

# Valley County Planning & Zoning Commission

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Johanna Defoort, Chairman  
Scott Freeman, Vice-Chair

Ed Allen, Commissioner  
Brian Benton, Commissioner  
Ray Cooper, Commissioner

## AGENDA

Valley County Planning and Zoning Commission

July 9, 2020

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

The Valley County Planning and Zoning Commission may be holding an electronic public meeting to hear testimony on the below matters. If we do, it will be a teleconference and web-based meeting. If you are interested in participating, register in advance for this meeting by contacting Cynda Herrick, Planning and Zoning Administrator, at (208) 382-7115.

As the COVID-19 situation is changing daily, please be aware that these details may also change, or this meeting may have to be postponed. Current information is available by calling us at (208) 382-7115 or email [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us).

**A. OPEN:** Call to Order

**B. MINUTES:** June 11, 2020 – *Action Item*

**C. NEW BUSINESS:**

- 1. C.U.P. 20-06 Appel Subdivision – Preliminary and Final Plat:** Harold and Janice Appel are requesting a conditional use permit for a 2-lot residential subdivision on five acres. Lots will range in size from approximately 1.9 to 2.9 acres. Two homes currently exist and would continue to share the existing well and septic system. Access will be from a shared driveway onto S. Samson Trail (public). The site is RP18N03E281807 located in the SENE Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item. Postponed from June 11, 2020.*
- 2. C.U.P. 20- 08 RMC Equipment Storage:** Rocky Mountain Crane is requesting a conditional use permit for an equipment storage site. A 1-acre area would be used for overflow parking and equipment storage. An existing building on the parcel is used for boat storage (C.U.P. 96-04). No new construction is planned. Access would be via the existing driveway for Rocky Mountain Crane at 14032 Highway 55. The 9.6-acre site is addressed as 14040 Highway 55. It is parcel RP18N03E330006 located in the NENE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item. Postponed from June 11, 2020.*

3. **C.U.P. 20-10 Clear Creek Crossing - Preliminary Plat:** Nick Schlekeway of Green River Project LLC is requesting a conditional use permit for a 9-lot residential subdivision on 80.23 acres, with 8 buildable parcels and 1 open space lot. Lots will range in size from approximately 4 to 18 acres. Individual well and septic systems are proposed. Access to each lot will be from a new gravel private road from Atkin Lane. A variance is requested for the length of the proposed cul-de-sac road. The site is in the NE ¼ Section 4, T.12N, R.4E, Boise Meridian, Valley County, Idaho. *Action Item.*
  
4. **C.U.P. 20-11 Matlena Farms Event Venue:** Terri Martin is requesting approval to establish an event venue to include weddings. Events would be held on the lawn area, in event tents, and the existing home, barn, and outbuildings. Portable restrooms would be used. Electricity, propane, septic system and a well exist at the site. Access is via an existing driveway off Ashton Lane, a public road. The 10.4-acre site is addressed at 239 Ashton Lane. It is Ashton Ridge Ranch Subdivision Lot 6 in the NE ¼ Section 12, T.17N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item.*

**D. OTHER**

1. **Appeal of Administrative Decision** – New Construction at Nemec Subdivision Lot 1

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

- V-1-20 Dellwo Setback Variance
- C.U.P. 20- 09 BP Property Equipment Storage

*Agenda subject to change.*

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