced the item.

David Papiez, Project Manager, Dave Hill, Development Manager – Replay Resorts, Inc., and Marianna Ishida, Development Manager, appeared for Tamarack Resorts. Development Manager, Managing Director, Papiez works for New Trak.

David Papiez submitted an Organizational Chart. He explained six year foreclosure process and new lenders. Papiez focuses on pre-foreclosure liabilities and Replay is focused on asset management and real estate.

Current ownership was presented on exhibit 2, NewTrac Acquisition. It used to be under one

ownership. Now NewTrac has a great portion of ownership, but there are other owners due to the bankruptcy. Papiez explained exhibit 2. UWW (village plaza) is a group of general contractors and key subs who assumed ownership in lieu of payment. Purple is BAG Holdings and Block 19. Most other lots and parcels are owned by NewTrac, individual property owners, and West Mountain Golf. This will have implications on the conditional use permit.

Board Commissioner Cruickshank asked about continued construction on the village owned by UWW. Papiez said there has been discussion and they are interested in completing the project – no specific plan at this time.

Commissioner Hill asked if they have to follow the original approval. Chairman Allen and staff confirmed.

Papiez explained that NewTrac is making conservative smart decisions. They will invest, measure results, and continue those steps, with the goal that recreation activities is the growth model that will generate real estate sales – opposite of previous operations.

The mountain lease and substantial LID obligations are two biggies. They have applied for and have successfully had lease of ski hill assigned to NewTrac. The other key project was to address LID obligations. Working on those obligations and delinquent property taxes.

Next step is to work on the ski mountain and revitalizing four season recreation ideal. They will be back to 7 day operation to make the statement that the resort is back and to drive long-term.

Replay is stepping in to guide operations through capital improvements and deferred maintenance programs, such as purchase of 2 new snowcats, improvements to snowmaking systems, chairlift repairs, a new website, etc. (exhibit 3). Papiez said there are plans to return Wildwood, time unknown – the footings are still in place and other assets. Buttercup chairlift will be operated on weekends and holidays – it is owned by Buttercup, LLC. There are new uniforms, rental fleet, and operating equipment.

On real estate front, they are getting their feet back into real estate development. They have sold a cottage in the Trillium area and have 15 other townhomes that are almost complete and are on the market. Taxes will be brought current at time of sale. They also have one bare lot and working to close on it. There has been some new construction and planning.

Commissioner Hill asked how deep are the pockets – how long can this conglomerate sustain if there is no snow. Papiez stated that the benefit to shutting down is that they have cut to minimal costs and they are very efficient in regards to operation costs. The ownership is comprised of some large financial institutions who have committed to this project. These are deep resources. Chairman Allen asked how many days does it take to break even. Dave Hill said it is projected to run 104 days this season vs. 72 days last year, but what is key are the big holiday weeks.

Discussion turned to the CUP and PUD. He commented on employee housing and past obligations.

Papiez looks forward to working with the county to assess need and ability to delivering to satisfy the needs.

Employee housing: Housing is a concern in the county. Tamarack's need this season, with 170 current employees, is nil. They have all found housing in the current market. None of it was done with Tamarack's assistance. They will start gauging need for housing and transportation. Will work with employees to assess the need.

How many are full-time and part-time and do they have benefits such as medical and food banks? There are 17 full-time year-around jobs with the TMA; types of jobs were described.

Board Commissioner Cruickshank's concern is that with deficient jobs there will be costs to county for help. Dave Hill said they are assessing to determine the makeup of the employee and there is no history to reference.

Papiez said that previously there was a shuttle from Donnelly to Tamarack. They are assessing.

Commented on future Master Plan. We are in a much different time than when previously started. In 2011, there was a 5 year extension under the assumption that we were in a transition period until a new owner comes. There will be a thorough comprehensive review of existing approvals with the mind towards the future and economic flexibility for survival of the resort. There is now a different market and consumer. Things such as density are being reviewed and taken into consideration. The 2016 review timeline will give them time to digest existing things and then to revise the master plan.

Chairman Allen commented that he was glad to see that things are starting to move on the project. Board Commissioner Cruickshank is glad that it is a more responsible progression.

Comments were made concerning appreciation of common sense progression, press releases and openness and transparency, etc. Discussed stability and reliability. Dave Hill said that they have defined paths of communication.

Will start to work with staff on understanding of application. Commissioner Hibbard commented on unavailability of housing when it gets busy. Issues will hit when there is snow driving vacation rentals. There is a concern that if you lose housing you lose employees. Big companies throughout history have had to supply some housing, bunkhouses, etc.

Wells Fargo owns construction office lots (lot 13). NewTrac owns land but not manufactured

homes. They did try to facilitate some housing this year.

C. Work Session on housing opportunities with Board of County Commissioners

Chairman Allen announced the item.

Board Commissioner Cruickshank stated they have been hearing about some housing concerns. Discussion ensued concerning low wages high costs and lack of housing during the busy season.

Discussed housing authorities, should look at Caldwell Housing Authority.

Ask the Springs, again, if they are going to do another phase. Discussed giving incentives vs. becoming a landlord. Best thing county can do is make a clear road to development. Discussed various incentives, densities, etc. Cities and counties need to work together. Possible incentives could be building permit fees. It would require building a program such as reducing building fees, sewer hookups, etc. for affordable housing only.

Staff should contact some developments with extensions and services in county and cities, ie west of Roseberry Parks, The Springs, Meadows, and some developers.

Set up Housing workshop with cities and county and find someone to facilitate the meeting – the EOC or bank, or the Ashley Inn. We will have specific topic points and get a facilitator. Pick a day and see who can attend. The hours will be 4:00 p.m. – 6:00 p.m.. Ask if they have any housing concerns. Call the Ashley Inn.

D. OTHER ITEMS

1. **Disaster Response LLC:** Rental of buildings at 13876 Highway 55 in Lakefork.

Chairman Allen announced the item. The Commission determined a CUP was not needed.

MEETING ADJOURNED 8:15 p.m.