

Valley County Planning & Zoning Commission

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Scott Freeman, Vice-Chair

Brian Benton, Commissioner
Ray Cooper, Commissioner
Neal Thompson, Commissioner

MINUTES

Valley County Planning and Zoning Commission

July 8, 2021

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

The public can livestream tonight's meeting and may testify either in person or telephonically.

A. OPEN: Meeting called to order at 6:00 p.m. Quorum exists.

P&Z Director – Cynda Herrick:	Present
P&Z Commissioner – Brian Benton:	Present
P&Z Commissioner – Ray Cooper:	Present
P&Z Commissioner – Johanna Defoort:	Present
P&Z Commissioner – Scott Freeman:	Present
P&Z Commissioner – Neal Thompson:	Present
P&Z Technician – Lori Hunter:	Present

B. MINUTES: Commissioner Benton moved to approve the minutes of June 17, 2021.
Commissioner Cooper seconded the motion. Motion carried unanimously.

The YouTube channel audio is working although the screen is showing as a black screen. The audio is being recorded.

C. OLD BUSINESS:

- 1. C.U.P. 21-08 Dunn Camp Site: WITHDRAWN BY APPLICANT.** Action Item
- 2. C.U.P. 21-12 Hart Lodge:** Benjamin Hart is requesting a conditional use permit for a short-term rental with a maximum of 20 guests. The home is approximately 4300 sqft and uses an Individual well and individual septic system. The 1.5-acre site is addressed at 43 Tranquility Lane, located in Moonridge Subdivision Lot 3, in the SE ¼ Section 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho. TABLED FROM JUNE 17, 2021. Action Item.

Chairman Defoort introduced the item. The public hearing was closed June 17, 2021.

Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the supplemental staff report.

The Commission deliberated. Fire suppression and safety is a priority. A rental to 10 people increases the requirements based on International Fire Code and McCall Fire Department. An inside sprinkler system is required according to the previous McCall Fire letter for the number of guests wanted. The impacts on neighbors were discussed, the more guests the greater the impact on the neighborhood and adjacent property owners.

Commissioner Thompson excused himself from the discussion and the vote.

The Commission was concerned with the number of guests and the size of the home. There would be a negative impact on the adjacent property owners and compatibility with surrounding neighborhood.

Commissioner Benton moved to deny C.U.P. 21-12 Hart Lodge. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

D. NEW BUSINESS:

6:22 p.m.

- 1. C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension:** Ruben Garcia and Sharon Fredriks are requesting a five-year extension of a conditional use permit allowing two residences on one parcel. More time is needed for financing and construction. The 30-acre parcel, RP17N03E110150, is addressed at 161 East Lake Fork Road, and located in the NENE Section 11, T.17N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. Commissioner Thompson recused himself from this public hearing as he is a neighbor of the applicant.

Chairman Defoort asked for the Staff Report. Staff presented the staff report. Staff clarified that no lot splits are available for this property without applying for a subdivision plat.

Chairman Defoort asked for the applicant's presentation.

Sharon Fredriks and her son-in-law are available for questions. Regarding the proposed conditions of approval, they have no concerns. There have been no complaints from the neighbors. The property is within the Donnelly Fire District, not McCall Fire Department.

Chairman Defoort asked for proponents. There were none.

Chairman Defoort asked for undecided. There were none.
Chairman Defoort asked for opponents. There were none.

Chairman Defoort closed the public hearing. The Commission deliberated. Delays are not unexpected especially due to Covid restrictions and construction costs.

Additional COA: Cannot park in the public right-of-way.

Commissioner Benton moved to approve C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension with the stated conditions. Commissioner Freeman seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

6:30 p.m.

2. C.U.P. 21-13 Stowell Multiple Residence: Martin Stowell is requesting a conditional use permit for two residential homes on one parcel. A shared well and two individual septic systems are proposed. Two driveways would access Farm to Market Road, a public road. The 15-acres parcel, RP18N03E363116, is addressed at 14026 Farm to Market Road, and located in the NWNW Section 36, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *exparte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Project Description from the applicant (July 1, 2021)
- **Exhibit 2** – Garrett de Jong, McCall Fire Chief, has no comments. (July 1, 2021)

Chairman Defoort asked for the applicant's presentation.

Martin Stowell testified telephonically. He wants to install a prefab home on slab south of the existing residence for a family member. There will be separate driveway. Ground water monitoring will occur in the spring.

Chairman Defoort asked for proponents. There were none.
Chairman Defoort asked for undecided. There were none.
Chairman Defoort asked for opponents. There were none.

Chairman Defoort closed the public hearing. The Commission deliberated. There are no objections. A driveway approach permit from the Valley County Road Department is required.

Commissioner Freeman moved to approve C.U.P. 21-13 Stowell Multiple Residence with the stated conditions. Commissioner Benton seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

6:42 p.m.

- 3. C.U.P. 21-14 Redridge Parking Area:** Ben and Rachel Esplin of Mountain Meadow Adventure Rentals INC are requesting a conditional use permit for a parking area for their private recreational business guiding tours on private land using off-road vehicles and snowmobiles. The parking area would hold 15 UTVs and 30 snowmobiles within a portion of RP18N02E243008, owned by DF Development LLC. The parking site is located on the west side of West Mountain Road in the SE ¼ Section 24, T.18N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Garrett deJong, McCall Fire Chief, has no comments. (July 1, 2021)
- **Exhibit 2** – Lea and Wyatt Albright are opposed to the use adjacent to their residence. Concerns include increase noise, trash, expansion of roads, and increase fire danger due to fuel storage. (July 3, 2021)
- **Exhibit 3** – Dave Curtis, 209 Sundance, White Cloud Subdivision, is opposed. (July 6, 2021)

The use of the parking lot has been in operation; the applicant was not aware a permit was required. No complaints have been received. As of June 2021, Valley County now requires a placement permit for any structures greater than 3 feet in height.

Chairman Defoort asked for the applicant's presentation.

Ben Esplin, Donnelly, said his business is using the parking area with low impact. A 33,000-acre area is accessed from this parking site. Clients do not arrive before 9:00 a.m. There are multiple porta-potties on the large acreage, including one at the parking area. The summer users remain on the DF Development property. The Sunflower Flat gravel pit is still in operation. Maintenance of equipment was discussed. Snowmobile use and grooming were discussed. Summer is 100% guided customers on existing roads; during winter the customers must stay on the existing trails. They only run the UTVs on DF Development property; approximately 33,000 acres. Garbage and trash containers are onsite and maintained by his business.

Chairman Defoort asked for proponents. There were none.

Chairman Defoort asked for undecided. There were none.

Chairman Defoort asked for opponents. There were none.

Chairman Defoort closed the public hearing. The Commission deliberated. No objections from Commissioners. Questions have been answered. The snowmobiles were in operation last year and no complaints. The business was not aware a permit was required for the parking area on private property. Fire extinguishers are on the vehicles in case of emergencies.

Commissioner Benton moved to approve C.U.P. 21-14 Redridge Parking Area with the stated conditions. Commissioner Thompson seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

7:00 p.m.

- 4. C.U.P. 21-15 360° Ranch Subdivision – Preliminary Plat:** GFL Holdings LLC is requesting a conditional use permit for a 20-lot single-family subdivision on approximately 67 acres. Lots would be accessed from Norwood Road onto a private road. Proposed lot sizes range from 1.42 acres to 6.63 acres. Shared driveway easements are proposed. Individual wells and septic systems are proposed. The site is part of parcels RP18N03E284175 & RP18N03E284780 in the West ½ Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Katie Deschamps, Norwood Road, is opposed. (July 1, 2021)
- **Exhibit 2** – Arthur Troutner, Valley Soil and Water Conservation District, stated the application is lacking information required by Idaho Statute 31-3805. (July 1, 2021)
- **Exhibit 3** – Shirley Florence, Lake Irrigation District Secretary, commented on requirements regarding water rights and the irrigation district. (July 8, 2021)
- **Exhibit 4** – Garrett de Jong, McCall Fire Chief, replied with road and water-storage tank requirements. (July 1, 2021)
- **Exhibit 5** – Travis Reese, 361 Moon Drive, is opposed. (July 1, 2021)
- **Exhibit 6** – Dan Russell is opposed. (July 1, 2021)
- **Exhibit 7** – Darcy Reese is opposed. (July 1, 2021)
- **Exhibit 8** – Nancy and Frankie Romero, Norwood Road, are opposed. (July 3, 2021)

Chairman Defoort asked for the applicant's presentation.

Gregg Tankersley, Crestline Engineers, McCall, represented the applicant. This proposal is for a 20-lot subdivision with two phases. The first phase contains four lots which do not require a ditch crossing. Valley County private road standards will be met. A bridge would cross the Clara Foltz Ditch. All utilities would be underground. A fire protection water tank would be installed adjacent to Lot 4. Landscaping includes revegetation of disturbed areas and an entry feature. A formal application has not yet been submitted to Central District Health (CDH). Crestline Engineers has conducted ground water monitoring and will be working with CDH for the additional required monitoring. They are working with the Lake Irrigation District. There are similar subdivisions within two miles of this site: Knob Hill, Carefree, Pearson Corners, Pearson Landing (smaller lots), Moon View Ranch. The road right of way will be 70-feet. There is an existing crossing of ditch at Lot 12. The applicant will comply with listed conditions of approval. Irrigation ditch water is available October through May and would be used to fill the water tank initially. The Homeowner Association will inspect tank on annual basis. There will be CCRs. The proposed cul-de-sac right-of-way of exceeds the County's requirement. They have not discussed the proposal with the McCall airport; however, they are aware of the flight path and associated cone. They will meet requirements in regard to building heights and other \

restrictions due to the McCall Airport.

They would like clarification of COA #3; their phasing plan goes beyond two years.

Mr. Tankersley responded to public comments. This proposal meets the requirements of Valley County. In addition, the City of McCall impact Area is less than one mile from the property. Lot sizes are similar to existing nearby subdivisions in the area. Thirteen of the 20 lots are around three acres in size. The proposal is comparable to other nearby residential developments. Water supply well driller reports were reviewed including five recent drilled wells in the area. The minimum lot size for septic systems is one acre. The remainder portion will not part of the subdivision but will be a separate parcel.

Chairman Defoort asked for proponents.

Aaron and Rose Cramblet are applicants. They are owners of Timeless Construction and the Good Friends Land (GFL) Holding. This is a small subdivision to add more needed housing opportunities. Lots sizes were chosen to maintain space and provide mixed lot sizes in order to provide quality properties and a variety of budgets.

Graham Hubner, 223 Alta Vista Drive, is a local resident who is part of the applicant investment group. He wants a quality development.

In response to a question from Director Herrick, Aaron and Rose Cramblet stated that short-term rentals will not be allowed per the CCRs.

Robert Hunt, 40 E Lake Fork Road, 19-year resident of Valley County and a 30% owner of GFL Holdings. This is a well-done project and great team.

Chairman Defoort asked for undecided. There were none.

Chairman Defoort asked for opponents.

Mike Dorris, 111 Finn Church Lane, has lived in area since 1956. He is very familiar with McCall Airport and owns Sawtooth Air Service. He is extremely concerned about the flight path over this proposed development; at least half-dozen plane crashes have occurred between Johnson Lane and the landing strip. Instrument approaches to McCall bring them to within 300-feet of the ground. A clear zone is needed. City of McCall wants planes taking off to the south, over this property. He is very surprised the City of McCall has not commented on this proposal. The airport is a multi-million-dollar investment. Increasing housing in this area will impact the air traffic and thus the airport.

Janelle Marolf, 13956 Norwood RD, is opposed due to the traffic on Norwood Road which has blind hills and dips. The roads in the area need to be improved; traffic has increased on Norwood RD and surrounding roads as people avoid the highway.

Nancy Romero, 21 Crestview Lane, agrees with the previous concerns regarding the airport. Her husband was a prior manager of the Smokejumper Base. Both the McCall Airport and the USFS smokejumper and fire tanker planes. She is concerned with the airport and road safety and the long-term impact on wells in the area.

Dale Eld, 6 Garden Lane, agrees with previous opposition comments. Water is not an indefinite resource and will be affected by high density subdivisions. Norwood Road is already a safety concern; increasing traffic will worsen the problem. As a retired pilot, he agrees that this area should be designated as a clear zone for the airport. If an engine goes out, such as on a large fire tanker, people will die. This is a poor location under the airport approach zone. All take offs and landings will go over this subdivision. There will be future complaint from residents on noise. This would hobble the future use of the McCall airport.

Jackie Hurzeler, 197 Nisula Place, is third generation in Valley County. To repeat the previous mentioned noise concerns, there should be a required agreement that property owners cannot complain about the airport noise. Valley County Comp Plan states that there needs to be compromise between landowners and the airport so that both can mutually exist. It was not the intent of the family that sold this land to see it subdivided into small lots. She understands that homes are needed in the area. Market value is too high for locals to purchase. Water level and quality are concerns. One-acre lots are allowed by code but should be larger if on septic and wells to support responsible growth.

Chairman Defoort asked for rebuttal from the applicant.

Mr. Tankersley spoke about the “Cones of Depressions” for airports which are established by the Federal Aviation Administration (FAA) based on slope and topography. There is an airport master plan. Other homes and the McCall-Donnelly High School are in the flight paths. Airplanes are part of the local area.

Staff stated that both the City Clerk and the Airport Manager were notified of this application by email.

Mr. Tankersley discussed the roadway system. All county roads need repairs; the conditions of those roadways should not be a condition of this application. In the Transportation Plan, Norwood and Johnson Roads are considered key roadways. Traffic is distributed in all directions from this site. There is not just one roadway into the area. Road characteristics meet or exceed requirements of Valley County.

The proposed lot sizes are bigger than in the nearby subdivision developments. Building height restrictions based on the airport “cone” would be included in CCRs.

Chairman Defoort closed the public hearing.

Staff confirmed notification to the City of McCall and the McCall Airport Manager of this application and public hearing. The distance between the airport property to northern proposed subdivision boundary is about 3786 feet.

The Commission deliberated. Airplane traffic and topography of the area was discussed. Information on the “airport cone” was submitted in previous applications in the area but not included in this application packet. County roads were discussed.

Chairman Defoort is very familiar with this area and likes this proposal. This proposed site is not the highest elevation in the area. She would like to confirm that the McCall Airport received the public hearing notice. She indicated the County Commissioners should be notified that road work on Norwood Road may need to be prioritized. Adding homes would increase property taxes and the additional revenue could go towards road maintenance. Regarding water table and lot sizes, the standard is 1-acre to allow for increased number of homes; there is no reason to believe that proposed size is not safe.

Commissioner Cooper stated that the water tables in Valley County are a concern as more development and subdivision are approved. What will happen at build-out? As an ex-pilot, the McCall airport is a concern. Take-offs are the most critical part of flying. Air traffic will continue to increase; he would like to hear from the airport manager before making a decision.

Commissioner Benton agreed that the airport manager and the city of McCall should respond. No correspondence has been received. As a former pilot, he is aware of the cones and restrictions. Otherwise, the lots are similar to Carefree area.

Chairman Defoort requests a letter specifically to McCall and the Airport Manager asking for specific response as whether or not they have any concerns. Does the FAA weigh in on applications and affect to airports? The “cone” information, submitted with previous applications, and structural height limits were discussed. Would the increase density change the results of the “cone”? The safety concerns were discussed.

Chairman Defoort reopened the public hearing to allow new information. Staff displayed on the projector screen information on the airport “cone” from a previous application [C.U.P. 21-02] (**Exhibit 9**). The LIDAR shows elevation at 5-foot intervals.

Director Herrick stated that if the Commissioners desire to get input from McCall and the McCall Airport, then they should leave the public hearing open and table to specific date and time.

Chairman Defoort and Commissioner Cooper would like to hear back from McCall airport manager, the city, and the FAA. Further context of the “cone” is needed.

Mr. Tankersley referred to **Exhibit 9** on the screen; colors represent how much the topography penetrates into the approach cone and uses a slope line to show closeness to the ground. There is a safety zone. The green-colored area is 20-25 feet from penetration of the approach slope.

The McCall Airport is an FAA airport and will not want to jeopardize that. Existing cone was discussed. The Clara Foltz ditch is visible on the map. CCRs will include restrictions to meet height restrictions into the “cone”. Daylight basement and flat roofs will limit the height of buildings.

The Commissioners looked at the different maps shown and would like clarification and context for this particular site. Valley County building height limit is an average of 35 feet.

COA: Should verify with McCall Airport Manager height restrictions for building or landscaping.

Commissioner Benton likes the overall plan of the subdivision. He does want to hear from the McCall Airport Manager.

Staff needs a letter from City of McCall to approve this subdivision in this location providing there are limitations on building in the CCRs.

Aaron Cramblet stated that prior to purchasing the property they researched the site and are well aware of the height limitation requirements on structures.

Director Herrick referred to the airport overlay in Valley County Code [9-6-3] that includes a specific overlay for Cascade Airport; the section for the McCall airport overlay is “reserved for future needs”. Is this site outside the various zones?

Commissioner Thompson wants more information. However, he is okay with approving a condition of approval and moving forward with the process.

COA – prior to any work being done on site, we need to receive a letter from McCall Airport manager, Airport Engineer, or the FAA concerning overlay zone With this development and height restrictions. If not favorable to development, will be brought back to Planning and Zoning Commission in a properly-noticed public hearing.

What constitutes “favorable” was discussed by Commissioners.

Chairman Defoort stated that public comments will be taken in response to the new information.

Chairman Defoort asked for proponents. There were none.

Chairman Defoort asked for undecided. There were none.

Chairman Defoort asked for opponents.

Dale Eld, 6 Garden Lane, drew on the white board (**Exhibit 10**). The pictures were for Approach lanes, not take-offs. Drawing of cone red area – encroaching on approach. Different for take-offs, depending on weather, heat, and density of air, and type of plan. Aircraft limited, concerns with engine loss over homes.

Nancy Romero stated they also should reach out to smokejumper base manager.

Mike Dorris, 111 Finn Church LN, discussed limiting the airport will negatively affect smokejumper / tanker planes. Loss of this use will be very negative to McCall area. Very concerned about planes crashing into these homes in the future. He spoke to past plane crashes in this area.

Jackie Hurzeler, 197 Nisula RD, stated they should go to the experts, including FAA, to get the information.

Robert Bryant, state this is a ludicrous location. It is low altitude; the water issue is being disregarded. The water driller comment was an “opinion”; should have response from Idaho Department of Water Resources.

Gregg Tankersley made suggestions about possible conditions of approval.

Chairman Defoort closed public hearing.

Discussion ensued concerning the impact of the airport, definition of clear zone, response from FAA and the City of McCall. The Commission wanted to approve but were hesitant due to airport issues.

Director Herrick reminded them this is a long-term decision; it will be there forever.

Commission agreed to reopen public hearing in order to table this matter to the August meeting in order to receive information from City of McCall Airport or Toothman-Orton, FAA, and Payette National Forest.

Chairman Defoort re-opened the public hearing.

Applicant stated they would prefer an approval with conditions. Discussed possible conditions. Director Herrick commented that if applicant is confident that response will be favorable, they can continue and submit Site grading and stormwater plans to Valley County Engineer. The applicant would continue moving forward at their risk of a denial.

The public hearing on August 12, 2021, would be only for additional information and testimony concerning airport overlay issues.

Commissioner Freeman moved to table C.U.P. 21-15 360° Ranch Subdivision to August 12, 2021, at 5:30 p.m. Commissioner Cooper seconded the motion. Motion carried unanimously.

9:18 p.m.

5. **C.U.P. 21-16 South Fork Excavation:** South Fork Excavation LLC is requesting approval of a conditional use permit for an office and storage of tools and equipment. The building and covered parking would have footprint of approximately 50-ft x 138-ft. There would be fenced open storage. Electrical power, an individual well, and a septic system are proposed. Access will be from Pleasant Acres Drive. The 1.5-acre site is Pleasant Acres Subdivision parcel RP00204000008B located in the SENE Sec. 33, T.18N R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *exparte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report, showed the site on the large screen, and summarized the following exhibits:

- **Exhibit 1** – Garrett deJong, McCall Fire Chief, replied with requirements. (July 1, 2021)
- **Exhibit 2** – Tom White, Central District Health, sent a copy of the Speculative Site Evaluation for the property. An alternative design system is required. (July 7, 2021)

Chairman Defoort – asked about water tank requirement of McCall Fire Chief. It seems substantial. Asked why required at this site and not Lake Fork Commercial Site.

Director Herrick commented that she has spoken to the three fire districts and asked for clarification and consistency as much as possible between the districts.

The neighbors were concerned with access through this property to their property along the northern boundary. Staff previously stated this was one lot that has been split. The setbacks on the lot were discussed.

Chairman Defoort asked for the applicant's presentation.

Nick Pieratt, applicant, described his workshop, office, and storage area. He will comply with correct setback parameters. Was surprised with requirement of water-tank for fire. There will be a bathroom, no shower/tub. He will get a driveway permit. Understands neighbor's concerns but believes his proposal fits in the area. The size of the operation is small. Willing to work on a portion of fence or landscaping. The fence is currently under construction. There is no easement to the neighbor on his property or access permit from ITD.

He currently has one employee; in the future he may have 2 or 3. All parking would be outside 100' setback. Would like landscaping in setback area. He has a septic permit from Central District Health. Discussion turning building to north-south with doors facing highway would mitigate concerns to neighbor and be a better placement. Storage in open bay will be trailers and machinery. Landscaping was discussed. Grouping and contoured mounds instead of a line of trees.

Director Herrick stated driveways can occur in 100-foot setback but no parking.

COA: Hours of operation will be 7 a.m. to 7 p.m., Monday through Saturday. Does not prohibit

use of the office outside those hours. There should be no heavy equipment noise before 7 a.m.

Snow storage will be in the back of the landscaping, parallel to highway in a swale.

Disposal of waste and fluids was discussed.

Chairman Defoort asked for proponents. There were none.

Chairman Defoort asked for undecided. There were none.

Chairman Defoort asked for opponents. There were none.

Chairman Defoort asked for rebuttal from the applicant.

Chairman Defoort closed the public hearing.

The Commission deliberated. Site plan was discussed and agreed that the building can be moved so that the rear of the building is on the east property line. Staff needs to ask McCall Fire about inconsistency about requirements from this application and previously approved applications this year across the street.

Commissioner Freeman moved to approve C.U.P. 21-16 South Fork Excavation with the stated conditions. Commissioner Benton seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

6. C.U.P. 21-17 Still Pines Event Venue: Joel and Jamie Hawker and Jess and Topper Bell are requesting approval to establish an event venue. The cabins, chapel, and property would be used for short-term rentals and events such as weddings. Electricity, septic system, and a well exist at the site. Access is via an existing driveway off Kennedy Road, a public road. The 80-acre site, addressed at 130 Alpha Lane, is the SESW Section 27 and the NENW Section 34, T.13N, R.4E, Boise Meridian, Valley County, Idaho. **WITHDRAWN BY APPLICANT.** Action Item.

9:53 p.m.

E. OTHER – Action Item:

- C.U.P. 19-23 Binnion Multi-family Residence – Does the Conditional Use Permit need amended to use as a short-term rental?

Issued conditional use permit for multiple residences on one parcel (upstairs apartment). The STR ordinance states if you have an ADU, then a CUP is needed for either residence to be a short-term rental. This would be a long-term rental and a short-term rental on half an acre.

Commission determined she needs a conditional use permit. Current reservations can continue; however, if she doesn't apply by the end of the month we are to get the Prosecuting Attorney involved.

- Work Session with the Board of County Commissioners: long range planning.

P&Z Commission set a special meeting on August 19 at 6 p.m.

Staff will confirm with Board of County Commissioners

F. FACTS AND CONCLUSIONS - Action Items:

- C.U.P. 21-11 Valley Wide Country Store

Commissioner Cooper moved to approve the Facts and Conclusions as presented and authorize the chairman to sign. Commissioner Freeman seconded the motion. Motion carried unanimously.

Chairman Defoort adjourned the meeting at 10:03 p.m.