



Valley County Planning & Zoning Commission

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Rob Garrison, Chairman
Ronda Sandmeyer, Vice-Chair

Ed Allen, Commissioner
Tom Olson, Jr., Commissioner
Kathy Deinhardt Hill, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

July 12, 2012

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

- A. **OPEN:** Call to Order
- B. **MINUTES:** June 14, 2012
- C. **OLD BUSINESS:**
 - 1. **V-1-2012 Variance to Relax Setbacks:** Edwards Mosquito Abatement District is requesting a variance to relax the setbacks from the Civic Use Standards for Public Utilities to Residential Use Standards. The Civic Use setbacks are 50' from the front, rear, and side street and 30' from the side. Residential Use setbacks are 20' and 7.5', respectively. The site is addressed as 13102 Cameron Drive and is Lot 15, West Mountain Estates, located in the SENE Section 17, T.16N, R.3E, B.M., Valley County, Idaho. [Tabled from meeting June 14, 2012]
- D. **NEW BUSINESS:**
 - 1. **C.U.P. 12-03 Black Tip Supply:** Mike Conner is requesting a conditional use permit for storage of construction materials for a drywall business. Materials would be stored in existing shop at 13482 Gunsmoke Road. No outside storage or office located on the property. The 2.65 acre site is Lot 1 of Big Valley Estates, in the NWSE Sec. 27, T.17N, R.3E, B.M., Valley County, Idaho.
 - 2. **C.U.P. 12-04 Gunsmoke Worker Housing:** Tracy McMaster is requesting a conditional use permit for 5 or 6 worker housing units in an existing 1800 sq.ft. structure along with an existing single family residence. The site is served by an individual well and septic system. The site is addressed as 13482 Gunsmoke Road. The 2.65 acre site is Lot 1 of Big Valley Estates, in the NWSE Sec. 27, T.17N, R.3E, B.M., Valley County, Idaho.
WITHDRAWN BY APPLICANT
- E. **OTHER:**
 - 1. **Facts and Conclusions**
 - **C.U.P. 12-02 Ed Staub & Sons Propane**
 - 2. **Correspondence – Long Valley #2 Lot 1 – Gerald Rodebaugh**