



Valley County Planning & Zoning Commission

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Todd Hatfield, Chairman
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Ed Allen, Commissioner
Rob Garrison, Commissioner
Tom Olson, Jr., Commissioner

A G E N D A

Valley County Planning and Zoning Commission

July 9, 2009

Valley County Courthouse

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: June 11, 2009 & June 25, 2009

C. OLD BUSINESS:

1. White Cloud Phase 2 – Extension Request: Elkhorn LLC is requesting approval of a one-year extension of the final plat approval that currently expire on August 1, 2009. White Cloud Phase 1 was recorded July 2006. Phase 2 is a replat of Block 4 and Block 5 of Phase 1. The site is located in the SE Section 24 & NE Sec 25, T.18N, R.2E, and SW Sec 19 & NW Sec. 30, T.18N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

2. PUD 04-01 The Meadows at West Mountain, Phases 4-6 -- Extension Request: Timberline Developments, LLC, are requesting approval of an one-year extension of the Conditional Use Permit which states that a phase will be developed at least every two years. Phase 4 expires on July 12, 2009. The site is located in Section 17, T.16N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

3. Impact Fees: Continuation of discussion on Impact Fees.

D. NEW BUSINESS:

1. C.U.P. 09-09 Elo Estates – Preliminary & Final Plat: Youde - Three Forks, LLC, and Steve & Ingri Millemann are requesting approval of a 2-lot single-family residential subdivision on approximately 24 acres. Subdividing this property would rectify an illegal lot split. The subdivision would be served by individual well and septic systems. Conservation easements are located on the property. The property is currently addressed as 1171 & 1291 Elo Road and is located in the E ½ SE ¼ Section 22, T.18N, R3E. BM, Valley County, Idaho.

E. OTHER ITEMS:

1. Facts & Conclusions:

- C.U.P. 09-02 SLRWSD Treatment Plant
- C.U.P. 09-07 Shilo Bible Camp – Managers Residence

2. Discussion of Proposed Subdivision Regulations & LUDO Amendments