



## Valley County Planning & Zoning Commission

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Harry Stathis, Vice-Chairman

Ed Allen, Commissioner  
Mike Diem, Commissioner  
Gerald Patterson, Commissioner

### A G E N D A

#### REVISED

Valley County Planning and Zoning Commission

April 10, 2008

Valley County Courthouse

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

- A. **OPEN:** Call to Order
- B. **MINUTES:** February 14, 2008
- C. **OLD BUSINESS:**
  1. **Proposed Scenic Byway Overlay District Ordinance** – The Planning and Zoning Commission will deliberate on testimony received at the public hearing held on April 3, 2008. [Not a public hearing.]
  2. **C.U.P 05-10 Herrick Hills Subdivision No. 2 – Extension Request:** The applicant is Cascade South, INC. They are requesting approval of a 2 year extension of their Conditional Use Permit which is due to expire in April 2008. Herrick Hills Subdivision No. 1 was recorded on June 8, 2007. The site is located at Sections 8, 9, & 16, T.12N, R.4E, B.M., Valley County, Idaho. [Not a public hearing.]
  3. **C.U.P. 07-05 Cascade Highlands – Extension Request:** The applicant is Alpine Idaho LLC. They are requesting approval of a one year extension of their Conditional Use Permit which is due to expire on April 12, 2008. The site is RP16N03E219990A, RP16N03E280005A, RP002860010010A (Wagon Wheel Ranch #1 Lot 1 Blk 1), & RP0028600100020A (Wagon Wheel Ranch #1 Subdivision Lot 2 Blk 1) located in Sections 21 & 28, T.16N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]
  4. **C.U.P. 05-20 Ashton Ridge Ranch Phase II – Final Plat:** The applicant is JSS Southwest LLC. They are requesting final plat approval of a two lot single-family subdivision on approximately 8.44 acres. The Commission will review the final plat and Conditional Use Permit to determine conformance with the preliminary plat. Phase I was recorded on October 24, 2006. The lots will be accessed via a shared driveway from Ashton Ridge Place. The site is located in NE ¼ Sec. 12, T.17N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

**D. NEW BUSINESS:**

1. **C.U.P. 08-02 NDI Contracting INC – Business Office and Equipment Storage:** The applicants are James R. & Lorraine G. Newcomb. They are requesting approval to store excavation equipment and to build a 75' x 60' 2-story building. The second story would be used as a residence. The existing well and septic system would be used. The site is 2.33 acres located at 13866 State Hwy 55, within parcel RP00204000004BA in Pleasant Acres Subdivision, SW ¼ Section 3, T.17N, R.3E, B.M. Valley County, Idaho.
2. **C.U.P. 08-03 Northwind – Preliminary Plat:** The applicant is SANWAN LLC . They are requesting approval of a 10 lot single-family residential subdivision on 9.26 acres. The subdivision would be served by individual wells. Northlake Recreational Sewer& Water District would provide community sewer. The lots would be accessed via a new gravel public road onto Northwind Road. The property would subdivide Lots 1 & 2 within the Donnelly Estates Subdivision, addressed as 106 Westwind Road and 12866 Northwind Road. The site is W ½ SE ¼ Section 27, T.16N, R.3E, B.M., Valley County, Idaho.

**5. OTHER ITEMS:**

1. **Facts and Conclusions:**
  - C.U.P. 08-01 Pero Subdivision
  - VAC 08-01 Smylie Lane Subdivision
2. **Correspondence:**
  - C.U.P. 06-02 Settler's Mill Subdivision #1 (2 Phases) – 90 day final plat extensions to August 13, 2008, to finish water delivery system negotiations.
  - C.U.P. 06-48 Brewster Mills Subdivision – Final Plat extension- C.U.P. expires August 9, 2008.
3. **Work Session:**
  - Matrix and compatibility rating evaluation