



## Valley County Planning & Zoning Commission

PO Box 1350  
219 North Main Street  
Cascade, ID 83611-1350

Phone: 208.382.7115  
Fax: 208.382.7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)  
Website: [www.co.valley.id.us](http://www.co.valley.id.us)

Todd Hatfield, Chairman  
Harry Stathis, Vice-Chairman

Ed Allen, Commissioner  
Gerald Patterson, Commissioner

### A G E N D A

Valley County Planning and Zoning Commission

**July 10, 2008**

Valley County Courthouse

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

A. **OPEN:** Call to Order

B. **MINUTES:** June 12, 2008

C. **OLD BUSINESS:**

**1. PUD 04-01 The Meadows at West Mountain, Phases 4-6 -- Extension Request:** The applicant is Jack Charters of Timberline Developments, LLC. He is requesting approval of a one-year extension request of the Conditional Use Permit which states that a phase will be developed at least every two years. Phase 4 expires on July 12, 2008. The site is located in Section 17, T.16N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

**2. 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.] *Postponed from June 19, 2008.*

**3. 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. [Tabled from June 19, 2008].

**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](http://www.co.valley.id.us/docs/PZ/Proposed_AmendmentsToSubReg.pdf)

**D. NEW BUSINESS:**

**1. C.U.P. 08-10 Morell Meadows Subdivision – Preliminary Plat:** The applicants are Myron & Susan McCumber. They are requesting approval of a two-lot residential subdivision on 7.23 acres. The subdivision would be served by individual wells and sewer. The lots would be accessed via a private road onto Morell Road. The property is currently addressed as 14096 Morell Road. The parcel (RP18N03E252255 & RP18N04E303925) is located in the SENE Sec. 25, T.18N, R.3E, and SWNW Sec. 30, T.18N, R.4.E, B.M., Valley County, Idaho.

**E. OTHER ITEMS:**

**1. Facts and Conclusions:**

- C.U.P. 08-08 Gold Fork River Ranch Gravel & Sand Sales
- C.U.P. 08-09 Aloha Point Subdivision

**2. Correspondence:**

**3. Appendix A Amendment**

**4. Discussion concerning Industrial/Commercial Uses**