

Valley County Planning and Zoning

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

STAFF REPORT: 2022 Capital Improvement Program
– Recommendation to the Board of Commissioners

HEARING DATE: December 8, 2022

TO: Planning and Zoning Commission

STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

When Commissioners recommend that applicants enter into road development agreements (RDAs), the Capital Improvement Program (CIP) is used in determining costs and impacts.

Valley County is divided into different CIP areas. The PZ Commissioners were previously given a copy of the CIP map and details and costs for individual CIP areas. The Valley County Engineer recently created the revised document. It includes assessment of potential future buildout, existing conditions, cost of additional right-of-way, and capital improvements.

PROPOSED MOTION:

The Planning and Zoning Commission recommends that the Board of County Commissioners adopt the updated Capital Improvement Program and the 2022 cost estimates with allowance of a negotiated contribution to a different CIP area if justifiable (ie contributions from various CIP areas for the S bridge).

ATTACHMENTS:

- PZ Work Session Minutes – November 17, 2022

END OF STAFF REPORT

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

Neal Thompson, Chairman
Ken Roberts, Vice-Chair

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

MINUTES

Valley County Planning and Zoning Commission
November 17, 2022
Valley County Court House - Cascade, Idaho
WORK SESSION - 5:00 p.m.

A. OPEN: Meeting called to order at 5:00 p.m. by Acting Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Sasha Childs:	Present
PZ Commissioner – Scott Freeman:	Arrived at 5:10 p.m.
PZ Commissioner – Ken Roberts:	Present via Zoom
PZ Commissioner – Neal Thompson:	Excused
PZ Assistant Planner – Lori Hunter:	Present

Other people in attendance were Brian Parker, McCall City Planner,
and Brian Oakey, Valley County Prosecutor's Office.

B. C.U.P. 12-11 ASAP Portables – Violation Hearing.

Numerous notices of conditional use permit violations have been sent to the applicant/property owner without response. The violations were forwarded to the Valley County Prosecutor earlier this year. A settlement conference was held November 15, 2022. This is no longer an action item for the Commission. At a future date, the Commissioners will review the settlement facts and conclusions, agreement, potential penalties and what needs to be completed including additional screening and driveway relocation.

Commissioner Freeman arrived at 5:10 p.m.

C. Work Session

1. 2022 Capital Improvement Program. Action Item

Director Herrick discussed a brief history of the Capital Improvement Program (CIP). When Commissions recommend that applicants enter into road development agreements (RDAs), the CIP is used in determining costs and impacts. Valley County is divided into different CIP areas. The PZ Commissioners were given a copy of the CIP map and details and costs for individual CIP areas. These are public documents. The Valley County Engineer created the revised document. It includes assessment of potential future buildout, existing conditions, cost of additional right-of-way, and capital improvements.

There was discussion on costs per various CIP areas. The voluntary development agreements have been using numbers from the 2007 CIP. The CIP calculations allow for consistency and non-arbitrary development agreements. Number of trips per day costs can be calculated. The applicant has alternatives and could either pay toward improvements or complete specific improvements. Large developments such as Westrock (aka Tamarack Resort), have capital contribution agreements which include road development plus additional infrastructure (e.g., stoplight at Highway 55, fire department, schools)

Money must be used in specific designated CIP area. Commissioner Roberts asked if a portion (10-20%) could be considered flexible to be used wherever need is. For instance, multiple CIP areas feed into the West Roseberry Road and the S-Bridge; thus, it would make sense to use a portion of CIP money from those areas be used to fund the S-Bridge project. Director Herrick believes that could be worked out in individual RDAs. Using a regional concept could be a recommendation to the Board of County Commissioners, particularly for large developments. This would be adopted as part of the updated Master Transportation Plan that the County has contracted Parametrix to complete.

Brian Oakey, Valley County Chief Deputy Prosecutor, responded that the geographical areas are based on specific purposes and could be more difficult to show that a subdivision impacts another area. This would be closely scrutinized. The policy document would need to require that the County can demonstrate a reasonable expectation a project will directly impact specific projects such as the S-Bridge in order to use funds outside of the particular CIP a project is located in.

Director Herrick noted that some CIP areas including Campbell Creek have footnotes; therefore the costs of regional infrastructure might already be built into the CIP area costs. The Board of County Commissioners have development agreement authority. They are currently negotiating voluntary development agreements; therefore, flexibility exists.

The Commission should recommend that the Board of County Commissioners adopt the updated Capital Improvement Program and the 2022 cost estimates. Director Herrick will draft a motion for the Commissioners for the meeting on December 8, 2022.

2. Impact Areas for Cascade, Donnelly, and McCall

The Commissioners last discussed the impact areas on September 1, 2022; copies of the meeting minutes were available for the Commissioners to refer to. Director Herrick clarified that the Commissioners will make recommendations to the Board of County Commissioners.

City impact area boundaries are based on (1) trade area; (2) geographic factors; and (3) areas that can reasonably be expected to be annexed to the city in the future.

State statute requires a 10-year review of impact areas. Changes can be made prior to the 10-year period. Cities must have a plan to annex impact areas. Idaho Statute requires a "reasonable expectation to be annexed"; the statute does not specify a timeline.

Cascade Impact Area

The Commissioners agreed that the recommendations for the Cascade Impact area was solidified on during September 1, 2022, as stated below: