



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

Ed Allen, Chairman
Rob Garrison, Vice-Chair

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

A G E N D A

Valley County Planning and Zoning Commission

December 9, 2010

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. **OPEN:** Call to Order

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

C. **OLD BUSINESS:**

1. P.U.D. 04-02 Gold Fork Bay Village – Extension Request: Gold Fork Bay, LLC, is requesting an extension of the conditional use permit that expires December 2010. The site is accessed from Old State Road and Paradise Lane. It is 30 acres located in the SESE Section 34, T.16N, R.3E, B.M., Valley County, Idaho. **[Testimony will be limited to issues specific to the extension.]**

2. C.U.P. 05-58 Heritage Subdivision – Extension Request: Acentrid Investments is requesting approval of a two-year extension of their conditional use permit that expires on December 26, 2010. The approximately 193 acre site is accessed from two points on Hwy 55. It is located in the S ½ of Section 18 and the SW ¼ of Section 17, T.12N, R.4E, B.M., Valley County, Idaho. **[Testimony will be limited to issues specific to the extension.]**

3. C.U.P. 06-43 Concrete Processing Plant – Extension Request: Jim Yates is requesting approval of extensions of the approved phasing plan. Phase 1 (grading and landscaping) to be completed by November 2011 and Phase 2 (facility improvements) would be completed by November 2012. The completion date for Phase 3 (mobilization and start-up) would remain December 2012. The property is located at the southwest corner of Plant Lane and Koskella Road in SESE Sec. 26, T.16N, R.3E, B.M., Valley County, Idaho. **[Testimony will be limited to issues specific to the extension.]**

4. C.U.P. 08-08 Gold Fork River Ranch Gravel & Sand Sales – Extension Request: Gold Fork River Ranch, LLC, is requesting a four-year extension of their conditional use permit which expires December 2010. The parcels, RP16N03E254804 and RP16N03E255310, are also permitted for C.U.P. 07-11 Gold Fork River Ranch Subdivision. The 162.32 acre site is bordered by Davis Creek Lane and Koskella Road and is located in the SW ¼ Section 25, T.16N, R.3E, B.M., Valley County, Idaho. **[Testimony will be limited to issues specific to the extension.]**

THE NEXT 3 ITEMS ARE ADJOINING PROPERTIES BY THE SAME APPLICANT AND WILL BE DISCUSSED AT THE SAME TIME.

5. C.U.P. 07-06 The Meadows at Blackhawk - Extension Request & Phasing Plan:

Blackhawk Partners, LLC, is requesting approval of an extension of their Conditional Use Permit. 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 October 2010 meeting. Testimony will be limited to issues specific to the extension.]**

6. C.U.P. 07-29 Blackhawk Ridge Subdivision -- Extension Request & Phasing Plan: The applicant is Blackhawk Partners, LLC. They are requesting approval of an extension of their conditional use permit. The site is accessed from West Mountain Road. It is located in portions of Sections 1, 2, 11, & 12, T.17N, R.2E, B.M., Valley County, Idaho

7. C.U.P. 08-17 Redridge at Blackhawk – Extension Request & Phasing Plan: Cranberry Ridge, LLC is requesting approval of an extension of the conditional use. 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. **[Tabled from October 2010 meeting. Testimony will be limited to issues specific to the extension.]**

8. VAC 10-3 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. **[Tabled from October 2010 meeting.]**

D. NEW BUSINESS:

1. V-3-10 Cramblet Shared Driveway Variance: Jack Cramblet is requesting approval of a variance for a shared driveway to access three parcels. The variance is requested due to wetlands limiting the access for driveways. The parcels are RP17N03E021655 and RP17N03E022106 (to be split into two parcels) currently addressed as 13885 and 13887 Farm-to-Market Road. They are located in the S ½ NE ¼ Section 2, T.17N, R.3E, B.M., Valley County, Idaho.

2. V-4-10 YMCA Variance from High Water Line Setback: Treasure Valley YMCA is requesting a variance from the required 100' setback from the high water line of a creek for non-residential buildings. They would like to build a 24 x 48 feet addition onto the current dining facility for the Y Camp at Horsethief. The location is Section 1, T.13N, R.4E, Valley County, Idaho.

E. OTHER:

1. Facts and Conclusions

- **V-2-10 Amos – Setback from High Water Line**
- **C.U.P. 10-05 Bryant Ranch – Multiple Residences on One Parcel**