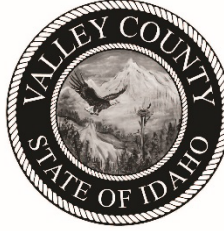


Valley County Planning and Zoning Commission

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Neal Thompson, Chairman
Ken Roberts, Vice-Chair

Katlin Caldwell, Commissioner
Sasha Childs, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission

August 11, 2022

Valley County Court House - Cascade, Idaho

PUBLIC HEARING – 6:00 p.m.

You may view the hearing by going to www.co.valley.id.us and click on “Watch Meetings Live”.

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Thompson. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Sasha Childs:	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Neal Thompson:	Present
PZ Assistant Planner – Lori Hunter:	Present

B. MINUTES: Commissioner Freeman moved to approve the minutes of July 14, 2022, and July 19, 2022. Commissioner Childs seconded the motion. Motion carried unanimously.

C. OLD BUSINESS:

- 1. C.U.P. 21-15 360° Ranch Subdivision Phase 1 – Final Plat:** GFL Holdings LLC are requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat consists of 17 single-family residential lots plus two lots for future development. Building sites are specified. Lots would be accessed from Norwood Road onto a private road. The 67.5-acre site is in the West ½ Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. [Not a public hearing.]

Chairman Thompson introduced the item and asked if there was any *ex parte* contact or conflict of interest. Commissioner Childs responded that she did have *ex parte* contact and will not participate in this decision.

Director Herrick presented the staff report and displayed the site and GIS map on the projector screen. Final approval is needed from McCall Fire.

Director Herrick summarized the following exhibits:

- Exhibit 1** – Revised Final Plat with wetlands delineated as “No Build Areas”, open space, final building height elevations, and 60-ft Lake Irrigation District easement. (August 10, 2022)
- Exhibit 2** – McCall Municipal Airport Surface and Overhead Avigation Easement
- Exhibit 3** – Draft CCRs (August 4, 2022); Attachment C (August 11, 2022)
- Exhibit 4** – Email and presentation submitted by KMYL Pilots and Supporters (August 9, 2022)
This is for information only. The public hearing is closed.

- **Exhibit 5** – Letter from the applicant's engineer, Gregg Tankersley of Crestline Engineers. Applicant intends to complete final cleanup of the site including placement of the roadway gravel shoulders along the paved roadway and place the bridge deck concrete during the upcoming weeks. (August 11, 2022)

The CCRS include Federal Aviation Administration (FAA) Form 7460-1 (Exhibit B) and maximum building height elevations (Exhibit C). Valley County building permit requirements have been amended to require FAA Form 7460-1 for all building permits within five nautical miles of an airport. The applicants have complied with requirements from FAA and McCall Airport.

A road development agreement is not required. This application was approved by the Planning and Zoning Commission prior to requirement for road development agreements. The applicants have dedicated road right-of-way.

Commissioner Caldwell moved to approve final plat and authorize the Chairman to sign. Commissioner Freeman seconded. Motion carried unanimously

6:10 p.m.

2. **C.U.P. 22-27 Cell Tower – Amendment of C.U.P. 03-08:** T-Mobile West LLC is requesting a conditional use permit to modify the existing cell tower by adding a 50kw backup generator to the 10,000 sq-ft site. The property is addressed at 12626 Koskella Road, parcel LR15N03E01600B, and located in the SE ¼ Section 1, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Tabled from July 19, 2022. Action Item

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

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report and displayed the site on the GIS map on the projector screen.

Chairman Thompson asked for the applicant's presentation.

Garrett Blackner, Meridian, Idaho, represented the applicant. They want to install a generator on the existing pad.

Chairman Thompson asked for proponents. There were none.

Chairman Thompson asked for undecided. There were none.

Chairman Thompson asked for opponents. There were none.

Chairman Thompson closed the public hearing.

The Commission deliberated. Commissioner Roberts was surprised that a back-up generator was not part of the original application. No issues are anticipated.

Commissioner Roberts moved to approve C.U.P. 22-27 Cell Tower Amendment of C.U.P. 03-08 with the original stated conditions and allow the generator. Commissioner Childs seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

D. NEW BUSINESS:

- 1. C.U.P. 22-28 Elk Ridge Retreat:** James Sabatasse is requesting a conditional use permit for a short-term rental with a maximum of 20 guests. The home is approximately 6,048-sqft and uses an Individual well and individual septic system. The 20-acre parcel is RP15N03E25661, addressed at 12206 Highway 55, and located in the S ½ SW ¼ Section 25, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

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

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report and displayed the site on the GIS map on the projector screen.

Chairman Thompson asked for the applicant's presentation.

James Sabatasse, 12206 Highway 55, Cascade, lives on the property. He lives at the "bunkhouse" closer to the highway. He is often available on the property. The log home short-term rental has been managed by Frost Property Management since June 2019. The septic system has been redone to meet Central District Health requirements for 20 occupants. Frost Management has strict guidelines regarding pets. Occasionally small dogs contained in the house are allowed. Frost Management House Rules state that all animals require pre-approval and deposits fees (**Exhibit 1**).

Chairman Thompson asked for proponents. There were none.

Chairman Thompson asked for undecided. There were none.

Chairman Thompson asked for opponents. There were none.

Chairman Thompson closed the public hearing.

The Commission deliberated. A short-term rental allowing greater than twelve (12) guests requires a conditional use permit. Management companies should remind pet owners that it is illegal for dogs to chase livestock per state statute. The dog can be legally killed if doing so. The Commissioners would prefer renters be reminded to control pets to keep conflicts from renters and livestock owners from occurring.

Commissioner Freeman moved to approve C.U.P. 22-28 Elk Ridge Retreat with the stated conditions.

COA: Pets cannot run free and must be contained on property.

Modify COA # 13: Smoke detectors and carbon monoxide detectors shall be installed throughout the home

Modify COA # 14: There shall be fire extinguishers on each level of the home and one near any outside LPG grill.

Commissioner Caldwell seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

6:40: p.m.

2. C.U.P. 22-31 Ashton Meadows Subdivision – Preliminary and Final Plat: Charles Silzly is requesting a conditional use permit for a 1-lot single-family subdivision on 7.65 acres. An individual well and individual septic system are proposed. Access would be from Ashton Lane (public). The site is addressed as 295 Ashton Lane and is part of parcel RP17N04E073755, located in NW ¼ Section 7, T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

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

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibit:

- **Exhibit 1** – Submittal from Applicant's Representative Heidi Schneider with declaration of utilities and approval letter from Donnelly Fire Marshal. Final plat will be amended to show "no build area" and base flood elevations. The property address has been properly posted. The deed restrictions included in warranty deed #447332 will remain in place. Deed #14 references fire prevention. (August 10, 2022)

Warranty deed restrictions were discussed. This parcel has never been platted. A previous owner did a parcel split to mortgage a building site as is allowed by Valley County Code. However, the two parcels were to remain in same ownership. This subdivision will fix an illegal split that occurred when the approximately seven acres were sold separate from the remaining property.

Chairman Thompson asked for the applicant's presentation.

Heidi Schneider, 219 Ashton LN, represented the applicant. She and her husband originally owned the entire property and sold the seven acres to Mr. Silzly while unaware that the sale would result in an illegal split.

A septic system has been permitted and installed. However, in order for Central District Health (CDH) to sign off on the plat, an additional application must be submitted and approved by CDH. The subdivision plat will correct the split that occurred only for financial purposes. The pond is the mitigation area required by U.S. Corps of Engineers to improve wetland habitat. This property has no water rights. The pond on the Jughandle property is dry as water rights were not retained by the homeowner association. Water drains from the driveway approach area from Ashton Lane to Boulder Creek; She has not seen drainage south to their home.

Chairman Thompson asked for proponents. There were none.

Chairman Thompson asked for undecided. There were none.

Chairman Thompson asked for opponents. There were none.

Chairman Thompson closed the public hearing. The Commission deliberated.

The illegal split occurred due to miscommunications. A subdivision plat is how this correctly fixed.

Commissioner Roberts moved to approve preliminary and final plats of C.U.P. 22-31 and authorize the Chairman to sign. Commissioner Childs seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

Short Recess

7:00 p.m.

3. PUD 22-02 and C.U.P. 22-29 Valley Meadows: Triple Dot Development LLC is requesting approval of 74 townhomes (5.9 acres), 88 multi-family units (5.9 acres), three commercial lots (1.53 acres), 3.24 acres of recreation/open space, and 4.1 acres of private street area. A variance is requested to reduce the required width of 90-ft at the front setback line to 80-ft for the residential lots. A community well system would provide water; North Lake Recreational Water and Sewer District would provide central sewer. The site is 20.8 acres, parcels RP16N03E170895, RP16N03E170945, RP16N03E170965, and RP16N03E170700, located in the NE ¼ Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

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

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report

Director Herrick stated the Summary within the Staff Report should state: 7.9 units not 8.93 dwelling units per acre. The applicant did not include all acreage in the development as required. The requested variance is not required as there are no single-family residences proposed.

Common Open Space requirements may be reduced if the Commission find a decrease is warranted by the design of, and the amenities and features incorporated into the development. Clustering of the residential area increase the amount of open space available for recreational and community uses.

Director Herrick referred to Meadows at West Mountain and fencing allowed within. Screening fences, not fully enclosing a yard, allow for maintenance to easily mow yards and increases privacy for property owners.

Director Herrick recommends a phasing plan that is not market driven. In case ordinances change, the applicant could request extensions but changes in conditions could be made if there are changes to the Valley County Code.

Director Herrick displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Paul Ashton, Parametrix and Valley County Engineer, made preliminary comments on the roadway width, easement, and approach connections. (August 5, 2022)
- **Exhibit 2** – Travis Pryor, North Lake Recreational Sewer and Water District Manager, commented on the proposal. The District is currently committed to serving the Meadows at West Mountain Phases 4-6 with 174 EDUs. At a minimum, the proposed PUD would require that Timberline LLC fulfill the requirements of the 2004 Conditions of Annexation, substantially complete Phase 2 & 3 sewer infrastructure, receive District approvals for additional sewer capacity/EDUs, and submit infrastructure design for approvals. (August 8, 2022)
- **Exhibit 3** – Hollis Putman, 165 Margot Drive, is opposed. (August 8, 2022)
- **Exhibit 4** – Pamela McChrystal, submitted a link to a news article titled *Report: Idahoans earning minimum wage must work 104 hours each week to afford two-bedroom rental*. (August 5, 2022)
- **Exhibit 5** – Submittal from Applicant in response to Staff questions in the Staff Report. (August 11, 2022)
- **Exhibit 6** – Submittal from Applicant of a conceptual drawing of development layout and amenities (August 11, 2022)
- **Exhibit 7** – Therese Gibboney - drone video submitted (August 10, 2022)

The 2004 Approval of Meadows of West Mountain and completed construction was discussed.

Chairman Thompson asked for the applicant's presentation.

Tanner Leighton, Meridian, is an Idahoan with Donnelly ties, not an out-of-state developer. The submitted application is similar to the previous approval of Meadows at West Mountain for the site with updates for today's economy. There is a local need for housing. A lot of thought went into design of this project. It is surrounded by other developments. Multi-family units will allow increased housing. Some commercial use is proposed. His development team is separate from the previous adjacent proposal [PUD 22-01].

- **Exhibit 8** – Slide Show Presentation. Commissioners were given hard copies.
 - Existing and proposed development map
 - All townhomes have two-car garages. The townhomes will be 26 feet tall on the townhome side even though a maximum height of 35 feet is allowed. The homes will be a “for rent product”, not to be sold to individuals.
 - Original Approval (2004) Meadows at West Mountain
 - Comparison with previous approval and current proposal
 - Phasing plan – three phases due to weather and shorter-build time frame of area
 - Phase 1 - 8-plex units
 - Phase 2 - 50 town homes
 - Phase 3 – 234 town homes, two commercial lots, and one storage lot
 - Proposed Commercial Use uses include a convenience store and local “watering-hole” for a community gathering space.
 - Compatibility with Existing Developments with map of nearby developments
 - Valley County Comprehensive Plan Goals that reference the need for housing
 - Preliminary Plat with information on lot numbers and acreage
 - Open Space and Site Amenities including a pedestrian crossing for West Roseberry Road.
 - Open space will be used for snow storage.
 - Typical Townhome Elevations
 - Snow Storage areas are marked. A professional will determine the amount of snow storage area required.

Mr. Leighton responded to questions within the staff report (**Exhibit 5**). Townhomes will be rented, no sales of townhomes to individuals. Townhomes will have a backyard. Maintenance for the entire development will be handled through a homeowner association. Water and sewer will be assessed in the rent, not individual meters. A bus stop will be located at the southeast corner of Timberline DR and W Roseberry Road to be used by the neighborhood. This proposal is for affordable housing. Markets rents were calculated after speaking to some of the larger employers in Valley County with an expectation of \$12-15 per hour wages. The color scheme of storage units will fit in development. No wood-burning devices in residences. A pathway currently exists to the south and will be extended to add connectivity through this development.

Mr. Leighton and representatives responded to questions from Commissioners.

Kelly Perryman, Boise, said he has not considered the effect of power outages on residences. Wood stoves in rentals can be dangerous. Electrical heat and appliances are highly efficient and the safest, cleanest for tenant use.

Director Herrick stated it is standard to not have wood burning devices within multi-family units in Valley County.

Mr. Leighton clarified that the proposed storage units would be open to rental by the public, not exclusive to renters.

Mr. Leighton stated the development will connect to North Lake Recreational Sewer and Water District (NLRSD); capacity does exist.

Joe Pachner, Boise, applicant's engineer, was also the engineer for the Meadows at West Mountain. He has been in contact with Travis of NLRWSD. The existing lift station must be retrofitted to increase capacity. Mr. Pachner wants to update the lift station to serve the entire community it was originally built for. The design upgrade must be approved by NLRWSD.

Mr. Pachner has also discussed the water system for this development plus other properties in the area with NLRWSD. Interconnecting the water systems for the area would provide better service and reliability for this development and other properties. Amendments will be made to the update the existing water system. They are working with the owner of the existing water system.

Mr. Leighton said that the intent is for Triple Dot to retain ownership of the development and rent the properties. Property is in an economic opportunity zone with a requirement of 7 to 10 years of ownership for tax purposes.

There will be CCRs for the development. The CCRs state no short-term rentals allowed in the development. The existing pathway along W Roseberry Road was discussed; it would be continued through this new development. This team and company are not involved in the Roseberry Park PUD proposal; there are no common owners.

Commissioner Roberts asked for clarifications about the water system and referred to Staff Report Page 2 and the letter from NLRWSD. Is a dual solution proposed? Mr. Leighton stated that both are options; he will follow staff recommendations. Director Herrick spoke about the existing wells currently serving the Meadows at West Mountain. There is a public water system at Hawks Bay and Crane Shores. Future water systems are possible. The long-range plan is to interconnect the wells with the NLRWSD to have one big system controlled by NLRWSD. If this does not occur, the developer still has the access to the two Meadows at West Mountain wells for a public water system. No building occupancy will be approved until buildings are connected to an approved water system. The existing public water system is reviewed annually by Warren Drake. The applicant is trying to do something bigger for the area but reserve the right to provide water internally. Mr. Pachner concurs with Staff's explanation. The NLRWSD letter is requesting ownership as the ultimate goal; however, the applicants cannot force other developments to join. Split ownership does not make sense; individual systems have a substantially higher combined cost compared to one larger system. They are working towards a combined water system however there are existing water rights and agreements. The Commissioners can add a condition of approval that requires a central water system. Mr. Pachner stated the applicant would like to hook into the NLRWSD water system as NLRWSD has the personnel and expertise to operate a water system. Currently NLRWSD does not have a way to serve Meadows at West Mountain nor the proposed Valley Meadows. The waterline is currently owned by Timberline. The NLRWSD letter was discussed further; NLRWSD will not accept anymore EDUs until conditions are met. Mr. Pachner stated that the lift station's electrical, pumps, etc., need to be upgraded. Director Herrick added that sanitary restrictions will not be released by CDH until there is an agreement and will-serve letter from NLRWSD. Mr. Pachner clarified that the existing system is a public water system. However, it is best in everyone interests to have NLRWSD take over operation.

Mr. Pachner discussed spring runoff and the stormwater management plan. Cross access and cross drainage easement will be obtained so the applicants will have rights to convey water through the natural drainage area north to south. Culverts will be appropriately sized as required. The drainage requirements for Meadows at West Mountain were not completed, thus, drainage currently stops at the berm.

Internal roads are private roads.

Chairman Thompson asked for proponents. There were none.

Chairman Thompson asked for undecided.

Deb Strickler, 32 Charters Circle, is wanting more information. Could townhomes be changed into single-family residential? Where are the proposed storage units located? They should be closer to the road.

Chairman Thompson asked for opponents.

Linda Eddy, 13041 Hillhouse Loop, asked for clarification regarding the proposed RV employee housing location, water use, policing of the RV use. The existing sewer and water system is for property within the Meadows at West Mountain. No more mobile home parks or subdivisions should be approved until the S-Bridge is replaced. An additional 135 existing lots could be built out which would exasperate the existing traffic problems. Snow removal and storage are issues. Does the applicant have approval from the Platt Family to send stormwater drainage water onto their property? Commercial and townhomes are proposed within a site that is a swamp in spring and summer.

Linda Eddy also stated that she had received communication from Therese Gibboney that her comments were not presented correctly. Director Herrick stated that the PZ Commissioners have all of Ms. Gibboney's comments that were submitted.

Glen Holdren, 27 Charters DR, referred to the existing water system for Meadows at West Mountain. The existing Well #2 is only approved for emergency use. Neither well has a generator or back-up power. The water system was only built for Phases 1-3. Nothing has been submitted to Idaho DEQ. Mr. Holdren is the secretary of the Meadows at West Mountain Homeowners Association. He is concerned about the maintenance of private roads that would be used by two different homeowner associations with different CCRs. Stormwater drainage for the area was originally planned to go into ponds that no longer exist. The sewer system and lift station are for the homeowners of Phases 1, 2, 3. A cooperative agreement is needed.

Patricia Scroggins, 36 Timberline DR, also sent a comment letter. She is opposed to the high density. She asked about the cost of rentals. Electric heat is expensive; she gave prices for average bills.

Lenard Long, Cascade, stated the application has a lot of flaws. Application states 35 ft. building height. The application calls out the old stormwater management practices. Water drainage will be changed due to the reduction of open space compared to existing. His submitted letter gave 29 issues and flaws that need to be considered including Comprehensive Plan, open space, building height, surface drainage, and lack of culverts. This development would change the rural character of the setting. Oil, grease, and fertilizer destroy wetlands and would drain downstream from the site. A comprehensive drainage plan is needed for the area.

Jeff Maxwell, 2223 Davy RD, asked if federal agencies had been contacted? The post office is already overwhelmed. Traffic speed is a concern. His other concerns have already been mentioned.

Craig Groves, 154 Shadows Trail, is not necessarily opposed to the development but is concerned about whether the high density is appropriate in this area. Is multi-family development going to be encouraged from this location all the way to Donnelly? Higher density developments should be closer to Highway 55 and the core of Donnelly.

Tina Blease, 13121 Hawks Bay RD, is representing the Hawks Bay neighborhood. She wants to speak on behalf of the environment. There have been cattle, deer, elk, bear, geese, and cranes in their neighborhood. This is not the place to add more people and higher density. Higher density developments should be closer to Donnelly.

Chris Renfro, 44 Buckskin DR, asked who will ensure that developers will actually complete each phase? The Meadows at West Mountain Homeowner Association has written large checks from the homeowners for required playground, roads, etc. These costs were not paid for by the developer of Meadows at West Mountain. Weed control in the road rights-of-way is an issue. The well has no backup power with probably 20 minutes supply after power loss. Snow storage is not adequate. Snow from Meadows at West Mountain is currently stored in the area proposed for this development. There is not adequate snow storage in the existing Meadows at West Mountain. The open space is not available for snow storage area. S-Bridge is dangerous, and needs addressed.

Geri Gallupe, 10418 Timberrim DR, stated the area is a pristine wetland and migratory area. Open space is what brings people to Valley County. Growth is necessary. However, need to ensure that the existing citizen base can appreciate the natural beauty and resources around us. Residents do not want dense housing and commercial. Infrastructure has not kept up with existing traffic, particularly the S-bridge. Multi-storied structures will remove views of current residents. The application shows a lack of concern for existing residents. Do not encourage high density in this area.

Jackie Long, 250 3RD ST, Cascade, said the many economic impacts would not be compatible. This proposal would impact medical services, roads, bridges, police, fire, postal, school, and etc. Impact fees should be used to provide additional services.

Dennis Scroggins, 36 Timberline DR, stated that requirements should not be waived. Local governments should respect the people in the local communities. No one present other than the applicant supports this proposal.

Chelsea Tuttle, 13090 Hillhouse Loop, agrees with most of previous requirements. An additional concern is the proposed commercial space. Residents living in Hillhouse Loop can already hear noise and activity from Meadows at West Mountain. Adding a local watering hole will increase noise and lighting to a residential neighborhood. This proposal would change the atmosphere of the area.

Chairman Thompson asked for rebuttal from the applicant.

Mr. Leighton fully understand concerns of the neighbors. The proposal tried to take these concerns into account. He is open to participating in a feasibility study for the S-Bridge and roads. Mr. Pacher has explained the water system. The RV parking area will become the storage unit area. The RVs will be accommodations for people working on construction at the site. The developer will work with all agencies including Valley County Engineer and Road Department. The entire team is from Idaho and tried to put intent and heart into the development's design. They will adhere to the conditions of approval and will work with Meadows at West Mountain Homeowner Association regarding private road maintenance. Mr. Leighton is comfortable requiring all stormwater easements to be in place before moving forward.

Commissioner Childs prefers the 26-ft building height for townhomes; 8-plexes would be a maximum of 35-ft high needed. The location of the townhomes and multi-family buildings was discussed. Commissioner Childs does not want short-term rentals allowed in the future as this is designed to be for local housing.

Commissioner Caldwell asked about water-wise landscaping. Mr. Leighton said they are open to a water-wise landscaping requirement. Using a landscaping company reduces over-use of fertilizers.

Commissioner Freeman asked about overall water drainage. Staff clarified that the Valley County Engineer will look at the stormwater plan for this development and focus on on-site retention with only the current outflow allowed to go off-site. The engineering will accommodate a rain-on-snow event. The stormwater drainage plan will need to be approved by the Valley County Engineer prior to development. The Meadows at West Mountain developer never completed their project as designed.

Chairman Thompson asked about parking for the multi-family apartments. The internal area has parking. Snow storage areas were discussed and shown on the map

Commissioner Roberts asked about the proposed density. Previous proposal of uncompleted phases of Meadows of West Mountain had less density, especially on the east side of W Roseberry RD. He questions why density should be increased and storage units added compared to the original Meadows at West Mountain proposal. Mr. Leighton stated the proposal will help solve the existing housing crisis and cost of housing and construction. Need density to afford construction costs. A previous commenter stated that 50% of commercial buildings are currently empty, thus, there is not a high need for commercial property. Commissioner Roberts stated that Idaho State Code requires the promotion of development within city limits and impact areas. Commissioner Roberts stated that the Comprehensive Plan charges the Commission to maintain open spaces and agricultural areas. If high density existed across the county, no one would want to come here. Mr. Leighton stated that the development is addressing today's issue of housing; townhomes are an allowed use. There is a reduced commercial area compared to prior approval. The original conditional use permit for Meadows at West Mountain included storage units in both of the approved commercial areas.

Chairman Thompson closed the public hearing.

The Commission deliberated. Chairman Thompson asked about the S-Bridge. Staff replied that Valley County will be doing a master transportation plan. Traffic counts were supplied by Valley County Road Superintendent for the area. This applicant would participate in off-site improvements including a feasibility study. There may be a need to expand corridors on Norwood RD and West Mountain RD. This application has included a pedestrian crossing and emergency lights, expansion of the existing pathway, and dedication of road right-of-way. Road Department Superintendent McFadden listed options. Staff believes Tamarack Resort will also be participating in a S-Bridge study as will other developers in this area. The existing agreement with Tamarack Resort includes participation in a stop-light at the Highway 55 x Roseberry Road intersection once required by Idaho Transportation Department. To fund road improvements, Valley County uses grants and participation from developers; CIP numbers have been adopted by the Board of County Commission. Commissioner Roberts stated Valley County does not have a road taxing district or impact fees at this time. Director Herrick said the Board of County Commission has taken some of the foregone taxes to be used to pay for road work.

Commissioner Childs supports the long-term rental aspect as this is a huge community need. She wishes density was slightly lower but understands development costs. Regarding providing services, such as post office and roads, these residences would be for people who already live here and struggling and are already using the services. She does not want to see this high density everywhere but believes this proposal is appropriate.

Commissioner Caldwell referred to the GIS map that already shows the high density in the area. This site is not productive agricultural land. Valley County Comprehensive Plan promotes clustering. This proposal has less environment concerns than a single-family residential subdivision would, for example, sewer would be used, not individual septic systems, and less water would be used. The applicant will need to obtain permits for wetland impacts. This would be affordable housing for people who work here. A crosswalk will be beneficial. The S-bridge is a concern. The applicant has done homework on affordable housing and rental costs.

Director Herrick said that there are 96 existing townhomes in the adjacent Meadows at West Mountain. This application proposes 74 townhomes to the south with greater open space. The entire proposed density in the PUD is 7.9 dwelling units per acre. PUDs must be approved by Board of County Commissioners. If approved by the Board, the applicant must still obtain site grading, NLRSD, CDH, and other approvals.

Commissioner Freeman asked about landscape shielding between commercial area and the Meadows at West Mountain northeast boundary. He is concerned about car lights shining on residential homes.

Commissioner Roberts still thinks there is a fundamental flaw in snow storage design. They should be required to store all the snow on this site. Commissioner Caldwell agrees that an engineer or other expert should review the snow storage plan. Director Herrick clarified that The Meadows at West Mountain development has been treating this property as future phases for their development. Thus, storing snow on this property has not been an issue. However, snow from Meadows at West Mountain will need to be stored elsewhere if this development is approved.

Commissioner Roberts said he had four primary concerns. Snow storage has been addressed. He thought there was a discrepancy from the original Meadows at West Mountain addition phases but did not realize storage units were part of the original approval. Density was another concern; however, the highest density is on west side of the road and comparable to the existing adjacent density. The fourth concern was that public input is overwhelming against the development. However, there is no guarantee that a person's adjacent property use will not change. Commissioners are charged in the Valley County Comprehensive Plan to talk about affordable and reasonable housing for our community. Ideally, Commissioner Roberts would like to see higher density within city limits. However, that is not the precedent that was set twenty years ago for this area.

Chairman Thompson agreed that affordable housing is much needed. The S-Bridge is a concern and he appreciate the willingness of this developer to assist in roadway improvements.

Commissioner Roberts moved to recommend PUD 22-02 Valley Meadows and C.U.P. 22-29 Preliminary Plat to the Board of County Commissioners with the additional conditions of approval:

COA: Extend pathway adjacent to property.

COA: Change proposed color of storage units.

COA: No wood burning devices.

COA: No short-term rentals allowed in entire PUD without authorization of Planning and Zoning commission.

COA: Only necessary fertilizers allowed on landscaping and must be applied by professionals.

COA: Shall use water-wise landscaping.

COA: Townhomes shall be a maximum height of 26-ft; the multi-family buildings may be a maximum of 35-ft high.

COA: Stormwater easements must be in place as part of stormwater management pollution prevention plan approval.

COA: Shall have a maintenance agreement that addresses the shared roads, sewer, and water with Meadows at West Mountain Homeowner Association.

COA: Must comply with North Lake Recreational Sewer and Water District concerning sewer connections.

COA: Must add screening landscaping to shield view of storage area along northern boundary to shield residential area from commercial area.

Modify COA #19: The Valley County Engineer shall confirm there is adequate snow storage on-site.

Commissioner Childs seconded the motion. Motion passed unanimously.

There will be a future public hearing with the Board of County Commissioners that will be properly noticed.

C. OTHER – Action Items:

- **Approval Of Professional Forester Under Title 10**

Crestline Engineers has submitted resumes for two people to prepare Wildland Urban Interface Fire Protection Plans: Katherine Lanspery and Richard Rehberg. Commissioner Caldwell moved to allow these people to submit Wildland Urban Interface Fire Protection Plans with the condition that approval can be rescinded if the plans are not satisfactory. Commissioner Childs seconded. Motion passed unanimously.

- **Whole Home Incinerator Approval Request**

There are some lots that cannot get septic approval due to high water level. The Planning and Zoning Commission agreed to allow the Planning and Zoning Director to approve whole home incinerators at an administrative level.

- **C.U.P. 21-32 Lake Fork Village Condos and Offices – Site Plan Approval**

Cody Draper, the applicant, has submitted a rearranged site plan. All setbacks will be met. The Planning and Zoning Commission concurs that this is not a change in the scope of use of the approved conditional use permit.

- **C.U.P. 19-09 The Retreat McCall – Building Configuration**

This conditional use permit is for an event venue that was approved on Boulder Lake Road. It included approval of five separate cabins for guest use. Colby and Tammy Rampton have requested to build one structure with five separate units for a more cost-effective building. The overall building footprint would be reduced. There would be no changes to the septic system requirements. The Planning and Zoning Commission concurs that this is not a change in the scope of use of the approved conditional use permit.

D. FACTS AND CONCLUSIONS – Action Items:

- VAC 22-02 Wykert Vacation of Utility Easement
- VAC 22-03 Wardwell Vacation of Utility and Drainage Easement
- C.U.P. 22-22 Round Valley Haven Subdivision
- C.U.P. 22-23 Keller Multiple Residences:
- C.U.P. 22-24 Alvarez RV Rental Site
- C.U.P. 22-25 Paddy Summit Subdivision
- C.U.P. 22-26 Glory Ridge Subdivision

Commissioner Caldwell moved to approve the Facts and Conclusions as listed and authorized the Chairman to sign. Commissioner Childs seconded the motion. Motion carried unanimously.

ADJOURNED: 10:01 p.m.