

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
January 14, 2021
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: December 10, 2020 – *Action Item*

C. OLD BUSINESS:

1. C.U.P. 19-35 – Lake Fork Landing – Final Plat: Lake Fork Development LLC 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 10 single-family residential lots on approximately 21 acres. 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*

D. NEW BUSINESS:

1. 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 to December 10, 2020, and then Postponed to January 14, 2021. To be postponed to February 11, 2021.**

2. 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 on 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 from December 10, 2020**

3. 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 from December 10, 2020. To be postponed to February 11, 2021**

4. C.U.P. 20-35 Snow Bike Race Event: R&R Promotions LLC is requesting a conditional use

permit for a commercial event on January 30, 2021, and then on an annual basis. The property is currently owned by Franklin and Christine Loomis. Parking and portable toilets would be available at the site; 400-800 total people are expected. The site is the southeast portion of parcel RP16N03E240004. The parcel is addressed at 385 and 387 Gold Fork Road and located in the NE ¼ Section 24, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Withdrawn

5. **C.U.P. 15-17 Lake Fork Commercial Center – Extension Request:** Dream Development INC is requesting a two-year extension of the conditional use permit that expires on February 23, 2021. The approval included four commercial buildings with rental housing on the second floors to be built in Lake Fork at the southeast corner of Highway 55 and Pleasant Acres Drive. The 2.5-acre site is Lots 7A & 7B of Krueger’s Folly Subdivision in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
6. **V-4-20 Spade Setback Variance:** Deborah and Kent Spade are requesting a variance to relax the front-yard setback from the required 20 feet to 15 feet. The 1.38-acre lot is addressed at 210 Moon Drive. It is Payette River Subdivision No. 2, Tax # 43 in Lot 66 and located in the SE ¼ Section 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
7. **VAC 20-03 Vacation of Access and Utility Easements:** Robert Grunsky is requesting vacations of the ingress/egress easement and utility easement for Ashton Ridge Ranch Subdivision Phase II Lots 8 & 9. The property where the shared driveway is located would then be transferred to the adjacent Lots 5 and 6. Lots 8 and 9 would then be accessed from Sweet Iron Court. The site is in the NE ¼ Section 12, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
8. **Ordinance Amendment 9-6-2 Flood Prone Areas:** This amendment is being proposed to allow legally platted lots that existed on February 1, 2019, and are in a floodplain to be developed. If there is no portion of the lot where the structures can be located outside the identified flood prone area, then a permit can be issued so long as there is compliance with subsection D and Title 11 of the Valley County Code. Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 20-32 Herrick Court– Preliminary Plat
- C.U.P. 20-33 Valley County Pickleball
- VAC 20-02 Vacation of Utility and Drainage Easements

F. OTHER – Action Items:

- Election of officers
- Meeting dates for 2021

Agenda subject to change.

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