

**ADAMS COUNTY JOINT PLANNING COMMISSION
POST OFFICE BOX 43
COUNCIL, IDAHO 83612-0043**

Minutes of Public Hearing & Commission Meeting
March 21, 1994

PRESENT

Ferrel Crossley
Kate Ritter
Tim Toomey
Dena Lucker
Sean McConnor
Donna Campbell
June Derie
Gordon Keetch

ABSENT

Tony Schwartz
Joe Warner

GUESTS

Don Horton
Hobie Alter
Jeff Batten
Jessica Blanksma
Ray Bennett
H. Wm. Brooks
Jeff Luff
Nicholas Seubert
Thomas C. Riener
Marilyn Leraadeau
Miguel Phelps
Marie Boyle
Byron Busse
A. R. Krigbaum
Gregory Mims
Ed Osborn
Alice Branstetter
Ida Bolopue

GUESTS

Bob & Louise Everett
Camilla Holm
Gil Holm
Charles Wallace
Leonard Wallace
David Lesar
Linda Williamson
Hugh Buckhole
Ed & Debbie Allen
Nita Branstetter
Ed Hattrup
J. P. Seubert
Ed Robison
Marshall Coffee
Andrew R. Boyle
Larry Williamson
Gordon & Judy Titus
Marshall D. Dryden
Warren Osborn
Everett Osborn
Jeff Rohlman
Christopher P. Seubert

June Derie called the meeting to order at 7:30 p.m. on March 21, 1994 in the Scout Hall at New Meadows, Idaho. The meeting was recessed and the public hearing on Timber Ridge Subdivision preliminary plat was opened. June explained the rules for the hearing. Certified mailing receipts were presented to the secretary.



Mr. Hobie Alter explained the preliminary plat proposal for the Timber Ridge Subdivision to be located 2.5 miles Northeast of New Meadows on the former Walters Ranch. This subdivision is proposed on 350 acres, zoned Rural Residential (R-1), located in Sections 8 & 9, T 19 N, R 2 E, BM, Adams County Idaho. The plan is for 47 lots, 5 acres plus in size, for single family residences. Variances are requested for over-length cul-de-sac roads. Private roads will be 20 foot graded gravel maintained and snowplowed by the homeowner's association.

Jeff Luff, Fire Chief, suggested the following needs for fire protection which have been incorporated in the plat:

- Turnarounds every 750 feet of road, requiring a 20 x 50 foot right of way.
- Cul-de-sac's are to be 50-60 feet in radius.
- Dry hydrants or sufficient water storage within 2,200 feet of homes.
- Fire hydrants to have turnouts or at turnaround locations.

Utility lines will be buried and CC & R's have been developed. An addition to the CC & R's details the Goose Creek Canal/Campbell Ditch easement and protection (see attached). Mobile homes are restricted, but a decision has not been made on manufactured homes. A two car garage is required. Snow machine access is allowed. RV guest parking is allowed for 2 weeks at a time or a maximum of 45 days a year. RV and boat storage is allowed but must be covered. Building envelopes and septic areas will be marked on plat when they can be defined. Snowmobile parking is being allowed this winter but Mr. Alter hopes to have the Forest Service provide a parking area. Mr. Wallace's water rights, spring and conveyance systems will be marked on plat when the snow leaves and the areas can be identified for protection. Two dry hydrants are planned with installation, access and supply of water to be negotiated.

Comments:

Warren Osborn (oral)

- Osborn Ranch has another water diversion from 3 Mile Creek (William's ditch) since 1915 crosses the Campbell ditch in a flume;
- Concerned about dust control on county road that passes Warren's house.

Everett Osborn (oral)

- Subdivision is responsible for fences between it and the Payette National Forest.
- Fences between subdivision and private property owners are a joint responsibility. Would like to build a new fence with each building his half.

The public hearing was recessed until the April 18, 1994 meeting to allow for the ten day written comment period.

The Whitney Ranch Subdivision preliminary plat public hearing was opened. Miguel Phelps had mailed in the receipts of certified mail to the adjoining property owners. Mr. Phelps briefly reviewed the proposed plat. Don Horton read the Holladay Engineers letter reviewing the preliminary plat. No public comment was offered. The public hearing was recessed until the April 18, 1994 meeting to allow for the ten day written comment period.

The public hearing on the proposed conditional use for commercial storage units requested by Jessica Blanksma was opened to receive the written comments. Donna Campbell and Sean McConnor expressed "conflicts of interest" and moved from the commission table to the audience. Written comments were received from the following people:

Jeannette Correia	Gary & Lynda Swift
Renee Hill	Bill Rautsaw
Nancy Smith-Rautsaw	Jim McConnor
Dale & Vera Smith	Carol Whitney
Janice Whitney	Brad Dreyer
Gladys Keepers, Keepers Storage	
Charles Vipperman, Maintenance Foreman, Idaho Transportation Department	
Jessica Blanksma (Map)	

The public hearing was closed and the commission meeting reopened.

Gordon Keetch read the minutes from the public hearing held on February 21, 1994. The minutes were corrected to read that "Ms. Blanksma or Family" will live in house and operate the storage units. The application, minutes and comments were read. The eight criteria listed under home-based occupation (Zoning Ordinance 1988-1, Article III, Section B-3-i) were used in evaluating this proposal. Criterium 2 (character of activity) was cited as non-conforming in the public comment. Criterium 4 (traffic generation) raised conflicting reports on the amount of traffic that would be generated and also safety concerns with the highway access.

Tim Toomey moved and Kate Ritter seconded a motion to recommend to the Adams County Commissioners that the conditional use for the storage units not be granted. The motion passed unanimously by five commission members.

The secretary requested reasons be listed for the recommendation. The following reasons were given:

1. Majority of comments against.
2. Highway corner concerning traffic
3. Ditch - irrigation
4. Day care business in area
5. Historical building
6. Suggested to be located west of New Meadows in existing commercial
7. Character activity clause
8. Residential area
9. Non-conformance with neighborhood

The commission meeting was recessed and the public hearing for the proposed conditional use for a rock pit on Club Hill requested by Seubert Excavators was opened to receive written comment. Donna Campbell and Sean McConnor rejoined the commission at the table. Written comments were received from the following people:

<u>NAME</u>	<u>COMPANY</u>
Ken Magee	Mtn. View Builders, Inc.
Randy McDonald	McDonald's Excavating
Ted & Barbara Dodge	McCall Rental & Sales
Bill Brassfield	
Gary Miller	
Steven Campbell	
Debbie Campbell	
Larry Henggeler	
Jerry Whalen	
David Humphreys	High Valley Builders
Robert Weatherly	
Toyia Weatherly	
Barry Michel	
Douglas Mallea	
Dan Lisawy	
Phillip Walters	
Stu Davis	
Jerry Rosengrant	Jerry's Auto Parts
Gordon Valdez	
Everett Osborn	
Dale Smith	
Ed Osborn	Osborn Ranches
Warren Osborn	
Tim Fausett	
Jim Eldridge	
John Cruickshank	C & C Excavating

<u>NAME</u>	<u>COMPANY</u>
Bob Dodge	Franklin Building Supply
Wallace Atkinson	Atkinson's Masonry
Jack & Cheryl Roberson	
Edward Hattrup	Clearwater Concrete
Partick Donivan	Boise Cascade
John Allen	Allen Enterprises Excavation
Ronald & Mary Rookstool	
Antonio Totorica	Lake Shore Disposal
Rand Walker, former owner	Long Valley Sand & Gravel
Christopher Seubert	Seubert Excavators
Robert & Louise Everett	
Virginia Allen	Voshka Corp.
Robert Sterner	
Barry Dow	
Barry Dow	Payette Lakes Ski Club
Erin Rohlman	
Andrew Boyle	
Robert Dobson	
Ronald Roesner	
Jack & Claudia Adams	
Jennifer Blake	
Susan Bechdel	Canyons Inc.
Petition signed 18 people (8 other, 10 new)	
Charles Fine	
Roger & Michele Herr	
Jeff Halligan	
Gordon & Judy Titus	
Ed Allen	
Jeff Rohlman	
Charles Vipperman, Maintenance Foreman	Idaho Transportation Dept.
Richard Green	Adams County Sheriff
Thomas Reiner	Seubert Excavators

The public hearing was closed and the commission meeting reopened.

Tim Toomey pointed out that the public comment was fairly even in support of and opposition to the conditional use. Tim moved and Sean seconded a motion to encourage 3 or 4 representatives from the Rock Flat group to meet with the Seubert representatives to investigate any compromise possibilities. The motion passed on a vote of 6 ayes and 1 nay.

Dena Lucker moved and Kate Ritter seconded a motion to table the conditional use consideration to allow time for the two sides to work out a compromise. The motion passed unanimously.

A question was asked about the legality of testimony from residents of other counties. Gordon will visit with Chuck Kroll on this question.

The February 21, 1994 minutes were approved as corrected.

The meeting was adjourned at 10:45 p.m.

(Attached)

H.P.J. PARTNERS

502 N. 3rd St., Suite 202.
McCall, Idaho 83638
Tel (208) 634-5400 Fax (208) 634-4116

March 21, 1994

TIMBER RIDGE SUB.

Addition to CC&R'S - 4.16 Goose Creek Canal / Campbell Ditch,
Lots - 2, 3, 10, 11, 48, 49 :

The Goose Creek Canal/Campbell Ditch has been a long standing irrigation canal for many ranches in the Meadows Valley. Adjoining lots and the Timber Ridge Subdivision have no water rights to the canal. A 50-foot easement as shown on the plat is for periodic maintenance to clean the canal. Lot #3 shall maintain an entrance gate and easement from Wallace Ln. to the canal as shown on the plat. A backhoe or cat will scrape the silt and debris from the bottom of the canal and either deposit along the bank or haul off to an off site location. Fences shall be installed a minimum of 20 feet from the top edge of the canal on the west side (lots 2,3,10) and 10 feet from the top edge of the canal on the east side (lots 2,11,48,49). No lots may build any permanent bridge or structure across the canal. Lot #2 may build a removable footbridge for people or animals only, upon prior approval from the Architectural Control Committee. Any lot owners who have animals, must first fence off their property so as no animals can enter or cross the canal.