

# 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

## A G E N D A

Valley County Planning and Zoning Commission

**November 14, 2019**

**Valley County Court House - Cascade, Idaho**

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

- A. OPEN:** Call to Order
- B. MINUTES:** October 10, 2019 – *Action Item*
- C. OLD BUSINESS:**
- C.U.P. 19-12 Pickens Subdivision – Final Plat:** Nathan Pickens 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 2-lot residential subdivision on 4.8 acres. 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. **[Not a public hearing.] Action Item**
  - P.U.D. 98-1 Tamarack Resort: Construction Update and 3-Year Plan:** Tamarack Resort Holdings LLC will present an updated plan for construction, landscaping, and layout of the buildings. All but two of the dome units will be removed in 2020 and uses moved into the commercial space within the Village. Plans include employee housing, 45 foot climbing wall, and increased public parking. The proposal includes a 12,000 sq.ft. building to be used for administration/ski patrol/First Aid purposes instead of a Condominium Residence Club as previously approved. The proposal also includes an amendment to allow 18 estate lots in a site originally designated as water treatment, rope challenge course, and horse corrals. Eleven estate lots are proposed in an area originally designated as condominiums. The Design Plaza will be converted into 22 townhome/duplex units. The site is located in T.15N, R2E; T.16N, R.2E, and T.16N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*
- D. NEW BUSINESS:**
- C.U.P. 19-24 Keller Room Rental:** Wes Keller and Shelly Garriott are requesting a conditional use permit for a short-term rental. The 692 sq. ft. room has a bathroom and kitchenette and is detached from the home. The site is on a 0.68 acre lot addressed at 260 Moonridge Drive. It is Lot 28 in First Amended Payette River Subdivision No 1, in Section 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item* **Withdrawn by applicant.**

2. **C.U.P. 19-30 Worthen Family Cemetery:** David and Sharla Worthen are requesting a conditional use permit for a 50' x 30' family cemetery on their private property. The site is on a 16.5 acre parcel addressed at 196 West Mountain Road, T.13N, R.3E, Section 13, Boise Meridian, Valley County, Idaho. *Action Item*
  
3. **C.U.P. 19-31 Daugherty Excavation:** Dan Daugherty is requesting a conditional use permit to park vehicles and equipment for a business including mini-excavators, skid steers, and snow-removal equipment. A new 40 x 40 ft garage for equipment storage is proposed. The site is 2 acres addressed as 13978 Rustic Road. It is Eld's Country Subdivision Lot 3 in the SE ¼ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

**E. OLD BUSINESS CONTINUED – ORDINANCE REVIEW:**

1. **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. [Tabled from Sept. 12, 2019.] *Action Item*
  
2. **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. [Tabled from Sept. 12, 2019.] *Action Item*
  
3. **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. [Tabled from Sept. 12, 2019.] *Action Item*

**F. FACTS AND CONCLUSIONS – Action Items:**

- C.U.P. 19-14 Aldrich Private RV Campsite
- C.U.P. 19-27 Butler Containers
- C.U.P. 19-28 Pole Structure
- C.U.P. 19-29 Escosa Multiple Residence

*Agenda subject to change.*

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