

Valley County Planning and Zoning Commission

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



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Katlin Caldwell, Chairman
Ken Roberts, Vice-Chairman

Scott Freeman, Commissioner
Carrie Potter, Commissioner
Gary Swain, Commissioner

MINUTES

Valley County Planning and Zoning Commission

March 12, 2024

Valley County Court House - Cascade, Idaho

WORK SESSION - 4:00 p.m.

A. OPEN: Meeting called to order at 4:00 p.m. by Chairman Caldwell. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell:	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Carrie Potter:	Arrived at 4:02 p.m.
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Gary Swain:	Present
PZ Planner II – Lori Hunter:	Present

B. P.U.D. 98-1 Tamarack Resort PUD Review and Update

Representatives for Tamarack Resort, the Commissioners, and Staff discussed Tamarack Resort, what the Planned Unit Development (P.U.D.) approval allows, and how future modifications and plats will be accomplished. Representing Tamarack Resort were Scott Turlington, Tamarack Resort President; Chris Kirk, Tamarack Resort Planner; and Amy Pemberton, legal representation.

The P.U.D. process is different from a traditional subdivision and allows more flexibility from standards, clustering, open space, and both residential and commercial uses. Ms. Pemberton submitted a memo about the current entitlements and open space requirements. The history of the P.U.D. and C.U.P. approvals were discussed. The P.U.D. approval includes 2001 application binders, 2002 amendments, and the facts and conclusions. There are two different conditional use permits: C.U.P. 02-04 for private property and C.U.P. 02-05 for the State Lease property. A portion of the area had preliminary plats approved. The C.U.P. permits the implementation of the P.U.D. development, with the land uses, densities, facilities, and amenities provided in the C.U.P. applications.

There are approximately 3,613 acres within Tamarack Resort. This includes five acres added with C.U.P. 23-17. Of this total 1,489 acres are private land and 2,124 acres are owned by the State of Idaho. Some of the State Land is within Adams County. There is a 49-year lease with a 24-year option. The lease allows the ability to develop recreational amenities.

The P.U.D. approval includes requirements for total number of residential units, square footage,

and open space. Valley County Code requires at least 50% "Common Open Space" in a P.U.D. with the ability of the Commission to reduce the requirement if warranted. The applications for C.U.P. 22-04 and 22-05 require a minimum of 52% of the private land be Open Space and 80% of the combined private and leased land be Open Space. This includes the golf course, ski runs, and other vacant land. Mr. Kirk calculates the numbers for new plats to make sure Tamarack Resort remains in compliance with the Open Space calculations.

Density was set by County requirements. Currently there are approximately 460 to 480 of 2043 allowed residential units. This includes hotel units. The approved P.U.D. application includes Appendix B and C. Appendix B – C.U.P. Components Drawings identified each approved building on each parcel. Appendix C contains the approved Preliminary Plats. The P.U.D. application also includes Appendix G - Facilities Plan.

Tamarack Resort has applied for expansion onto the adjacent federal land. This request is subject to an extensive multi-year review process. Valley County cannot require a conditional use permit on land that is exclusive U.S. Forest Service. The State of Idaho allowed a conditional use permit on the State endowment land.

The governing documents for Tamarack Resort also include the General Declaration for Tamarack Resort. In addition, every plat has a supplemental declaration which defines each lot within the plat. The General Declaration states that at 90% buildout, residential control will transfer to the Tamarack Municipal Association (TMA).

Neighborhood meetings will be held prior to the submittal of future applications for conditional use permits and preliminary plats. Commissioners requested that the application include information on how the proposed plat fits into the P.U.D., the increase in density, and change in open space amounts.

4:35 p.m.

C. Development Agreement Policy

The draft policy was previously reviewed by commissioners. Director Herrick recently met with Valley County Staff to discuss what can be required within development agreements. There must be a nexus between the proposal and the development agreement requirements. Details are negotiated by the Board of County Commissioners and applicant. Site specific recommendations from agencies, such as the Road Department, are used to write development agreements.

A short recess was held to allow the Commissioners to review the draft policy.

Mitigation was discussed. There must be identifiable impacts, a nexus, and a proportional share towards off-site public infrastructure. Conditional Use Permit conditions of approval are not part of the development agreement as the C.U.P. stands on its own. The Commissioners and Staff discussed which requirements belong within a C.U.P. and which belong within development agreements. It will vary based on individual applications. Phasing plans and sequencing plans would be included in the development agreement. Development agreements can include cash or in-kind work. Funds cannot be used elsewhere or saved for a rainy day; they must be spent as outlined in the development agreement. Valley County is not using the capital improvement program, if so, everyone would pay the same amount regardless of the scope of the proposal.

Planning and Zoning Commission Decisions must be based on facts and ordinances. Deliberations and discussions must be detailed in the written findings.

D. Comprehensive Plan Amendment Discussion

The Commission asked why the other plans were removed from the agenda. Staff stated, the Board of County Commissioners will be discussing plans such as Resource Management Plan, Recreation Plan, Continuity Plan, Resiliency Plan, Procurement Plan, Capital Improvement Plan, and Master Transportation Plan. Some of these may need to be included or referenced in the Valley County Comprehensive Plan. Valley County Pathways Plan has been amended since the Comprehensive Plan was last approved; thus, changes need to be made in the Comprehensive Plan.

Staff will update demographics within the Comprehensive Plan. The PZ Commission needs to determine what changes they would like. The Land Use section needs updated.

Site specific applications are compared to adjacent land uses. Overlays were discussed. How would overlays affect existing or proposed conditional use permits? Is the C.U.P. process working? The C.U.P. process allows compatibility rating and mitigation. The Commissioners asked if zoning changes the Assessor's property assessment values. Approximately 8% of Valley County is private land. The master plan for the North Lake Recreational Sewer and Water District was discussed. Is this where housing should go? The Commissioners discussed the Comprehensive Plan, open space, location of future housing, affordable housing, density, sewer availability, building heights, the wildland urban interface area, and fire-resistant building standards. The preservation of agricultural lands and open space was discussed. An agricultural zone could be created but someone could apply for a zone change. The Comprehensive Plan can include the available tools to conserve agricultural land such as conservation easements.

Discussion on modifications to the Comprehensive Plan will be continued at a later date.

B. PZ Commission Upcoming Work Session / Meeting Date

The Commissioners added April 16, 2024, starting at 3:00 p.m., to the meeting calendar.

Chairman Caldwell adjourned the meeting at 5:56 p.m.