



Valley County Planning & Zoning Commission

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A G E N D A

Valley County Planning and Zoning Commission
September 12, 2013
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: August 8, 2013

C. OLD BUSINESS:

1. **P.U.D. 13-01 Blackhawk Development [Tabled from August 8, 2013]:** 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 Subdivision # 2 Sewage Treatment Facility
- C.U.P. 05-40 Blackhawk on the River Sewage Treatment Facility

D. NEW BUSINESS:

1. **VAC 13-01 Vacation of Portions of Second North Street & Clark Street within Roseberry Townsite:** The Buchanan Family Trust is requesting that the road right-of-ways adjoining their properties within Roseberry Townsite be vacated. The roads have not been constructed. If vacated, the land would become the property of the applicant. No new building sites would be created. The 0.35 acres are within Roseberry Townsite, adjacent to Block 8, and in the East ½ SW ¼ of Section 12, T.16N, R.3E., Valley County, Idaho.

E. OTHER

- Rodebaugh request for building permit - Long Valley Subd # 2 Lot 1C - 348-B Maki Lane

F. FACTS AND CONCLUSIONS:

- C.U.P. 13-01 SonShine Preschool