

Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

Bryan Cooley, Chairman
Scott Freeman, Vice-Chair

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

A G E N D A

Valley County Planning and Zoning Commission

May 9, 2019

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

- A. OPEN:** Call to Order
- B. MINUTES:** April 11, 2019 – *Action Item*
- C. OLD BUSINESS:**
- C.U.P. 05-17 and 14-03 White Cloud Phase 1 & Phase 2 – Amended Plats:** Final plats have been submitted by property owners to amend elements of White Cloud Phase 1 which was recorded at Book 10, Page 53 on July 25, 2006; White Cloud Phase 2, at Book 12, Page 54, on December 20, 2011; and First Amended White Cloud Phase 2, at Book 13, Page 15, on July 28, 2014. The Commission will review the amended final plats. No lot lines are being modified. No new lots or roads are proposed. The subdivision is located partially within the City of McCall Impact Area and partially within Valley County jurisdiction. The site is accessed from West Mountain Road. It is approximately 448 acres located in SE ¼ Sec. 24 and NE ¼ Sec. 25, T.18N, R.2E, and SW ¼ Sec. 19 and NW ¼ Sec. 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **[Not a public hearing.]** *Action Item*
- D. NEW BUSINESS:**
- VAC 19-01 Vacation of Road Easement in Timbered Acres:** Carroll and Barbara Smith are requesting a vacation of a road easement that was platted along the eastern portion of Timbered Acres Subdivision, Lot 1. The intention was to provide access to an unplatted parcel to the north, which has now been combined with this parcel. They would also like to vacate the platted public right-of-way that was originally used as a cul-de-sac that is no longer needed. The easement is located at 222 Wildwood Drive in the NWNE Section 33, T.16N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*
 - C.U.P. 18-08 Eagle Nest 3 – Extension Request:** Eagle Nest LLC is requesting a seven month extension of the conditional use permit and preliminary plat that expire on May 10, 2019. The approval was for a 21-lot residential subdivision on 100 acres. The extension is requested due to studies for the Northern Idaho Ground Squirrel. The site is located in Sections 17 and 20, T.14N, R.4E, Boise Meridian, Valley County, Idaho. *Action Item*
 - C.U.P. 19-06 Blackhawk on the River Event Venue – Amendment to C.U.P. 17-04:** Blackhawk on the River LLC is requesting approval to amend the existing conditional use permit that established an event venue at the Blackhawk River Lodge. The request includes

extended hours of operation, outdoor amplified music and PA systems, removal of limits on the number and type of events, and additional commercial use. The existing buildings, parking lot, and lawns would be used. The 2-acre site is addressed at 11 Shooting Star PL, located in Blackhawk on the River Phase 2, Lot 99, Block 3, SE ¼ Section 25, T.18N, R.2, Boise Meridian, Valley County, Idaho. ***Application Withdrawn by Applicant***

4. **C.U.P. 19-10 Lake Fork Living:** Payette Financial Services, LLC is requesting approval to establish 20 tiny homes on a 21 acre parcel; each would be 400 sq.ft. plus an open loft. The homes would be clustered on approximately five acres and the remaining 16 acres would be for RV storage and future use. Shared wells, individual septic tanks, and a shared leach field are proposed. Access would be from Pleasant Acres Drive, a public road. The site is RP17N03E034205 located in the SENW Section 3 T.17N R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

5. **C.U.P. 19-11 Tamarack Storage Plus:** Ben Poulsen is requesting approval to construct public storage facilities. The proposal includes an office, nine storage buildings (between 4900 and 9800 sq.ft.) and three 60'x245' covered RV parking areas. Individual well, an individual septic system, and electricity are proposed. Access would be via Coho Lane. The site is approximately 10 acres within a 62-acre parcel (RP16N03E036650) located in the S ½ SW ¼ Section 3 T.16N R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

6. **C.U.P. 19-12 Pickens Subdivision – Preliminary Plat:** Nathan Pickens is requesting a conditional use permit for a 2-lot residential subdivision on 4.8 acres. Lots are proposed to range in size from approximately 1 to 3.8 acres. Both lots would be served by a shared well and each would have a septic system. A residence currently exists on the proposed lot 1. Access would be from Big Pine Drive and Lone Tree Road, both public roads. The site is located in a portion of “unplatted” Northlake Subdivision 1 in the SW ¼ Section 8 and NW ¼ Sec. 17, T.15N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

7. **C.U.P. 19-13 Frost Property Management:** Jonathan Frost is requesting a conditional use permit to operate a property management business. The proposal includes a 5,000 sq.ft. office building and a covered storage/parking building to both store their equipment and rent space for RV and boat storage as well as Inland Marine’s equipment. An individual well and electrical utilities exist; sewer is provided by North Lake Recreational Sewer and Water District. Access would be via an existing entrance to Highway 55. The site is approximately four acres addressed at 13175 Highway 55 and located in the NESW Sec. 10 T.16N R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

E. ADMINISTRATIVE APPEAL – Concrete plant at intersection of Plant Lane and Koskella Road

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 19-04 Sands RV Campsite
- V-1-19 Odle Front Setback Variance
- C.U.P. 19-07 Brutsman RV Campsite
- C.U.P. 19-08 Housley Campsite

Agenda subject to change.

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