



Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350

Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

Rob Garrison, Chairman
Tom Olson, Jr., Vice-Chair

Ed Allen, Commissioner
Kathy Deinhardt Hill Commissioner
Ronda Sandmeyer, Commissioner

A G E N D A

Valley County Planning and Zoning Commission
August 8, 2013
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

- A. **OPEN:** Call to Order
- B. **MINUTES:** July 11, 2013
- C. **OLD BUSINESS:**

1. **C.U.P. 04-13 24-7 Storage – Extension:** Paul Ryan requests a two-year extension of the permitted building plans that expire November 13, 2013. This business was previously known as Hayes Storage. The site is 4.519 acres located at 14051 Burr Drive. It is Lot 3 of Pearson Park Subdivision, Section 28, T.18N, R.3E, B.M., Valley County, Idaho.

D. **NEW BUSINESS:**

1. **C.U.P. 13-01 SonShine Preschool:** Elk Creek Baptist Church is requesting approval of a preschool to be located at the church. The preschool would provide planned programs for children ages 6 weeks – 5 years. Hours of operation will be 7:30 a.m. – 5:30 p.m. No additional buildings are planned. The site is 4.9 acres addressed as 14102 Highway 55, parcel RP18N03E282158, and is located in the SENE Section 28, T.18N, R.3E, B.M., Valley County, Idaho.

2. **C.U.P. 13-02 Big Bear Race Way and Gymkhana:** Don Reiswig is requesting approval of a motocross race track, snowmobile-cross race area, and gymkhana arena on land owned by Kenneth Purdom II. The 80-acre site is addressed as 13381 & 13387 Nisula Road and is located in the SE ¼ Section 31, T.17N, R.3E.

3. **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