

Valley County Planning & Zoning Commission

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Scott Freeman, Vice-Chair

Brian Benton, Commissioner
Ray Cooper, Commissioner
Neal Thompson, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

December 10, 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: November 12, 2020 – *Action Item*

C. OLD BUSINESS:

1. C.U.P. 20-10 Clear Creek Estates – Final Plat: Nick Schlekeway of Green River Project LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat consists of 8 single-family residential lots, an open-space lot, and a private road on approximately 80 acres. Access to each lot will be from a new gravel private road from Atkin Lane, with a variance for the length of the cul-de-sac road. The site is in the NE ¼ Section 4, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item **[Not a public hearing.]**

2. C.U.P. 20-28 Eis RV Site: Dale and Joyce Eis are requesting approval of a conditional use permit for a Recreational Vehicle campground to allow four RVs to be used as dwellings for more than 30 days in duration. The campsite will be for personal use and will not have any commercial use. There is an individual well, individual septic, RV holding tanks, and electrical power. The 1.3-acre site is addressed at 3 Hemlock Trail, located in CR-4 Subdivision Lot 32, in the NE ¼ Sec. 15, T.13N R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Tabled from Nov. 12, 2020. Postponed to January 14, 2021**

D. NEW BUSINESS:

1. **C.U.P. 20-26 Hayes Short-Term Rental:** Christopher Hayes is requesting a conditional use permit for a short-term rental with 18 guests. The home is approximately 2,692 sq.ft. with an attached carport. Central sewer and water are provided. The 0.46-acre site is addressed at 28 Pointe at Goldfork CT, located in Lot 7, Block 1 of The Pointe at Goldfork, in the NW ¼ Section 34, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Postponed to January 14, 2021**

2. **C.U.P. 20-31 Tall Timber Machining & Lumber:** William Smith is requesting a conditional use permit for continued use of C.U.P. 15-10, an existing covered sawmill and log storage yard that was approved for five years. A machine shop will also be constructed. The approval will also be for a variance from 9-5F-2.A (75' frontage requirement) and 9-5F-2.B.2 (setbacks). The site is 4.8 acres addressed as 228 Maki Lane. It is in Long Valley Subdivision # 1, Tax # 94 in Lot 4 and Tax # 86 in Lot 5, in the SE ¼ Section 8, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item **Postponed to January 14, 2021**

3. **C.U.P. 20-32 Herrick Court– Preliminary Plat:** Dwight Jividen is requesting a conditional use permit for a plat of a private road to access multiple 20-acre parcels. The property is owned by Cascade South INC. The private road would be a 70-ft wide right-of-way, approximately 8500-ft long, and constructed in three phases. The road would connect Laurins Lane (private) and Skunk Creek Road (public). The road would be located in RP12N04E094804, RP12N04E087204, and RP12N04E160010 within Sections 8, 9, and 16, T.12N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

4. **C.U.P. 20-33 Valley County Pickleball:** The Valley County Pickleball Club is requesting a conditional use permit for a pickleball court complex. The site would include eight pickleball courts, chain-link fencing, parking, toilet facilities, and storage shed. The Club would operate and maintain the complex. The site would be 2.5 acres of RP17N03E037211 which is owned by Valley County. The 55-acre site is addressed at 50 E Lake Fork Road and in the SE ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

5. **VAC 20-02 Vacation of Utility and Drainage Easements:** Mark and Debra Simpson are requesting a vacation of 10-foot wide utility and drainage easements that are centered on the lot lines between Lots 93, 94, and 95 of Gold Dust Ranch No. 1. The site is addressed at 17 E Prospector Drive and is in the NW ¼ Section 10, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- V-3-20 RMC Flagpole Variance
- VAC 20-01 Vacation of Portion of Cheyenne Road
- C.U.P. 20-27 Ed Staub Drivers' Office – Amendment to C.U.P. 19-28
- C.U.P. 20-28 Eis RV Site:
- C.U.P. 20-29 Kemp Private Airstrip
- C.U.P. 20-30 Willow Creek Vista 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.