

Valley County Planning & Zoning Commission

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A G E N D A

Valley County Planning and Zoning Commission

April 11, 2019

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. **OPEN:** Call to Order

B. **FIRE WORKING GROUP – Discussion (6:00 – 6:15 p.m.)**

C. **MINUTES:** March 14, 2019 – *Action Item*

D. **OLD BUSINESS:**

1. **C.U.P. 19-04 Sands RV Campsite:** Jeff and Karen Sands are requesting approval of a conditional use permit for a Recreational Vehicle Park to allow multiple RVs to be used as dwellings for more than 30 days in duration. The campsite will be for personal use and will not have any commercial use. A home, garage, well, septic system, and power exist at the site. The 0.848 acre site is addressed at 501 West Mountain Road, located in West Mountain Subdivision 4, Lots 101, 102, & 103, Block 1, in the SE ¼ Sec. 3, T.13N R.3E, Boise Meridian, Valley County, Idaho. *Action Item. Tabled from March 14, 2019*

E. **NEW BUSINESS:**

1. **C.U.P. 09-01 Blackhawk Lake Estates Phases III & IV – Extension Request:** LB Industries is requesting a two-year extension of the conditional use permit and preliminary plat that expire in April 2017. The original approval was for nine residential lots and 1 common lot. The 25.87 acre site is located on the west side of Blackhawk Lake in N ½ Section 2, T.17N, R.2E, Boise Meridian, Valley County, Idaho. *Action Item*

2. **V-1-19 Odle Front Setback Variance:** Michael and Becky Odle are requesting a variance to relax the front yard setback from the required 20 feet to five feet in order to build a carport on one side of the existing driveway and a storage shed on the other side. Buildings would be built in the existing flat spots. The applicant asserts that steep topography limits the buildable area on the lot. The site is Tax #31 in Lots 25 and 26 of Cascade East Subdivision

No. 2. The 2.33 acre lot is addressed at 1618 Crown Point Parkway in Section 1 & 12, T.14N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

3. **C.U.P. 19-07 Brutsman RV Campsite:** Ron Brutsman is requesting approval of a conditional use permit for a Recreational Vehicle Park to allow multiple RVs to be used as dwellings for more than 30 days in duration. The campsite will be for personal use and will not have any commercial use. A shed, deck, sewer, water, and power exist at the site. Trees have been planted for screening. The 0.492 acre site is addressed at 2547 Westwood Drive, located in Westwood Subdivision No.1 lot 2 block 2, in the NW ¼ Sec. 18, T.16N R.3E, Boise Meridian, Valley County, Idaho. *Action Item*
4. **C.U.P. 19-08 Housley RV Campsite:** Charles and Renee Housley are requesting approval of a conditional use permit for a Recreational Vehicle Park to allow multiple RVs to be used as dwellings for more than 30 days in duration on 0.5 acres. The campsite will be for personal use and will not have any commercial use. Water is hauled to the site, a porta-potty is used, and electrical power exists. The two adjoining lots are addressed at 4 Miller Lane and 461 Anns Avenue, located in Gratton-Barnard No.2 lots 61 & 68 block 3, in the NE ¼ Sec. 10, T.13N R.3E, Boise Meridian, Valley County, Idaho. *Action Item*
5. **C.U.P. 19-09 The Retreat McCall:** Colby Rampton is requesting approval to establish a year-round event venue to include weddings, retreats, reunions, etc. There would be a main venue space and five cabins for overnight guests; buildings will be on the eastern portion of the property which borders State of Idaho lands. Temporary tents are requested for functions. Septic systems and an individual well would be used. Proposed quiet hours are from 10 p.m. to 8 a.m. Access is via an existing driveway off Boulder Lake Road, a public road. The 40-acre site is RP18N04E198403 and RP18N04E198555 in the SWSE Section 19, T.18N, R.4E, Boise Meridian, Valley County, Idaho. *Action Item*

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 19-01 Valley County Quarry – Yellow Pine
- C.U.P. 19-02 Herrick Hills Subdivision 1.1 – Preliminary & Final Plat
- C.U.P. 19-03 Cabarton Shuttle Service
- C.U.P. 19-05 Cornerstone Construction

Agenda subject to change.

Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact our office prior to the meeting.