



Valley County Planning & Zoning Commission

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Gerald Patterson, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

Rescheduled to June 19, 2008

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

A. OPEN: Call to Order

B. MINUTES: May 8, 2008

C. 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.] **Tabled from May 8, 2008.**

2. C.U.P. 06-20 Liberty Springs Subdivision, Phase 2, 3 & 4 - Extension Request: The applicant is Heath Cunningham of Gannessa, INC. He is requesting approval of a one-year extension request of their Conditional Use Permit that expires July 2008. Phase 2 was recorded in March 2007. The site is located in the S ½ NW ¼ and the SWNE of Section 20, T.12N, R.4E, B.M., Valley County, Idaho. [Not a public hearing.]

3. PUD 04-01 The Meadows at West Mountain, Phases 4-6 – Final Plat: The applicant is Jack Charters of Timberline Developments, LLC. He is requesting final plat approval for Phases 4-5 on approximately 58.97 acres. The Commission will review the final plat and Conditional Use Permit to determine conformance with the preliminary plat. Phase I was recorded November 23, 2004; Phase 2-3 on March 2, 2006. The site is located in NE ¼ Sec. 17, T.16N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

4. C.U.P. 08-03 Northwind – Final Plat: The applicant is SANWAN LLC. They are requesting final plat approval of a 10 lot single-family residential subdivision on 9.26 acres. The Commission will review the final plat and Conditional Use Permit to determine conformance with the preliminary plat. 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. [Not a public hearing.]

5. White Cloud, Phase 2 – Final Plat: The applicant is Elkhorn LLC. They are requesting final plat approval for a 35 lot single-family subdivision 66.46 acres. The Commission will review the final plat and Conditional Use Permit to determine conformance with the preliminary plat. The site is a replat of Block 4 and a portion of Block 5 of White Cloud Phase 1. The site is located in the SE ¼ Sec. 24 and NE ¼ Sec. 25, T.18N, R.2E, and the SW ¼ Sec. 19 and NW ¼ Sec. 30, T.18N, R.3E, B.M., Valley County, Idaho.

D. NEW BUSINESS:

1. C.U.P. 08-07 Lakeport Storage II: The applicant is Lakeport Storage, LLC. They are requesting approval to establish four storage structures. The purpose of the buildings will be to store seasonal vehicles/boats from Mile High Marina and Hinson Power Sports. The proposed building sizes are: 3,360 sq. ft., 9,000 sq. ft, and two each at 10,200 sq. ft. There are two existing 10,200 sq. ft. storage buildings that were allowed by C.U.P. 06-29. Access would be from the existing Hinson Power Sports driveway on Hwy 55. The 10-acre site is RP00555000020A, Hinson Acres Subdivision Lot 2, in the NWNW Section 3, T.17N, R.3 E, B.M., Valley County, Idaho.

2. C.U.P. 08-08 Gold Fork River Ranch Gravel & Sand Sales: The applicant is Gold Fork River Ranch LLC. They are requesting approval to commercially sale the sand and gravel excavated as a result of site development for the Gold Fork River Ranch Subdivision (C.U.P. 07-11). Access would be onto Plant Lane. The 162.32 acre site is bordered by Davis Creek Lane and Koskella Road, parcels RP16N03E254806A & RP16N03E255310A, and is located in the SW Sec. 25, T.16N, R.3E, B.M., Valley County, Idaho.

3. C.U.P. 08-09 Aloha Point Subdivision – Preliminary Plat: The applicant is Marty Smith. He is requesting approval of a two-lot residential subdivision on 1.447 acres. Water would be provided by individual wells. North Lake Recreational Sewer and Water District would provide sewer service. Access would be provided via Old State Road. The property is RP16N03E347275, located in the SE of Sec. 34, T.16N, R.3E, B.M., Valley County, Idaho.

4. Amendments to the Valley County Subdivision Regulations Ordinance: The Valley County Subdivision Regulations was originally adopted April 29, 1970 and has been amended previously. The Ordinance provides definitions, rules, and regulations for the approval of plats, subdivisions, dedications, and vacations of public right-of-way and easements; prescribes standards for the design, layout, and development thereof; requires improvements; provides standards for the approval or disapproval thereof; provides for the granting of variations and exceptions thereto; provides for a penalty of violations; and provides for appeal. The current amendment provides for administrative plats, short plats, and pathways, and increases the 20-acre exemption to 40 acres. The complete document may be viewed at: http://www.co.valley.id.us/docs/PZ/Proposed_AmendmentsToSubReg.pdf

E. OTHER ITEMS:

1. Facts and Conclusions:

- C.U.P. 08-02 NDI Contracting INC
- C.U.P. 08-04 Dwyer Storage
- C.U.P. 08-05 Corral Country Estates

2. Appendix A Amendments

3. Correspondence:

- C.U.P. 06-24 Tamarack Tree Company
- C.U.P. 08-01 Pero Subdivision Final Plat – Requesting 90 day extension of the final plat approval expiring on June 13, 2008 to September 13, 2008.