



# Valley County Planning & Zoning Commission

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Todd Hatfield, Chairman  
Harry Stathis, Vice-Chair

Ed Allen, Commissioner  
Rob Garrison, Commissioner  
Tom Olson, Jr., Commissioner

## A G E N D A

Valley County Planning and Zoning Commission  
**November 12, 2009**  
Valley County Court House - Cascade, Idaho  
**PUBLIC HEARING - 6:00 p.m.**

A. **OPEN:** Call to Order

B. **MINUTES:** September 10, 2009 & October 8 & 22, 2009

C. **OLD BUSINESS:**

1. **C.U.P. 05-48 Wild Wings Subdivision – Extension Request:** Rodney A. & Christine Higgins & Loomis Homes, INC, are requesting approval of one-year extensions of the Conditional Use Permit and final plat approval that expire on November 12, 2009. The property is accessed from Day Star Lane and is located in the SWNW of Section 4, T.15N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

D. **NEW BUSINESS:**

E. **OTHER ITEMS:**

1. **Facts & Conclusions:**

- **PUD 09-01 Payette Landing**

2. **Correspondence:**

F. **WORK SESSIONS:**

1. **Amendments to the Valley County Subdivision Regulations Ordinance:** The Valley County Subdivision Regulations were originally adopted April 29, 1970 and have been amended five separate times. The Ordinance provides definitions, rules, and regulations for the approval of plats, subdivisions, dedications, and vacations of public right-of-way and easements; prescribes standards for the design, layout, and development thereof; requires improvements; provides standards for the approval or disapproval thereof; provides for the granting of variations and exceptions thereto; provides for a penalty of violations; and provides for appeal. The current amendment incorporates previous amendments into the text of the document; provides for administrative plats, short plats, and pathways; and adds an appendix that requires a Wildland Urban Interface Fire Protection Plan to be developed for all proposed subdivisions. The Wildfire Mitigation Plan is based upon a site-specific wildfire risk assessment and will address topography, aspect, flammable vegetation, climatic conditions, fire history, water supply, access, fire protection systems, defensible space, and vegetation management. The complete document may be viewed at: [www.co.valley.id.us/docs/PZ/Proposed\\_Sub\\_Regs.June.2009.pdf](http://www.co.valley.id.us/docs/PZ/Proposed_Sub_Regs.June.2009.pdf)

2. **Amendment to the Valley County Land Use and Development Ordinance:** Valley County uses a Multiple Use Zoning concept. Land use proposals are evaluated using a matrix to determine compatibility with current land uses. Changes to Appendix A are being considered. Other minor changes that clarify standards or process are also being proposed. The proposed LUDO may be viewed at: [www.co.valley.id.us/docs/PZ/LUDO.1\\_to\\_Commission.JulyProposed%207-1-09.pdf](http://www.co.valley.id.us/docs/PZ/LUDO.1_to_Commission.JulyProposed%207-1-09.pdf)