



Valley County Planning & Zoning Commission

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Todd Hatfield, Chairman
Harry Stathis, Vice-Chair

Ed Allen, Commissioner
Rob Garrison, Commissioner
Tom Olson, Jr., Commissioner

A G E N D A

Valley County Planning and Zoning Commission

September 10, 2009

Valley County Courthouse

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: August 13 & 25, 2009

C. OLD BUSINESS:

1. C.U.P. 05-31 Smylie Lane Subdivision -- Extension Request: Statewide Construction is requesting approval of an one-year extension of the Conditional Use Permit which expires on September 30, 2009. The site is accessed from Smylie Lane and is located in Sec. 27, T.17N, R.3E, B.M., Valley County, Idaho. [Not a public hearing.]

D. NEW BUSINESS:

1. C.U.P. 09-10 – Kelly’s Whitewater Park: The Friend’s of the Whitewater Park are requesting approval of a whitewater park on the North Fork of the Payette River between the Hwy 55 bridges at the north and south ends of the City of Cascade. A visitor center is also proposed. The park will be open free of charge to the public. The project is located on the abandoned Boise Cascade mill site and in the adjacent portions of the North Fork Payette River. The property is in a portion of the SE ¼ Section 25 and the NE ¼ Section 36, T.14N, R.3E, B.M., Valley County, Idaho.

E. OTHER ITEMS:

1. (Work Session Only) Amendments to the Valley County Subdivision Regulations Ordinance: The Valley County Subdivision Regulations were originally adopted April 29, 1970 and have been amended five separate times. 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 incorporates previous amendments into the text of the document; provides for administrative plats, short plats, and pathways; and adds an appendix that requires a Wildland Urban Interface Fire Protection Plan to be developed for all proposed subdivisions. The Wildfire Mitigation Plan is based upon a site-specific wildfire risk assessment

and will address topography, aspect, flammable vegetation, climatic conditions, fire history, water supply, access, fire protection systems, defensible space, and vegetation management. The complete document may be viewed at:

www.co.valley.id.us/docs/PZ/Proposed_Sub_Regs.June.2009.pdf

2. (Work Session Only) Amendment to the Valley County Land Use and Development

Ordinance: Valley County uses a Multiple Use Zoning concept. Land use proposals are evaluated using a matrix to determine compatibility with current land uses. Changes to Appendix A are being considered. Other minor changes that clarify standards or process are also being proposed. The proposed LUDO may be viewed at:

www.co.valley.id.us/docs/PZ/LUDO.1_to_Commission.JulyProposed%207-1-09.pdf

3. Facts & Conclusions:

- C.U.P.

4. Correspondence: