



# Valley County Planning & Zoning Commission

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Harry Stathis, Vice-Chairman

Ed Allen, Commissioner  
Gerald Patterson, Commissioner  
Rob Garrison, Commissioner

## A G E N D A

Valley County Planning and Zoning Commission

**September 11, 2008**

Valley County Courthouse

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

**A. Work Session: 3:00 pm**

- Subdivision Regulations
- Subdivision Wildfire Mitigation Plan
- Appendix A Amendment

**B. OPEN: Call to Order – 6:00 pm**

**C. MINUTES: August 14, 2008**

**D. OLD BUSINESS:**

**1. C.U.P. 05-31 Smylie Lane Subdivision – Extension Request:** The applicant is Statewide Construction, INC. They are requesting approval of a one-year extension request of the Conditional Use Permit which expires September 30, 2008. 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]

**2. C.U.P. 05-48 Wild Wings Subdivision – Extension Request:** The applicant is Loomis Homes, INC. They are requesting approval of a one-year extension request of the Conditional Use Permit which expires October 13, 2008. The site is located in NW ¼ Sec. 4, T.15N, R.3E, B.M., Valley County, Idaho. [Not a public hearing].

**3. C.U.P. 07-19 Settler's Mill, No. 2 – Extension Request:** The applicant is Copper Canyon Development. They are requesting approval of a two-year extension request of the Conditional Use Permit which expires September 13, 2008. The site is located in N ½ SE ¼ Sec. 23, T.16N, R.3E, B.M., Valley County, Idaho. [Not a public hearing].

**4. 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 August 14, 2008.*

**5. C.U.P. 06-38 Fire House Subdivision:** The applicant is Sandy McRae who is requesting final plat approval. The Commission will review the final plat and Conditional Use Permit to determine conformance with the preliminary plat. This application was formerly called Big Creek Subdivision and

received approval for a five-lot single-family subdivision on 6.38 acres. The site is located in Sec. 35, T.21N, R.9E, B.M., Valley County, Idaho. [Not a public hearing.]

## **E. NEW BUSINESS:**

**1. V-1-08 Chantrill – Variance to Relax Front Yard Setback:** The applicant is Debra Chantrill. She is requesting a variance to relax the front yard setback 10', from the required 20' to 10', in order to build a garage/loft structure. The variance is due to topographic limitations of the site. The site is addressed as 435 and 437 Collier View Road. The site is located in Ponderosa Shores Subdivision No. 2, Lots 1 & 2, NWNENW Sec. 12, T.13N, R.3E, B.M., Valley County, Idaho.

**2. C.U.P. 08-15 Larkin House – Retail Shop:** The applicant is Long Valley Preservation Society (LVPS). They are requesting approval to establish a retail business using an existing restored museum building. LVPS would make the "Cecelia Larkin House" available for lease for retail purposes. The site is accessed from Farm-to-Market Road. The site is parcel RP16N03E126290A located in the SWSW Sec. 12, T.16N, R.3E, B.M., Valley County, Idaho.

**3. C.U.P. 08-16 Jughandle Well Facility Project:** The applicant is Jughandle Corporation. They are requesting approval to establish a new well facility to serve Jughandle Estates. The facility will consist of a water supply well and well house building. A private gravel driveway will access the site from Sweet Iron Court. They are also requesting a variance to the building setback requirements for a community service use. The site is parcel RP005770000230A, The Willows Subdivision Phase 2, Lot 23, located in the NWSWNE Sec. 12, T.17N, R.3E, B.M., Valley County, Idaho.

**4. C.U.P. 08-17 Redridge at Blackhawk Subdivision – Preliminary Plat:** The applicant is Cranberry Ridge, LLC. They are requesting approval of a multi-phased 135 lot single-family residential subdivision on approximately 1614 acres. They are proposing 10 phases, with a phase recorded every 2 years. Individual wells and septic systems are proposed. Access would be provided via two locations on West Mountain Road onto private paved roads. They are also requesting a variance to the private road width. The site consists of parcels RP17N02E021535A, RP17N02E030006A, RP17N02E100006A, RP17N02E110605A, RP18N02E269005A, RP18N02E340006A, RP18N02E350006A, RP18N02E363520A, RP18N02E363520A, and is located in Sec. 2, 3, 10, & 11, T.17N, R.2E and Sec. 26, 34, 35, & 36, T.18N, R.2E, B.M., Valley County, Idaho.

**5. C.U.P. 08-18 Grose Office Space & Warehouse:** The applicant is Gary Grose. He is requesting approval to establish office space, warehouse buildings, and equipment & material storage on 3.927 acres. Existing structures will be removed. Two new buildings are proposed: 14,000 sq ft and 17,500 sq ft. A new well will provide water while an existing septic tank effluent pumping chamber will provide septic service. Three phases are proposed. The site is addressed as 13175 State Hwy 55. It is parcel RP16N03E104855A, located in the NESW Sec. 10, T.16N, R.3E, B.M., Valley County, Idaho

## **F. OTHER ITEMS:**

### **1. Facts and Conclusions:**

- C.U.P. 08-13 Point's Ranch
- C.U.P. 08-14 Campbell's Bend

### **2. Correspondence:**

- C.U.P. 08-03 Northwind Subdivision – Requesting a 60-day extension for their Final Plat approval from September 19, 2008 to November 19, 2008.
- C.U.P. 05-17 White Cloud, Phase 2 – Requesting a 90-day extension for their Final Plat approval from September 19, 2008 to December 19, 2008.
- C.U.P. 07-18 Idaho Power Operations Center – Landscape Plan