



Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350

Phone: 208.382.7115
Fax: 208.382.7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

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

December 11, 2008

Valley County Courthouse

PUBLIC HEARING - 6:00 p.m.

- A. **OPEN:** Call to Order
- B. **MINUTES:** November 13, 2008
- C. **OLD BUSINESS:**
 - 1. **PUD 04-02 Gold Fork Bay Village – Phasing Plan & Extension Request:** The applicant is Wildwood Development, LLC. They are requesting approval of a extension of the conditional use permit that expires December 27, 2008. They also want to revise the phasing plan to include three phases, to be completed by December 2014. The site is accessed from Old State Road and Paradise Lane. It is located in the SESE Section 34, T.16N, R.3E, B.M., Valley County, Idaho. [Not a public hearing]
 - 2. **PUD 05-02 Bella Reve Subdivision Phase 1 -- Extension Request:** The applicant is The Reserve at Lake Cascade LLC. They are requesting approval of a two-year extension of the conditional use permit that expires December 18, 2008. The site is accessed from Old State Road, Kantola Lane, and Day Star Lane. It is located in the N ½ NW ¼ of Sec. 10, SW ¼, SE ¼, and S ½ NW ¼, and S ½ of NE ¼ of Sec. 3, T.15N, R.3E, B.M., Valley County, Idaho. [Not a public hearing]
 - 3. **C.U.P. 05-58 Heritage Subdivision -- Extension Request:** The applicant is Acentrid Investments. They are requesting approval of a one-year extension of the conditional use permit that expires December 14, 2008. The site is accessed from two points on Hwy 55. It is located in the S ½ of Sec. 18, and the SW ¼ of Sec. 17, T.12N, R.4E, B.M., Valley County, Idaho. [Not a public hearing]
 - 4. **C.U.P. 07-29 Blackhawk Ridge Subdivision -- Extension Request:** The applicant is Blackhawk Partners, LLC. They are requesting approval of a one-year extension of the conditional use permit that expires December 13, 2008. The site is accessed from West Mountain Road. It is located in portions of Sections 1, 2, 11, & 12, T.17N, R.2E, B.M., Valley County, Idaho. [Not a public hearing]

5. **C.U.P. 08-10 Morell Meadows Subdivision – Final Plat:** The applicants, Myron & Susan McCumber, are requesting final plat approval. The Commission will review the final plat and Conditional Use Permit to determine conformance with the preliminary plat. The property is currently addressed as 14096 Morell Road and is located in the SENE Sec. 25, T.18N, R.3E, & SWNW Sec. 30, T.18N, R.4.E, B.M., Valley County, Idaho. [Not a public hearing]

D. NEW BUSINESS:

1. **V-3-08 Poe Variance to Relax Front Yard Setback:** The applicant is Jeff Poe. He is requesting a variance to relax the front yard setback from the required 20' to 12'. An addition was built onto the front of the house in 2001. Although the home is over 50' from the traveled roadway, it is only 13' from the property line. The site is addressed as 14015 Nisula Road. It is located in Buckcamp Subdivision, Lot 1A, NE ¼ Sec. 31, T.18N, R3E, B.M., Valley County, Idaho.
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 [Tabled from meeting on November 11, 2008]
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 [Tabled from meeting on November 11, 2008]

E. OTHER ITEMS:

1. **Correspondence:**
 - **C.U.P. 05-17 White Cloud Phase 2 – Request for Extension of Final Plat Approval.** It expires in December; applicant is requesting extension until August 1, 2009