



Valley County Planning & Zoning Commission

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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
August 13, 2009

American Legion Hall - 105 E Mill Street, Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: July 9 and 28, 2009

C. OLD BUSINESS:

1. C.U.P. 05-48 Wild Wings Subdivision – Final Plat Extension: The applicants, Loomis Homes, INC, are requesting a 60-day final plat extension. The Commission approved the final plat on May 14, 2009. The property is accessed from Day Star Lane and is located in the NW ¼ of Section 4, T.15N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

2. C.U.P. 08-20 Elk Meadows River Ranches Subdivision –Final Plat Extension: The applicant, Elk Meadows River Ranches LLC, is requesting approval of a 90-day final plat extension. The Commission approved the final plat on May 14, 2009. The property is currently addressed as 536Gold Fork Road, and is located in the E ½ E ½ of Section 30, T.16N, R4E, BM, Valley County, Idaho. [Not a public hearing.]

3. C.U.P. 09-03 Prairie Pine Subdivision –Final Plat Extension: The applicant, Christopher Clark, is requesting approval of a 30-day final plat extension. The Commission approved the final plat on May 14, 2009. The property is currently addressed as 44 Heinrich Lane and is located in the W ½ E ½ SESW of Section 33, T.18N, R3E, BM, Valley County, Idaho. [Not a public hearing.]

4. C.U.P. 06-31 Brundage Mountain Air – C.U.P. Extension: The applicant, Idaho Mountain Air, LLC, is requesting approval of a one-year extension of the conditional use permit to establish an extension of the current AM radio tower to 195-feet tall. The new tower was to be in use by August 2009. The property is currently addressed as 13451 Farm-to-Market Road and is located in NWSW Section 26, T.17N, R.3E, B.M, Valley County, Idaho. [Not a public hearing].

5. PUD 09-01 Payette Landing – Tabled from the P&Z meeting on July 28, 2009. All responses received prior to August 6, 2009, will be included in the record. Public testimony will be taken during the meeting on NEW issues that have not yet been heard.

Payette Landing Development LLC is requesting approval of a mixed-used development consisting of a private airport and a variety of aviation, light industrial, commercial, and residential land uses. Multiple phases are planned.

All roads within the PUD would be public roads. Potable water would be provided by a central water system consisting of a series of wells. Sewage treatment would be provided by the North Lake Recreational Sewer and Water District. Access would be via new roads onto Hwy 55, Spink Lane, Paddy Flat Road, and Nasi Lane.

The property is located east of Highway 55 and approximately 2 miles north of Donnelly, Idaho. The boundaries of the property are located south of Nasi Lane, north of Spink Lane, and between Highway 55 and Farm-to-Market Road. The proposal consists of approximately 1,108 acres located in sections 23, 26, 27, 34, & 35, T.17N, R.3E, and NW ¼ Section 2, T.16N, R.3E, B.M., Valley County, Idaho.

Contained within the application is a combination of permits, as follows:

- **Concept Approval and Planned Unit Development** in accordance with Chapter 8 of the Valley County Land Use and Development Ordinance, as published September 21, 2006.
- **C.U.P. 09-08 Payette Landing – Phase 1 Preliminary Plat**: Includes the private airport, the Fixed Base Operator, 159 aviation estate lots, 54 low-density residential lots, several future development parcels, and open space. This portion of the proposal contains 813.21 acres.
- **VAC 09-01 Payette Landing – Vacation of Public Right-of-Way on Portions of Spink Lane, Paddy Flat, and Nasi Lane**: Vacation of a portion of Paddy Flat Road, realignment of a portion of Nasi Lane, and relocation of the intersection of Spink Lane and Highway 55 approximately 1000 feet to the south.

D. NEW BUSINESS: None

E. OTHER ITEMS:

1. Facts & Conclusions:

- C.U.P. 09-09 Elo Estates

2. Correspondence:

- Knife River
- C.U.P. 09-06 Matt Falvey
- C.U.P. 04-46 Storage & Landscaping (Betts)
- Construction in ROW – Allen Subdivision Lot 18
- Violation – Setback for outbuilding – Wagon Wheel Ranch # 4, Lot 28, Blk F