

Valley County Planning & Zoning Commission

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A G E N D A

Valley County Planning and Zoning Commission

June 13, 2019

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. **OPEN:** Call to Order

B. **MINUTES:** May 9, 2019 – *Action Item*

C. **OLD BUSINESS:**

- 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. Tabled from April 11, 2019 & Withdrawn by applicant.*
- 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 sqft 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. Tabled from May 9, 2019 & Withdrawn by applicant.*

D. **NEW BUSINESS:**

- P.U.D. 04-02 Gold Fork Bay Village – Extension & Final Plat Approval:** Gold Fork Bay LLC is requesting a one-year extension of conditional use permit that expires July 2019, and approval of a revised Final Plat. The approved permit allows for a single family residential

subdivision originally approved as a mixed use planned unit development. This plat consists of 15 single-family residential lots, dedicated open space, stormwater and pond infrastructure, and walking trails. Remaining infrastructure to be completed is installation of a sewer lift station. The site is accessed from Old State Road and Paradise Lane. It is 30 acres located in the SESE Section 34, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

Action Item

2. **C.U.P. 19-14 Aldrich Private RV Campsite:** Brandon Aldrich is requesting approval of a conditional use permit for a Private Recreational Vehicle Park to allow two 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. Sheds and electric power exist at the site. The 0.178 acre site is addressed at 3 Ambrose Way, located in Gratton-Barnard-Allen No.1 lot 43, in the SE ¼ Sec. 3, T.13N R.3E, Boise Meridian, Valley County, Idaho. *Action Item*
3. **C.U.P. 19-15 Lake Fork Fence Supply:** Lake Fork Fence Supply LLC is requesting a conditional use permit for a materials storage, fencing fabrication, and sales yard. The property would be fenced and include the shop and pole barn previously used by commercial businesses. The property is addressed at 5 W Lake Fork Road in NW ¼ Section 10, T.17N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

E. FACTS AND CONCLUSIONS – Action Items:

- VAC 19-01 Vacation of Road Easement in Timbered Acres
- C.U.P. 19-10 Lake Fork Living
- C.U.P. 19-11 Tamarack Storage Plus
- C.U.P. 19-12 Pickens Subdivision – Preliminary Plat

Agenda subject to change.

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