



Valley County Planning & Zoning Commission

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Harry Stathis, Vice - Chairman

Ed Allen, Commissioner
Rob Garrison, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

April 9, 2009

Valley County Courthouse

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: March 12, 2009

C. OLD BUSINESS:

1. **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 the conditional use permit that expires on April 24, 2009. The 37.2 acre 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.]

2. **C.U.P. 07-11 Gold Fork River Ranch – Extension:** The applicant is Gold Fork River Ranch., LLC. They are requesting approval of a three-year extension of the conditional use permit that expires on May 10, 2009. The 162.32 acre site is located at the northeast corner of Davis Creek Lane and Koskella Road, in the SW ¼ Sec. 25, T.16N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

D. NEW BUSINESS:

1. **C.U.P. 09-01 Blackhawk Lake Estates Phases III & IV – Preliminary Plat:** The applicant is L.B. Industries, INC. They are requesting approval of a single-family residential subdivision on 25.87 acres. Nine residential lots are proposed, ranging in size from 1.02 to 3.31 acres. One additional common area is proposed. The plat would also amend Open Space Parcels 3 & 4 of the Blackhawk Estates Phase II Plat in order to adjust the dedicated right-of-way to match the constructed Blackhawk Lake Drive. The subdivision would be served by individual wells and individual lot sanitary treatment with a community drainfield. Access would be provided via Blackhawk Lake Drive onto West Mountain Road. The property (RP17N02E022485A, RP0043800000AA, RP00438000030AA, & RP00438000040AA) is located in the N ½ of Sec. 2, T.17N, R.2E, B.M., Valley County, Idaho.

2. **C.U.P. 09-02 SLRWSO Treatment Facility –** The applicant is South Lake Recreational Water & Sewer District. They are requesting approval of a treatment facility on 5.5 acres. It would include a membrane bioreactor wastewater treatment plant, a biosolids-handling building, and office and shop facilities. Access would be provided via Cabarton Road. The property is a

portion of RP13N03E139010 and is located in the SESE Sec 13, T.13N, R.3E., BM, Valley County, Idaho

E. OTHER ITEMS:

1. Correspondence:

- **Hinson Power Sports – Compliance with Conditional Use Permit**
- **Blackhawk on the River – Do activities require a conditional use permit?**
- **Renaming of Settler’s Mill No. 2**
- **Appeal of Administrative Decision – C.U.P. 03-16 Hatfield Log Homes**
- **Is C.U.P. required to rent equipment at the Roadrunner Ready-Mix Site?**
- **Appeal of Administrative Decision – proposed setback at 12980 Patty Drive (a corner lot)**
- **Impact Areas**

2. Workshop -- 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 February 12, 2009 meeting.*

3. Impact Fees – Continued discussions and/or updates.