

# Valley County Planning & Zoning Commission

PO Box 1350  
219 North Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Fax: 208-382-7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)  
Website: [www.co.valley.id.us](http://www.co.valley.id.us)

Johanna Defoort, Chairman  
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  
**November 12, 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: October 8, 2020 – Action Item

### C. OLD BUSINESS:

- 1. C.U.P. 05-03 Blackhawk on the River 1, 2, and 3 – Final Plat:** Blackhawk on the River LLC is requesting final plat approval to reestablish portions of Blackhawk PUD Subdivision plat. This would partition the lots into the original platted lots that were recorded in 2006. The commission will review the final plat to determine conformance with the PUD final plat and approved densities. The site is located in Sections 25 and 36, T.18N, R.2E, and Section 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **[Not a public hearing.]** Action Item.
- 2. C.U.P. 05-19 Moonridge Subdivision Phase 1 – Amended Final Plat:** Property Owners of lots in Moonridge Subdivision have submitted a final plat to amend sanitary restrictions on the plat recorded as Book 11, Page 29 on April 26, 2007. It also includes the lots previously approved as Phase 2 “Future Development”. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat consists of 10 single-family residential lots and contains Tranquility Lane, a private road. The site is accessed via Moonridge Drive, a public road. It is approximately 18.7 acres located in the SE ¼ Section 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **[Not a public hearing.]** Action Item.
- 3. C.U.P. 20-02 Blackhawk Lake Estates Phase 5 – Final Plat:** Tommy Ahlquist 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 16 single-family residential lots and private roads on approximately 84 acres. The site is accessed from West Mountain Road. The site is parcels RP17N02E022130 and RP17N02E110005, located in Sections 2 and 11, T.17N, R.2E, Boise Meridian, Valley County, Idaho. **[Not a public hearing.]** Action Item.

### D. NEW BUSINESS:

- 1. V-3-20 RMC Flagpole Variance:** Rocky Mountain Crane & Equipment Rental LLC is requesting a variance to relax setback from the State Highway 55 right-of-way from the required 100-feet to 50-feet and allow a 95-ft in height allowance for a flagpole. The 3.58-acre parcel is addressed at 14032 Highway 55. It is Karsyn Business Park Lot 1 located in NENE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

2. **VAC 20-01 Vacation of Portion of Cheyenne Road:** Ron and Julie Boyd are requesting a vacation of a public road right-of-way that was platted but has not been constructed. If vacated the land would become the property of the adjoining owners. The road right-of-way portion is within Smiling Julie Subdivision, located between Julie Lane and Lots 37B and 47 in the SENE Section 19, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
  3. **C.U.P. 20-27 Ed Staub Drivers' Office – Amendment to C.U.P. 19-28:** Ed Staub and Sons are requesting approval to amend a conditional use permit which allowed a pole building for storage and repair of service and delivery vehicles. The request is to use a portion of the building as an office, bathroom, and kitchenette. Customers do not use this site. The 2.79-acre site is addressed at 13451 Highway 55, located in Big Valley Estates Lot 4, in the SE ¼ Sec. 27, T.17N R.3E, Boise Meridian, Valley County, Idaho. Action Item.
  4. **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.
  5. **C.U.P. 20-29 Kemp Private Airstrip:** Travis Jay Kemp is requesting approval of a conditional use permit for a private airstrip. An existing driveway would be widened to allow a small aircraft to land. Proposed dimensions of the airstrip are 35-ft wide and 2300 ft. long. The site is accessed from Gold Fork Road. The 80-acre site is part of RP16N04E187203 and is located in the SW ¼ Sec. 18, T.16N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
  6. **C.U.P. 20-30 Willow Creek Vista Multiple Residence:** Willow Creek Vista LLC is requesting a conditional use permit for five residential structures on one parcel. These will consist of a 6-bedroom bunkhouse; three homes; and a family pavilion for social gatherings, meal preparation, and vehicle storage. Wells and septic systems are proposed. Access is from Finlandia Road, a public road. The property is approximately 337 acres and consists of RP16N04E066605, RP16N04E066011, RP16N04E066771, RP16N04E068406, and RP16N04E064805. It is located in the Section 6, T.16N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
- E. FACTS AND CONCLUSIONS – Action Items:**
- C.U.P. 20-23 Riverside Pines Event Venue
  - C.U.P. 20-24 Honnold Solar Panels

*Agenda subject to change.*

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