

# 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  
**February 11, 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](mailto:cherrick@co.valley.id.us).

**A. OPEN:** Call to Order

**B. MINUTES:** January 14, 2021 – *Action Item*

**C. OLD BUSINESS:**

**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 for recreational purposes 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. **Postponed from Jan. 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 from Jan. 14, 2021.**

3. **C.U.P. 20-34 RHP RV Site:** RHP LLC is requesting approval of a conditional use permit for a Recreational Vehicle campground to allow four RVs to be used for recreational purposes 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, central sewer, and electrical service. The 0.8-acre site is addressed at 12750 Skain Road, located in McLeod & Edwards Wagon Wheel #8 Lot 14, Block 2, in the NW ¼ Sec. 34, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item
4. **C.U.P. 20-36 Highway 55 Storage Amendment to C.U.P. 20-03:** Steel National is requesting approval to amend C.U.P. 20-03 which was approved March 2020. The amendment would modify the site plan to seven storage buildings, four covered RV parking areas, and a smaller office building. The previous approval included nine storage buildings and three covered-RV parking areas. Individual well, an individual septic system, and electricity will be established. Access is via Coho Lane. The applicant has purchased 20 acres of the 62-acre parcel (RP16N03E036650) located in the S ½ SW ¼ Section 3 T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item
5. **VAC 20-04 Workman Vacation of Utility Easement:** Robert Workman is requesting a vacation of a 10-foot-wide utility easement that is centered on the lot line between Lot 74 and Lot 75 Block C of Wagon Wheel Ranch #4. The site is addressed at 12868 Syringa Road and 152 Camas Lane and is in the SW ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

#### **E. OTHER ITEMS:**

**Appeal of Administrative Decision: Grandfathered Signs at Clear Creek Station** – Lance and Marissa Heindel are appealing the administrative decision that the open flags are grandfathered and permitted since there have been some variation of open flags flown for years.

#### **F. FACTS AND CONCLUSIONS – Action Items:**

- C.U.P. 20-26 Hayes Short-Term Rental
- V-4-20 Spade Setback Variance
- VAC 20-03 Vacation of Access and Utility Easements

*Agenda subject to change.*

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