



Valley County Planning & Zoning Commission

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A G E N D A

Valley County Planning and Zoning Commission
September 8, 2011
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: July 14 & 18, 2011

C. OLD BUSINESS:

1. PUD 05-01 Valley County Business Park & Storage Facility – Timeline Review:

Highway 55, LLC is requesting approval of a three-year timeline delineating planned improvements. The 12.68-acre site is accessed from west side of Highway 55, approximately ¼ mile north of West Lake Fork Road. The site is located in the NW ¼ Section 3, T.17N, R.3E, B.M., Valley County, Idaho.

2. C.U.P. 05-31 Smylie Lane Subdivision, Phase 1 – Final Plat Approval: Brian Wanner is requesting final plat approval of a three lot single-family subdivision. The Commission will review the final plat and conditional use permit to determine conformance with the preliminary plat. The site is accessed from Smylie Lane and is located in Sec. 27, T.17N, R.3E, B.M., Valley County, Idaho.

D. NEW BUSINESS:

1. C.U.P. 11-06 Edwards Mosquito District – Operational Facility: The Edwards Mosquito District is requesting a conditional use permit for an operational facility including an office and garage/shop. The site was previously used as a real estate office. The site is addressed as 13102 Cameron Drive and is located in West Mountain Estates Subdivision Lot 15, Blk 1, in the NE ¼ of Section 17, T.16N, R.3E, B.M, Valley County, Idaho.

2. C.U.P. 11-07 Nisula Gravel Pit: Steve & Debbie Nisula are requesting approval to develop a gravel pit north of the existing Valley County Stenburg Pit. The project would consist of four phases and result in four ponds. Willows and lodgepole pines would be planted along the east and north boundaries. Access would be from an existing access easement from East Lake Fork Road. The site is 40.34 acres, parcel RP17N03E023605, and located in the Section 2, T.17N, R.3E, B.M., Valley County, Idaho.

3. C.U.P. 11-08 Biggs Multiple Residences: Bruce Biggs is requesting approval for multiple residences on one parcel (RP19N09E050765). Five homes would be built on a 20-acre portion of the 335 acre parcel located east of Profile Creek. Access would be via the Edwardsburg Road (F.S. 340) northeast of Yellow Pine. The site is located in Sections 31 & 32, T.20N, R.9E and Section 5 & 6, T.19N, R.9E, B.M., Valley County, Idaho.

E. OTHER:

1. Facts and Conclusions

- V-2-11 Lojek Variance to Relax Front Yard Setback

2. Cowboy Camp Meeting – C.U.P. required?