



Valley County Planning & Zoning Commission

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A G E N D A

Valley County Planning and Zoning Commission
June 13, 2013
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

- A. OPEN:** Call to Order
- B. MINUTES:** May 9, 2013
- C. OLD BUSINESS:**
- C..U.P. 05-31 Smylie Lane Subdivision Phase 2 – Final Plat:** Michelle Basye is requesting final plat approval. The Commission will review the final plat and Conditional Use Permit to determine conformance with the approved preliminary plat. The approximately 9.6-acre site is located in the NWNW Section 27, T.17N, R.3E, B.M., Valley County, Idaho.
 - C.U.P. 98-6 Camp Cascade – 5 Year Review:** The Commission will review the provisions of Conditional Use Permit 98-6 and determine whether the Camp is in compliance. This C.U.P. is reviewed every 5 years. The owner is Columbia River Conference of Free Methodist Church of North America, INC. The camp is located at 1719 W. Roseberry Road in Section 16, T.16N, R.3E, B.M., Valley County, Idaho.
 - Cloud Seeding:** It is proposed to amend the Valley County Code, Title 9, Chapter 4 to allow cloud seeding as a permitted use. [*Tabled from meeting on May 9, 2013.*]
 - Oil and Gas Ordinance:** An Oil and Gas Ordinance for Valley County is proposed. It would make oil and gas wells permitted uses in accordance with Idaho State Statutes. The standards would be in Title 9, Chapter 4. [*Tabled from meeting on May 9, 2013.*]
- D. NEW BUSINESS:**
- V-1-13 Variance to Relax Side Setbacks:** Jeff Likes and Eric Anderson are requesting a variance to relax the side yard setback from the required 7.5 feet to the existing footprint of 3 feet. A permanent easement, to remain in a natural state, exists on the west 10.5 feet of the adjoining Lot 45. The site is 12850 Dawn Drive, Lot 30 of Morning Dawn Subdivision, in the SW ¼ Section 28, T.16N, R.3E, Valley County, Idaho.
 - It is proposed to amend the **Valley County Code, Title 9 Land Use and Development, Chapter 1, Section 10 Definitions** to read as follows:
Agricultural Building: Any building to be used for agricultural purposes, placed on agriculture land of five (5) acres or more, categorized as agricultural by the Valley County Assessor's office, and which is not intended for human habitation (including pump houses, barns, toolsheds, storage buildings, etc.) or as determined to be a bona fide agricultural use by the Valley County Planning & Zoning Administrator.
 - It is proposed to amend the **Valley County Code, Title 10 Subdivision Regulations, Chapter 4 Design Standards, Section 6 Easements** to read as follows:
Utility Easements: There shall be provided easements for the utilities upon and across the front ~~and rear~~ of lots of a width of a minimum of twelve feet (12') (except for entrance service) or as and where considered necessary by the commission.