



Valley County Planning & Zoning Commission

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Todd Hatfield, Chairman
Harry Stathis, Vice-Chairman

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

A G E N D A

Valley County Planning and Zoning Commission

November 13, 2008

Valley County Courthouse

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: October 9, 2008

C. CORRESPONDENCE:

- 1. Buckcamp Subdivision Lot 30** – Possible lot split using easement to access additional lot
- 2. C.U.P. Settler's Mill #1** – Request for extension of final plat approval; it expires November 13, 2008.
- 3. C.U.P. 06-38 Fire House Subdivision** – Request for extension of final plat approval; it expires December 11, 2008.
- 4. C.U.P. 06-27 Teufel Landscaping** – Verification of current site plan.

D. OLD BUSINESS:

- 1. C.U.P. 04-13 Hayes Storage Units – Extension Request:** The applicant is Forrest Hayes. In 2004, a conditional use permit was granted for 418 storage units on 4.519 acres. Currently 182 units have been built. He is requesting approval of a two-year extension for the remaining 236 units. A two-year extension was granted in 2006. The site is addressed as 14051 Burr Drive, located in Pearson Park Subdivision, Lot 3, Section 28, T.18N, R.3E, B.M., Valley County, Idaho [*Not a public hearing*]

E. NEW BUSINESS:

- 1. Subdivision Wildfire Mitigation Plan Ordinance** – This proposed ordinance requires that a fire mitigation plan be submitted with all preliminary plat applications. The plans will be reviewed by the Planning & Zoning Commission and the applicable Fire District. Fire Mitigation Plans must include such things as: existing site description and maps to include

topography, aspect, structures, roads, and distribution of fuel models (e.g. short grass, timber, brush, and logging slash), fuel breaks, power lines, propane tanks, hydrants and emergency sources of water. The Plan must include features of the site that might aid in firefighting, map of perimeter and internal fuel breaks, strategies for defensible space around building sites, and maintenance schedule for vegetation near above-ground power lines. The plan must also include details on how the requirements will be conveyed to future owners.

2. Amendments to the Valley County Subdivision Regulations Ordinance: The Valley County Subdivision Regulations was originally adopted April 29, 1970 and has been amended previously. 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 provides for administrative plats, short plats, and pathways, and increases the 20-acre exemption to 40 acres. The complete document may be viewed at: www.co.valley.id.us/docs/PZ/Proposed_AmendmentsToSubReg.pdf

3. Amendment to the Valley County Land Use and Development Ordinance – Appendix A – Compatibility Evaluation: 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. The current Appendix A was adopted in September 2006. It may be viewed at: www.co.valley.id.us/docs/PZ/LUDO_August29.2006.2.pdf

F. OTHER ITEMS:

1. Facts and Conclusions:

- **V-2-08 Loening/Brandt Shared Driveway**
- **P.U.D. 08-01 Mountain Prairie Subdivision**
- **C.U.P. 08-15 Larkin House – Retail Shop**