



## Valley County Planning & Zoning Commission

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Todd Hatfield, Chairman  
Gerald Patterson, Vice-Chairman

Ed Allen, Commissioner  
Harry Stathis, Commissioner  
Rob Garrison, Commissioner

### A G E N D A

Valley County Planning and Zoning Commission

**February 12, 2009**

Valley County Courthouse

**PUBLIC HEARING - 6:00 p.m.**

**A. OPEN:** Call to Order

**B. MINUTES:** January 8, 2009

**C. OLD 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. *Tabled from November 11, 2008 meeting.* **POSTPONED – Asking for Workshop**

**D. NEW BUSINESS:**

**1. V-4-08 Hansen Variance to Relax Front Yard Setback:** The applicant is Von L. Hansen. He is requesting a variance to relax the front yard setback from the required 20' to 7.5'. The site is addressed as 204 Shadows Trail Road. It is located in Mountain Shadows Subdivision No. 2, Lot 23, NW ¼ Sec. 3, T.15N, R.3E, B.M., Valley County, Idaho.

**2. C.U.P. 08-20 Elk Meadows River Ranches Subdivision – Preliminary Plat:** The applicant is Elk Meadows River Ranches, LLC. They are requesting approval of a 14-lot single-family residential subdivision on 107.98 acres. Three common areas are proposed. Three phases are proposed. The subdivision would be served by individual wells and septic systems. Access would be provided via Gold Fork Road and one new paved private road. The property is addressed as 536 Gold Fork Road, parcels RP16N04E300004 & RP16N04E307355, located in the E ½ E ½ of Sec. 30, T.16N, R.4E, B.M., Valley County, Idaho.

**3. C.U.P. 08-21 Rafter CC Acres Subdivision – Preliminary & Final Plat:** The applicants are Gordon & Alyce Cruickshank. They are requesting approval of a 5-lot single-family residential subdivision on 15.98 acres. The subdivision would be served by individual wells and septic systems. Access would be provided via Heinrich Lane and a new private gravel road. The property is currently addressed as 260 Heinrich Lane and 111 Teal Lane. It is parcel RP18N03E316005A and is located in the SWSW Sec. 31, T.18N, R.3E, B.M., Valley County, Idaho.

**E. OTHER ITEMS:**

**1. Facts and Conclusions:**

**2. Correspondence:**

- **Larry Brown – Log Jammer Storage**
- **Hatfield Log Homes**
- **Alpha Nursery**