



Valley County Planning & Zoning Commission

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Ed Allen, Commissioner
Gerald Patterson, Commissioner
Rob Garrison, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

October 9, 2008

Valley County Courthouse

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: September 11, 2008

C. OLD BUSINESS:

1. C.U.P. 06-44 Whitehawk Subdivision – Extension Request: The applicant is JJS Southwest, LLC. They are requesting approval of a two-year extension of Phase 1 and additional one year for each phase 2 – 6. Currently, Phase 1 expires November 8, 2008. The site is accessed from Smiths Ferry Drive, Packer John Road, and Upper Murray Creek Road. It is located in the S ½ Sec. 11, Sec. 14, & N ½ Sec. 23, T.11N, R.3E, B.M., Valley County, Idaho. [Not a public hearing]

2. C.U.P. 03-22 Pointes at Horsethief Shores No. 2 – Final Plat: The applicant, Johnson & Alberg Partnership, is requesting final plat approval for Phase 2 (Lots 18 – 27) on approximately 42.95 acres. The Commission will review the final plat and Conditional Use Permit to determine conformance with the preliminary plat. A year extension of the final plat is also requested. Phase I was recorded October 24, 2006. The site is located in SE ¼ Sec. 25 & NE ¼ Sec. 26 T.14N, R.4E, and NW ¼ Sec. 31 & SW ¼ Sec. 30, T.14N, R.5E, B.M., Valley County, Idaho. [Not a public hearing.]

D. NEW BUSINESS:

1. V-2-08 Loenig/Brandt Shared Driveway: The applicants are Mark & Christie Loening and Victor & Myra Brandt. They are requesting approval of a variance to expand variance V-1-07 from two homes on a shared driveway to 3 homes on a shared driveway. The site is currently addressed as 10740 Hwy 55 and includes parcels RP13N04E4804A, RP13N04E7204A & RP13N04E7806A. It is located in the S ½ Sec 33, T.13N, R.4E, B.M., Valley County, Idaho.

2. P.U.D. 08-01 Mountain Prairie Subdivision – Preliminary Plat: The applicant is Farm-to-Market 60, LLC. They are requesting conditional use permit/preliminary plat approval of a mixed use development on approximately 60 acres. The proposal includes 60 single-family lots (40 at approximately 15,000 sq ft and 20 at 5,000 sq ft) and five common lots (33.63 acres). A 2-acre agriculture/commercial lot would be used as an equestrian center. Also proposed are public walking paths, street lighting, and a pond. The subdivision would be served by individual wells. North Lake Recreational Sewer and Water District would provide sewer services. The site would be accessed via new paved public roads. The site is located at the northwest corner of Barker Lane and Farm-to-Market

Road. It includes parcels RP16N03E147655A, RP16N03E149005A, RP16N03E149755A, and is located in E ½ SE ¼ Sec. 14, T.16N, R.3E, B.M., Valley County, Idaho.

E. OTHER ITEMS:

1. Facts and Conclusions:

- C.U.P. 08-15 Larkin House – Retail Shop
- C.U.P. 08-16 Jughandle Well Facility Project
- C.U.P. 08-17 Redridge at Blackhawk
- C.U.P. 08-18 Grose Office Space & Warehouse

2. Correspondence:

- **Donnelly Snowmobile Club** – Requesting installation of a detached exterior vault 2 –stall bathroom at Platt Warming Hut & Groomer Shed located at Tamarack Falls Snowmobile Parking Area

3. Subdivision Regulations

4. Appendix A Amendment