



Valley County Planning & Zoning Commission

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Tom Olson, Jr, Commissioner
Kathy Deinhardt Hill, Commissioner
Ronda Sandmeyer, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

July 8, 2010

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. **OPEN:** Call to Order

B. **MINUTES:** June 10, 2010

C. **OLD BUSINESS:**

D. **NEW BUSINESS:**

1. **V-1-10 Sabatasse Shared Driveway Variance:** James Sabatasse, Linda Rose, and Jason Castellucci are requesting approval of a variance for a shared driveway to access two parcels. The variance is requested to limit the number of access points on Hwy 55. The parcels are RP15N03E256611 and RP15N03E254930 located in the S ½ Section 25, T.15N R.3E, B.M., Valley County, Idaho.

2. **C.U.P. 10-3 Valdez Gravel Borrow Source – Phase 2:** Gordon Valdez is requesting approval to complete phase 2 of a gravel borrow source on a five acre portion of a 40-acre tract east of Yellow Pine. Access would be via a private drive off Murphs Avenue. The location is addressed as 329 Murphs Avenue and is within the SESW Section 21, T19N, R8E, B.M., Valley County, Idaho.

E. **OTHER:** All the following listed documents can reviewed on the Valley County web site: www.co.valley.id.us under the Planning and Zoning Department section.

1. **Bylaws for the Planning & Zoning Commission as most recently amended November 22, 1999:** The proposed amendments include but are not limited to allowing Robert's Rules of Order to be suspended during deliberations; removal of public hearing procedure since it is included in the LUDO; and, change of time for last item to begin from 12:00 a.m. to 10:00 p.m.

2. **Valley County Comprehensive Plan as most recently revised April 10, 2006:** The proposed amendments include but are not limited to the addition of a future land use map for the City of Cascade Impact Area and changes in statistical information and including the requirements of Idaho Code 67-6508 to include high power transmission line requirements to Chapter 11

3. Valley County Land Use and Development Ordinance (LUDO) as most recently published September 21, 2006: The proposed amendments include but are not limited to changes to remove compliance with CCR's for ADU's in Chapter 2; clarify processes, extension requirements, and ordinance amendments; revamped PUD's to exclude the illusion of Concept Approval; and, insertion of Alternative Energy Uses standards.

4. Valley County Subdivision Regulations as most recently amended December 10, 2001: The proposed amendments include but are not limited to changes that include insertion of all previous amendments into the text of the document; addition of pathway requirements; addition of different tiers of subdivisions such as Administrative, Short Plat, and Long Plat; removal of subdivision classifications; addition of impact areas to Section 120; and, inclusion of Wildland Urban Interface Fire Mitigation Plan as Appendix A.

F. CORRESPONDENCE:

1. C.U.P. 04-46 Betts Landscaping & Storage

2. Administrative denial of ADU 10-01