



Valley County Planning & Zoning Commission

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Kathy Deinhardt Hill Commissioner
Ronda Sandmeyer, Commissioner

A G E N D A

Valley County Planning and Zoning Commission
July 11, 2013
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. **OPEN:** Call to Order

B. **MINUTES:** June 13 & 20, 2013

C. **OLD BUSINESS:**

D. **NEW BUSINESS:**

1. **V-2-13 Jensen Shared Driveway Variance:** Jeff Jensen is requesting a variance for a shared driveway to access two lots. The parcels are Lots 10A and 10B of Shaw Valley Estates, in the SESW of Section 25, T.18N, R.3E, Valley County, Idaho.

2. **P.U.D. 13-01 Blackhawk Development:** Haden Tanner of McCall Associates, LLC is requesting approval of a planned unit development that would combine seven existing Conditional Use Permits into a consolidated development with one construction and phasing schedule. The application also includes a request to consolidate unsold lot groups in Blackhawk on the River into development bubbles and assign density ranges with a maximum of 22 additional lots; develop the former conservation easement on the southern half of the Red Ridge C.U.P.: modify some of the land uses within the existing Meadows at Blackhawk C.U.P. and convert the area into development bubbles with specific density ranges; and upgrade the existing sewage treatment facility. The combined C.U.P.s consists of approximately 4,385 acres, of which 2,192.5 acres (50%) are dedicated open space. All proposed roads will be private paved roads maintained by the respective homeowners associations. Utilities will be underground. The Red Ridge lots will be served by individual wells and septic systems; all others will be provided with central water and sewer. The site is located in portions of Sections 1,2,3,10,11,12,14,15,22, & 23, T.17N, R.2E, and portions of sections 26, 34, 35, and 36, T.18N, R2E, B.M., Valley County, Idaho. It would consist of the following seven previously approved C.U.P.s:

- C.U.P. 05-03 Blackhawk on the River
- P.U.D. 06-01 The Bend
- C.U.P. 07-06 The Meadows at Blackhawk
- C.U.P. 07-29 Blackhawk Ridge
- C.U.P. 08-17 Red Ridge at Blackhawk
- C.U.P. 90-5 Payette River Subd # 2 Sewage Treatment Facility
- C.U.P. 05-40 Blackhawk on the River Sewage Treatment Facility

E. **Facts and Conclusions:**

- V-1-13