



# Valley County Planning & Zoning Commission

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Bryan Cooley, Chairman  
Scott Freeman, Vice-Chair

Ed Allen, Commissioner  
Ray Cooper, Commissioner  
Johanna Defoort, Commissioner

## AGENDA

Valley County Planning and Zoning Commission

**September 13, 2018**

Valley County Court House - Cascade, Idaho

**PUBLIC HEARING - 6:00 p.m.**

**[All items listed on this agenda are ACTION ITEMS.]**

**A. OPEN:** Call to Order

**B. MINUTES:** August 9, 2018

**C. OLD BUSINESS:**

- V-1-18 TerTelgte Setback Variance:** Coleen TerTelgte is requesting a variance to relax the side yard setback from the required 7.5 feet to zero feet for a previously constructed storage shed that she is unable to move. The site is Yellow Pine Townsite, Lot 8, Block D and is addressed at 355 Behne Ave. The 0.14-acre lot is located in SW  $\frac{1}{4}$  Section 21, T.19N, R.8E, Boise Meridian, Valley County, Idaho. [Postponed from August 9, 2018.]

**D. NEW BUSINESS:**

- VAC 18-03 Cotner Drainage Easement Vacation:** David and Connie Cotner are requesting a vacation of the 6-foot wide drainage easement that is centered on the lot line between Lots 3 and 4, Block 4, in Westwoods Subdivision No. 2. They own both lots and wish to build over the original lot line as platted. Access is via Westwood Drive and is in the NESW Section 18, T.16N R.3E, Boise Meridian, Valley County, Idaho.
- P.U.D. 04-01 Meadows at West Mountain, Phases 4-6 – Extension Request:** Larry Mangum, representing Timberline Investment LLC, is requesting a two-year extension of the conditional use permit for phases 4-6. Phases 1, 2, and 3 have been platted and recorded. Phase 4 is 39 single-family home lots on 19 acres; phase 5 is 39 single-family home lots and 7 townhome lots on 21.8 acres; and phase 6 is 20 single-family home lots on 9.2 acres and 11.2 acres of commercial area. The site is located in the W  $\frac{1}{2}$  NE  $\frac{1}{4}$  Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho.
- C.U.P. 17-11 Highmark Subdivision Amended – Preliminary & Final Plat:** Highmark Properties LLC is requesting approval of an amendment for the previously approved three-lot residential subdivision on 20 acres in order to eliminate the private road and allow a

shared driveway. One residence currently exists and is addressed at 13801 Raptor Loop. Lot sizes vary from 5.9 to 7.8 acres and will have individual wells and septic systems. Access to each lot will be from Raptor Loop, a public road. The site is located in the SWNW of Sec. 11, T.17N, R.3E, Boise Meridian, Valley County, Idaho

**E. OTHER**

- Appeal of P&Z Administrator Decision for 658 Bings Road

**F. CORRESPONDENCE:**

- **C.U.P. 18-06 Rocky Mountain Crane**

**G. FACTS AND CONCLUSIONS:**

- C.U.P. 18-11 Lakeport Storage II

*Agenda subject to change.*