



Valley County Planning & Zoning Commission

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A G E N D A

Valley County Planning and Zoning Commission

December 14, 2017

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

- A. OPEN:** Call to Order
- B. MINUTES:** November 9, 2017
- C. OLD BUSINESS:**
- C.U.P. 03-05 Clear Creek Mini Storage - Extension:** Verne Ward is requesting a five-year extension of his Conditional Use Permit allowing him to increase the capacity at an existing mini-storage business. An extension was previously granted in 2013. The property is 2.47 acres located at 7 Clear Creek Road in the W ½ N ½ Section 4, T.12N, R.4E, Boise Meridian, Valley County, Idaho.
 - C.U.P. 02-14 Eagle Nest Subdivision No. 2 – Amended Plat:** A final plat has been submitted by property owners to amend elements of Eagle Nest Subdivision No. 2 which was recorded at Book 9, Page 41 on December 3, 2003. The Commission will review the amended final plat. This plat consists of 17 single-family residential lots currently platted as Lot 11, Blk 2; Lots 1-6, Blk 3; and Lots 1-10, Blk 4, Eagles Nest Subdivision No. 2. No new lots or roads are proposed. The site is accessed via Joshua Drive, a private road. It is approximately 64 acres located in Section 20, T.14N, R.3E, Boise Meridian, Valley County, Idaho. **[Not a public hearing – POSTPONED from October 19, 2017.]**
- D. NEW BUSINESS:**
- V-6-17 Ross Front Setback Variance:** David Ross is requesting a variance to relax the front yard setback from the required 20 feet to five feet in order to build a detached garage. The applicant asserts that the steep topography limits the buildable area for both the structure and drainfields. The site is Finlandia Estates 1 Lot 14 addressed at 13296 Finlandia Road. The 2.06-acre lot is located in NW ¼ Section 6, T.16N, R.4E, Boise Meridian, Valley County, Idaho. **WITHDRAWN BY APPLICANT**
 - C.U.P. 17-16 Redline Recreational Toys:** Redline Recreational Toys INC is requesting approval to establish a rental business for snowmobiles, ATV's, and UTV's. The existing buildings would be used. The 0.97-acre site is part of Pleasant Acres Subdivision Lot 5, addressed at 13876 Highway 55. It is located in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho.
- E. FACTS AND CONCLUSIONS:**
- VAC 17-02 Knight Utility Easement
Agenda subject to change.