



Valley County Planning & Zoning Commission

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Tom Olson, Jr., Commissioner

A G E N D A

Valley County Planning and Zoning Commission

May 14, 2009

Valley County Courthouse
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: April 9, 2009

C. OLD BUSINESS:

1. C.U.P. 06-02 Settler's Mill # 1 Subdivision – Extension: The applicants, Darrell & Alyce Kelley, are requesting approval of a two-year extension of the conditional use permit that expires on June 8, 2009. The 31.167 acre site is located at the northwest corner of State Hwy 55 and Loomis Lane, in the SWSE Sec. 23, T.16N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

2. PUD 07-01 Wild Wings Townhomes – Extension: The applicants, Loomis Homes, INC, are requesting approval of an extension of the conditional use permit that expires on June 11, 2009. The site is accessed from Day Star Lane and is located in the NW ¼ of Section 4, T.15N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

3. C.U.P. 05-48 Wild Wings Subdivision – Final Plat: The applicants, Loomis Homes, INC, 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 accessed from Day Star Lane and is located in the NW ¼ of Section 4, T.15N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

4. C.U.P. 08-20 Elk Meadows River Ranches Subdivision, Phases 1 & 2 – Final Plats : The applicant, Elk Meadows River Ranches, LLC, is requesting final plat approval. The Commission will review the final plats and Conditional Use Permit to determine conformance with the preliminary plat. The property is currently addressed 536 Gold Fork Road, and is located in the E ½ E ½ of Sec. 30, T.16N, R.4E, B.M., Valley County, Idaho.

D. NEW BUSINESS:

1. C.U.P. 09-03 Prairie Pine Subdivision – Preliminary and Final Plat: The applicant, Christopher Clark, is requesting approval a 2-lot single-family residential subdivision on 10.0 acres. The subdivision would be served by individual well and septic systems. The property is currently addressed as 44 Heinrich Lane and is located in the W ½ E ½ SESW of Section 33, T.18N, R3E, BM, Valley County, Idaho.

2. C.U.P. 09-04 McCall Pet Services: The applicant, Brian Corcoran, is requesting approval for kennels to house dogs and cats, a training area, and pet grooming services. Current structures would be remodeled. Existing well and septic systems would be used. The property is currently addressed as 13911 Hwy 55 and is located in the SWNW Sec. 3 and SENE Sec. 4, T.17N, R.3E, BM, Valley County, Idaho.

3. C.U.P. 09-05 Jug Mtn Ranch – Snow Sports Activity Area: The applicant, Jug Mountain Ranch, LLC, is requesting approval for a lift-operated tubing hill and terrain park. It would be located on the slope northwest of the existing Clubhouse. A yurt may be added to the site. The facility would be open to the public. Parking, central water, and central sewage treatment facilities already exist. The clubhouse is addressed as 800 Jug Mountain Ranch Road and is within Jug Mountain Ranch PUD Phase 2. It is located in the E ½ Sec 1, T.17N, R3E, and W ½ Sec. 6, T17N, R4E, BM, Valley County, Idaho

4. Amendment to Ordinance 06-4 Valley County Land Use and Development Ordinance (LUDO) – Roseberry Townsite Historical Overlay District: The proposed amendment would alter 4.04.01.d - Prohibited Uses. It currently states that "...Recreational Events after 10:00 p.m." are prohibited. The proposal is to change this to: "...Recreational Events after 10:00 p.m., excepting the Summer Music Festival" are prohibited.

E. OTHER ITEMS:

1. Facts & Conclusions:

- **C.U.P. 09-01 Blackhawk Lake Estates, Phase 3 & 4**

2. Correspondence:

- **C.U.P. 08-19 Rustic Outlet – outside vendor events**
- **Tamarack Resort Plant Lane Property – ROS Bk 11 pg. 10**