

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 12, 2019
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: August 8, 2019 – *Action Item*

C. OLD BUSINESS:

1. C.U.P. 18-08 Eagle Nest No. 3 - Final Plat: Eagle Nest LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat and conditional use permit. The preliminary plat approval was for a 21-lot residential subdivision on 100 acres. The site is located in Sections 17 and 20, T.14N, R.4E, Boise Meridian, Valley County, Idaho. [**Not a public hearing.**] *Action Item*

D. NEW BUSINESS:

1. C.U.P. 19-22 Collins Multiple Residence: Brent Collins is requesting a conditional use permit for two residences on one parcel. The homes would share a driveway. There is currently a 1,564 sq. ft. apartment being constructed above a shop. In the future a 3,000 sq. ft. house will be constructed, with construction beginning in the summer of 2020. The property is addressed at 43 Joshua DR. The 4.63 acre parcel is Lot 9, Block 4 of the Eagle Nest Subdivision No. 2, Boise Meridian, Valley County, Idaho. *Action Item*

2. C.U.P. 19-23 Binnion Multi-family Dwelling Unit: Dianna Binnion is requesting approval to convert a bedroom into an apartment on the second floor of an existing home. The rental unit would include a full bath and kitchen. The site is 0.5 acres, addressed at 1907 Lone Tree Road, and is in Northlake Subdivision No. 1, Lot 14 in the SW ¼ Section 8, T.15N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

3. C.U.P. 19-25 Mountain Top Produce: Colt Brown is requesting approval to operate a you-pick produce patch, ie pumpkin patch. It would include annual events with vendors and games at the site. The site would be approximately three acres of a 114-acre parcel located southeast of the Davis Creek Lane and Koskella Road intersection, in the NW ¼ Section 36,

T.16N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

4. **C.U.P. 19-26 CM Equipment Storage:** Cody and Shelby Monroe, CM Backcountry Rental Storage, are requesting a conditional use permit for an equipment storage site for their recreational vehicle rental business, ie. snowmobiles and jet skis. A single-family residence and shop currently exist; no new construction is planned. The 6-acre site is addressed as 14050 Pioneer Road located in the SESE Section 27, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*.
5. **Ordinance Amendment - Accessory Dwelling Unit:** This proposal would modify the definition of Accessory Dwelling Unit and remove the definition of the defunct Valley/Adams Regional Housing Authority within Valley County Code 9-3-1. Chapter 9-4-7 Accessory Dwelling Units would be modified. Requirements for long-term and short-term rental property would be specified as to whether they would be administratively approved or conditionally approved. Parking for accessory dwelling units will not be allowed in public right-of-ways. *Action Item*
6. **Ordinance Amendment - Recreational Vehicle Campground:** This proposal would define Recreational Vehicle Campground and Recreational Vehicle Park in Valley County Code 9-3-1 and create Chapter 9-4-8 Recreational Vehicle Campground. Administrative permits would be required for two or three RV units. Other requirements include sewage disposal, garbage, setbacks, rentals, lighting, camp fires, quiet hours, lot coverage, and notification of adjacent property owners. *Action Item*
7. **Ordinance Amendment – Short Term Rental:** This proposal would create Chapter 9-4-9 Short Term Rentals. Short Term Rentals would require an Administrative Permit with specific standards regulating sewage disposal, garbage, setbacks, rules of operation, lighting, camp fires, quiet hours, and notification to adjacent property owners. *Action Item*

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 19-18 Nickels Multiple Residence
- C.U.P. 19-20 Asphalt Plant
- C.U.P. 19-21 Grace Bible Church Camp

Agenda subject to change.

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