

Valley County Planning & Zoning Commission

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Johanna Defoort, Chairman
Scott Freeman, Vice-Chair

Brian Benton Commissioner
Ray Cooper, Commissioner
Neal Thompson, Commissioner

AGENDA

Valley County Planning and Zoning Commission

October 8, 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.

A. OPEN: Call to Order

B. MINUTES: Sept. 10, 2020 – *Action Item*

C. OLD BUSINESS:

1. C.U.P. 19-19 Powell Mechanic Shop – Compliance Review: Michael Powell received a conditional use permit to establish a mechanic shop in 2019. The approval stated that a public hearing would occur in October 2020 to determine if the applicant is in compliance with the conditional use permit. The 2.6-acre site is addressed as 37 Goslin Loop and is Ben Goslin 3 Tax # 46 In Lot 49 located in the SW Section 16, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

D. NEW BUSINESS:

1. C.U.P. 20-23 Riverside Pines Event Venue: Sharon Rueth is requesting approval to amend C.U.P. 17-12 Sharon's Place and increase the maximum events per year from 10 to 25. The existing barn, parking area, and yard area would be used. A single-family residence is also located on the site. Access is via an existing driveway off Cabarton Road, a public road. The

6-acre site is addressed as 342 Cabarton Road. It is parcel RP13N04E062575 in the NENW Section 6, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

2. **C.U.P. 20-24 Honnold Solar Panels:** Tom Honnold and Comet Energy LLC are requesting approval to establish detached solar panels in the side yard to the north of an existing house. The solar panel system would be 14-ft wide, 34-ft long, and 12-feet high. The existing residence is addressed as 328 Westview Road. The 0.84-acre site is Ponderosa Estates Lots 51 and 52, Block 2, in the NW Section 1, T.13N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
3. **C.U.P. 20-25 Ahlquist Shooting Range:** Tommy Ahlquist of AB West Mountain Holdings LLC is requesting approval for an outdoor private shooting range. The range would be used by AB West Mountain Holdings and their guests, 10 days per month maximum. The firing field would be towards the east. A 336 sqft structure would be added to the site. Access is from existing driveway off West Mountain Road, a public road. The 630-acre site is addressed as 3324 West Mountain Road. It contains parcels RP17N02E120762 and RP17N02E0784 in Sections 1 and 12, T.17N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.
Withdrawn by Applicant
4. **Ordinance Amendment – Minimum 1-Acre Lots:** The proposed amendment would modify Valley County Code 9-5C-2 lot size requirement for single-family subdivisions that use individual sewage disposal systems (aka septic systems) and individual wells to a minimum of one acre. *Action Item.*

E. OTHER:

- **Privy Request – 1294 Wickham Way, Crown Point #6, RP000530000280**

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 20-13 Ted’s Place
- C.U.P. 20-20 The Gathering Place
- C.U.P. 20-21 Coleman’s RV Site
- C.U.P. 20-22 Chapy’s Sawmill and Woodworks

Agenda subject to change.

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