



# Valley County Planning & Zoning Commission

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Todd Hatfield, Chairman  
Harry Stathis, Vice-Chairman

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

## A G E N D A

Valley County Planning and Zoning Commission

May 8, 2008

Valley County Courthouse

### PUBLIC HEARING

**A. WORK SESSION: 3:00 to 5:00 p.m.**

- Matrix and Compatibility Rating Evaluation – *Not a Public Hearing*

**B. OPEN:** Call to Order at 6:00 p.m.

**C. MINUTES:** April 10, 2008

**D. OLD BUSINESS:**

**1. C.U.P. 06-12 Bella Reve Water & Wastewater - Extension Request:** The applicant is The Reserve at Lake Cascade. They are requesting approval of a two-year extension request of their Conditional Use Permit which expires on June 8, 2008. The site is located in Sections 3 & 10, T.15N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

**2. PUD 07-01 Wild Wing Townhomes - Extension Request:** The applicant is Loomis Homes LLC. They are requesting approval of an extension of their Conditional Use Permit which expires on June 11, 2008. The site is approximately 2.09 acres located in the SENE of Section 4, T.15N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

**3. C.U.P. 07-06 Meadows at Blackhawk, Phases 1 – 3 -- Extension Request:** The applicant is Blackhawk Partners LLC. They are requesting approval of an extension of their Conditional Use Permit; Phase 1 expires on May 18, 2008. The site is approximately 532.74 acres located in Section 1, 12, and SE ¼ of 11, T.17N, R.2E, B.M., Valley County, Idaho. [Not a public hearing.]

**4. C.U.P. 07-09 Songbird Subdivision -- Extension Request:** The applicant is Songbird Development LLC. They are requesting approval of an extension of their Conditional Use Permit which expires on June 14, 2008. The site is approximately 37.81 acres located in the NWNW Sec. 2, T.15N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

**5. C.U.P. 98-6 Camp Cascade – 5 Year Review:** The Commission will review the provisions of Conditional Use Permit 98-6 and determine whether the Camp is in compliance. This C.U.P.

is reviewed every 5 years. The owner is Columbia River Conference of Free Methodist Church of North America, INC. The camp is located at 1719 W. Roseberry Road in Section 16, T.16N, R.3E, B.M., Valley County, Idaho.

**6. 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. *Tabled from April 10, 2008*

#### **E. NEW BUSINESS:**

**1. C.U.P. 08-04 Dwyer Storage:** The applicants are Don & Stefani Dwyer. They are requesting approval to establish and maintain storage facilities on 13.5 acres. The property would be secured with chain link fence and include an automatic entrance gate and automated lighting. An office and living space would be adjacent to the gate. Two phases of construction are proposed. Access would be from Rogers Lane. The site is RP005550000030A, Hinson Acres Subdivision Lot 3, in the NWNW Section 3, T.17N, R.3 E, B.M., Valley County, Idaho.

**2. C.U.P. 08-05 Corral Country Estates – Preliminary Plat:** The applicants are Tim & Tina Shaw. They are requesting approval of a 9 lot single-family residential subdivision on 52.82 acres. The subdivision would be served by individual wells and septic systems. The lots would be accessed via a new paved public road onto Corral Creek Road. The property is a portion of RP13N04E217206A. The site is located in SE ¼ Section 21, T.13N, R.4E, B.M., Valley County, Idaho.

**3. C.U.P. 08-06 West Ridge Ranch Estates – Preliminary Plat:** The applicant is Cary Marin. She is requesting approval of a 4 lot single-family residential subdivision on 10.43 acres. The subdivision would be served by individual wells and septic systems. The lots would be accessed via a private gravel road onto East Lake Fork Road. The property is RP17N03E027525A currently addressed as 170 East Fork Road. The site is located in SE ¼ Section 2, T.17N, R.3E, B.M., Valley County, Idaho.

#### **F. OTHER ITEMS:**

##### **1. Facts and Conclusions:**

- C.U.P. 08-03 Northwind Subdivision
- Amendment to LUDO – Scenic Byway

##### **2. Correspondence:**

- P.U.D. 98-01 Tamarack Resort, Phase 4.1 – Requesting six month extension of final plat approval given on February 14 2008 to November 14, 2008.
- Tamarack Resort, First Amended Lake Wing Condominium – Requesting six month extension of final plat approval given on March 13, 2008 to December 13, 2008.