

# 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

**December 12, 2019**

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

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

**A. OPEN:** Call to Order

**B. MINUTES:** November 14, 2019 – *Action Item*

**C. NEW BUSINESS:**

- 1. C.U.P. 19-32 Knife River Asphalt & Concrete Plant:** Knife River Corporation is requesting a conditional use permit to establish a portable asphalt plant and concrete plant. No permanent structures are included. Operation of the asphalt plant will be seasonal and the concrete plant may be operated year-round. New utilities will include electric and a well. Access is from Loomis Lane, a public road. The site is 31.16 acres, addressed at 16 and 18 Loomis Lane, and located in the SWSE Section 23, T.16N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item.*
- 2. C.U.P. 19-33 Gebhards Subdivision – Preliminary/Final Plat:** Stacy Gebhards is requesting a conditional use permit for a 1-lot residential subdivision on approximately 12 acres. An individual well and septic system is proposed. Access is from Potter Lane (public) and Hollenbeak Way (private). The site is located in the NWNE Section 2, T.17N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*
- 3. C.U.P. 19-34 No Business Lodge:** Ed Anderson of ARRTI LLC is requesting a conditional use permit to add two additional detached rooms to the existing vacation rental. The site will continue to be rented out to guests for vacations, weddings, reunions, and other gatherings. The site is 5.5 acres of a ten acre holding addressed at 296 Smylie Lane. It is parcel RP17N03E198650 located in the S ½ Section 19 2, T.17N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*

**4. C.U.P. 19-35 – Lake Fork Landing Preliminary Plat:** Payette Financial Services LLC is requesting a conditional use permit for a 10-lot residential subdivision on approximately 21 acres. Lot size would range from 1.95 to 1.99 acres. Individual well and septic systems are proposed. The existing irrigation ditch would be piped. Access would be from Pleasant Acres Drive (public) onto a private road. The site is RP17N03E034205 located in the SENW Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho.

*Action Item*

**5. Ordinance Amendment – Singletrack Sidewalks** This proposal would add to Title 5 County Roads and Property, Chapter 8 Singletrack Sidewalks. It would allow singletrack sidewalks within the public road right-of-ways. These trails would be non-motorized except where uniquely permitted, and are generally not meant for winter or wet season usage. Design guidelines would include widths of 24-48 inches, would not hinder roadway drainage, and would allow meandering around natural features, driveways, and mailboxes. *Action Item*

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

- C.U.P. 19-30 Worthen Family Cemetery

*Agenda subject to change.*

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