



# Valley County Planning & Zoning Commission

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Tom Olson, Jr, Commissioner  
Kathy Deinhardt Hill, Commissioner  
Ronda Sandmeyer, Commissioner

## A G E N D A

Valley County Planning and Zoning Commission

October 7, 2010

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. **OPEN:** Call to Order

B. **MINUTES:** September 9, 2010

C. **OLD BUSINESS:**

1. **C.U.P. 06-44 Whitehawk Subdivision- Extension Request:** Whitehawk Land Development Corporation is requesting approval of a two-year extension of Phase 1 and additional one year for each Phase 2 – 6. Currently, Phase 1 expires on November 8, 2010. The site is accessed from Smiths Ferry Drive, Packer John Road, and Upper Murray Creek Road. It is located in the Sections S ½ 11, 14, and N ½ 23, T.11N, R.3E, B.M., Valley County, Idaho. **[Testimony will be limited to issues specific to the extension.]**

2. **C.U.P. 07-06 The Meadows at Blackhawk - Extension Request:** Blackhawk Partners, LLC, is requesting approval of a two-year extension request of their Conditional Use Permit which expires on May 18, 2010. The site is approximately 532.74 acres located in Sections 1, 12, and the SE ¼ of 11, T.17N, R.2E, B.M., Valley County, Idaho. **[Tabled from the 6-10-2010 meeting. Testimony will be limited to issues specific to the extension.]**

3. **C.U.P.08-17 Redridge at Blackhawk – Extension Request:** Cranberry Ridge, LLC is requesting approval of an one-year extension of the conditional use permit that currently expires on September 23, 2010. The site is located in Sections 2,3,10, & 11, T.17N, R.2E and Sections 26, 34, 35, & 36, T.18N, R.2E, B.M., Valley County, Idaho. **[Testimony will be limited to issues specific to the extension.] POSTPONED FROM MEETING ON September 9, 2010.**

4. **V-2-10 Amos Variance to Relax Setback from High Water Line:** Scott Amos is requesting a variance for the building setback from the high-water line. The minimum distance for residential buildings in Valley County is 30 feet. The buildings are currently 15 feet from the high-water line. The site is addressed as 4970 East Fork Road and is Lot 19 within the Riverside Addition to Yellow Pine Subdivision. It is approximately 0.1477 acres located in the SW ¼ Section 21, T.21N, R.8E, B.M., Valley County, Idaho. **[Tabled from the 8-9-2010 meeting.]**

**D. NEW BUSINESS:**

**1. VAC 10-03 Vacation of a Portion of Arnold Alley within the School Addition to Yellow Pine Subdivision.** Jenniffer Rossman-Duplisea is requesting a vacation of a 15' x 83.35' portion of Arnold Alley. The vacated land would be transferred to the adjoining landowner (Lot 4B). The site is located in the SW ¼ Section 21, T.19N, R.8E, B.M., Valley County, Idaho.

**2. C.U.P. 10-05 Bryant Ranch – Multiple Residences:** Teri Norell is requesting approval for multiple residences on one parcel (RP18N08E094806). There are currently two single-family residences on approximately 145 acres, addressed as 2073 and 2075 Johnson Creek Road. She would like to add an additional residence plus a shop building. Access would be via the bridge to the Johnson Creek Airstrip. The property location is in the E ½ SW Section 9 and N ½ NW Section 16, T.18N, R.8E, B.M., Valley County, Idaho.