PLANNING AND ZONING COMMISSION MEETING

FEBRUARY 23, 2022

SALMON, IDAHO

The commission opened the regular Area of Impact Planning and Zoning meeting at 7:00 p.m.

Those in attendance were:

 Commission Members: City-Bob Johnson

 City-Kristin Foss

 City-Heidi Koenig

 County-Jeff Nofsinger

 County-James Malcolm

 County-Cody Settles

City Planning and Zoning Staff: Emery Penner

County Planning and Zoning Staff: Polly Anderson and Rachel Westfall

Members of the commission introduce themselves.

**Consent Agenda**

**Approve Minutes of January 26, 2022**

A motion was made and seconded to approve the minutes of January 26, 2022. All voted aye and the motion carried.

**Public Hearing For Back Thirty Subdivision 7:05p.m.**

Emery Penner stated that the Subdivision is a 10-lot subdivision being proposed in a residential area in the area of impact on the Bar Hill. All of the state required publications for this proposal have been met. They have been published in the Recorder Herald February 3, 2022 and February 10, 2022. Fifty-seven property owners have been notified by mail encompassing every property within 300 feet of the proposed subdivision. The notifications were sent on February 2, 2022 and the notification was posted on the property on site February 2, 2022.

The representative for the project is Jared Bragg, High Basin Engineering. He will be presenting the initial proposal explaining what the project consists of.

Cody Settles declared a conflict of interest.

Jared Bragg, High Basin Engineering, 51 Country Living Lane, Salmon, Idaho stated that he is present on behalf of Back Thirty LLC. They own 2 parcels within the area of City Impact. One of the parcels is 17.4 acres and the other is 15.71 acres totaling 32.5 acres. The applicant is proposing a 10-lot subdivision. The current designation is single family, R1. For that designation, the minimum lot is 1 acre. The average lot size for this proposed subdivision is 3.06 acres.

For domestic water they are planning for individual wells. Prior to the application they sent the plat to Idaho Department of Water Resources (IDWR) for comments and suggestions. They indicated that they have no issues but asked that the wells be built to Idaho Code for well standards. He included the local well drillings from IDWR (9 of them) and they are around or near the subdivision within reason. Out of the 9 well logs the average depth was 214 feet with an average flow of 19 gallons a minute. The deepest one was 368 feet and the smallest volumetric flow rate was around 15 gallons a minute. There are 10 lots and the surrounding wells support those lots.

Sewer services will be provided through individual systems; a septic tank followed by a drain field. In December East Idaho Public Health was on site. For each lot a test hole was excavated. Samples were pulled and analysis done of the soil. The lots have the capacity to meet the Department of Environmental Quality (DEQ) technical guidance manual for sub-surface drainage.

For irrigation water, the majority of the subdivision falls within the Arrowhead Irrigation District. The only piece that does not is the south side of lots 4 and 5. It sits on top of a bluff and drops off pretty substantially. From the top of the hill north they have a water right or a point of use for that water right. Off that bluff there is not a water right to that. Obviously irrigating that would not have any beneficial use.

Jared has been working with Arrowhead Irrigation District and provided an irrigation plan. They indicated that they support the proposal and approve of the lot layout.

Idaho Power will provide underground power and will require a 15-foot easement on both sides of the road.

Each lot will be responsible for their own stormwater within reason. Standard drainage swells will be installed in the public right-of-way for stormwater containment. Because some road sections are steeper the plans show rock check structures. Their function is to store a small amount of water and dissipate the energy for soil and erosion control. There is ephemeral drainage. To access the property there is a little draw.

A hydraulic study was done using United States Geological Survey (USGS) that estimates flow or peak flow for rain events and streams. For a 500-year event it indicates it will be just shy of 10 cfs.

The 24-inch pipe that was installed laid at 5%, the capacity of that is roughly 20 cfs. For reference that same drainage crosses Melanie Drive and 9th Street. The culverts under them are only 18 inch. The Army Corp of Engineers asked them to submit a permit application. It has been supplied to the Army Corp, Idaho Department of Water Resources and Idaho Department of Lands. A decision has not been received yet but they have followed through per their request.

To the north and east it is all residential lots. To the south of the property is a 26-acre parcel. There are roughly 15 lots that adjoin the proposed subdivision. Out of the 15 lots, the average lot size is 1.75 acres.

Written Correspondence

In response to whether any written correspondence was received, it was noted that the county Road & Bridge Department submitted a letter dated February 7, 2022. They have reviewed the documents and would like it noted that the access on the South side of Melanie Drive, possibly referred to as Lori Lane is a private access and not a County right-of-way. A stop sign would be needed and installed and maintained to access Melanie Drive by the subdivider.

In Support of

Joe Krakker, co-owner, stated that the parcel abuts his property. His father is building a 1,200 square foot log home in the area. The access was put in prior to getting the subdivision done for that purpose. Their goal is to get some return from their investment but also to keep it the way it currently is in the area and providing a buffer for his property.

Neutral

Bill Baer, a homeowner to the east of the proposed subdivision, stated that he had questions regarding the lots and access as it is displayed on the map. He also questioned covenants. One major concern is the Arrowhead Water District easement and that being preserved. He sees that it has been taken care of. He wonders if lots 9 & 10 have access to the public road. It is unclear what the access point would be for those. Lot 10 goes over to Melanie and it appears that there is an access point there. Lot 9 and 10 it doesn’t look like they come to the proposed 60-foot road width. There is also a piece on the north side of the Arrowhead Water District easement, just north of lot 1. Does lot 1 go on the other side on that easement. Some of the lines are confusing to him. There is a map at the end of the application that during construction has stockpile locations for material sources and storage and fuel storage and staging areas. They appear to be just above his lot.

Opposed To

No comments offered.

Jared Bragg offered comments for clarification. The access for lot 10 has 2 potential access points, one being off of Lori Lane (the new road) and one off of Melanie Drive an existing road which would be through the draw. It would be unlikely that they would use this access and would probably use the Lori Lane access. For the vertical control of the road if you go to the top of the hill by the draw, and it comes off, we will be cutting down that road a bit as opposed to having a big hump in the road. That is where the access point will be. Lot 1 north boundary is roughly the bottom of the draw so it will be past the irrigation easement. A best management plan was inserted at the back of the plan. That is a requirement of Idaho Department of Water Resources, Army Corp of Engineers and Idaho Department of Lands. They laid the plans out to show where they preferred storage of equipment and fueling.

Clarification for Commission

There was a question about access to the parcel behind the subdivision. Jared said it is 26 acres, 4,000 feet long and is primarily an even bigger draw. When you get on the west side of it there is 5 to 10 acres of flat with access. The east side is not developable but for the buildable parcels there is access off of Oliver Drive.

Another question, as you enter the development, it appears that you enter from Lori Lane, which seems to be two lanes, then narrows to one lane which looks like there has been a buildup of dirt. Jared noted that it is the draw he was referring to. There will be a culvert there. There is a 24-inch culvert at the bottom of the draw and the road is built up. It was built primarily so construction could be started on one of the owner’s houses. It will be widened to match the width of Lori Lane once the road is completed. International fire code requires 24 feet wide and able to carry 80,000 pounds. Once it is complete it will match that code.

In response to the question as to whether there is piping under the road and what will handle the flow of water Jared stated that the primary way to convey water through the structure is the 24-inch culvert. The contributing area consists of .31 square miles that contributes to the culvert. The water going through the culvert will eventually dump into the Salmon River. In response to the question of what impact will any decision made by the permitting authorities have on the development Jared said they will do a jurisdictional determination. The application is called a stream alteration permit. In the application it was noted that they are aware that technically it did not comply with having enough ingress and egress. Jared said if you have 10 or more homes you need a secondary access. He does not believe that Lori Lane will be expanded and more houses be built. It would require an amended subdivision plat and the road would have to come off of the hill.

When asked what the range of lot size is Jared noted that the smallest is 2.14 and the largest being 4.84.

The public hearing was closed at 7:42 p.m.

**Back Thirty Subdivision Decision**

A motion was made to approve the application for the Back 30 Development. All voted aye except for Cody Settles who declared a conflict. The Back 30 Subdivision was approved.

**RV Park Discussion In (I) Industrial Area Of Impact**

Polly Anderson said they have had someone requesting putting in an RV Park on a parcel that is located north of town. It is currently zoned Industrial with other industrial uses around the property. RV Parks are not listed in the industrial zone tables, but are in Commercial zones. If the zone is changed to Commercial an existing business would not be in compliance.

It was noted that there is a potential of allowing the RV Park, then having complaints of industrial use around them.

Since it is in the area of impact it would be addressed by the joint board. Polly stated that if it is not an approved use the customer can submit an application for a Special Use Permit.

**Adjournment**

The meeting was adjourned at 8:12 p.m.