

Valley County Planning & Zoning Commission

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Johanna Defoort, Chairman
Ray Cooper, Vice-Chair

Brian Benton, Commissioner
Scott Freeman, Commissioner
Neal Thompson, Commissioner

AGENDA

Valley County Planning and Zoning Commission

March 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.

A. OPEN: Call to Order

B. MINUTES: February 11, 2021 – *Action Item*

C. OLD BUSINESS:

1. C.U.P. 20-05 Treetop Terrace – Final Plat: Montford Family Living Trust 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 seven single-family residential lots on approximately 25 acres. Access will be from West Mountain Road (public) onto Franks Road (public). The site is RP16N03E296085 located in the SW Section 29, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. [Not a public hearing.]

D. NEW BUSINESS:

1. C.U.P. 21-01 Hansen Acres Subdivision – Preliminary Plat: Gordon Hansen of IWS LLC is requesting a conditional use permit for a mixed use subdivision that includes single-family residential, multi-family, and commercial use subdivision on 20 acres. Three 2-acre residential lots and one 12-acre commercial lot are proposed. Three RV spots for employees are proposed. Six commercial buildings, each with 11,972 sq.ft. of floor space, and an office area of 2,304 sq.ft. of floor space are proposed. Individual wells and septic system are proposed. Access to each lot would be from a private road with access onto Highway 55. The site is

parcels RP18N03E280604 and RP18N03E282404 located in Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

2. **C.U.P. 21-02 Hamblin Multiple Residence/Residential Business:** James Hamblin and Melinda Voicu are requesting a conditional use permit for three residential homes on one parcel and a shop that will also include their home-based masonry business. The residences will include a primary residence, mother-in-law residence, and a small home for guests. All buildings will be less than 25-ft tall due to FAA restrictions. Wells and septic systems are proposed. Access will be from a shared driveway onto Norwood Road, a public road. The property is approximately 32 acres that was a part of RP18N03E282405. It is located in the SENW Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
3. **C.U.P. 21-03 Tamarack Resort P.U.D. – Aspen Ridge – Preliminary Plat:** Tamarack Resort Two is requesting a conditional use permit to amend a portion of Tamarack Resort Planned Unit Development Phase 1 Village Block 19. The plat would include 18 single-family lots, a new private road, a shared driveway, and open space lots. Access would be from Village Drive, a private road. The site is served by Northlake Recreational Sewer and Water District and Tamarack Municipal Water System. The 16-acre site is in NE ¼ Section 5, T.15N, R.3E, B.M., Valley County, Idaho. Action Item.
4. **C.U.P. 21-04 Tamarack Resort P.U.D. – Crest Court – Preliminary Plat:** Tamarack Resort Two is requesting a conditional use permit to amend a portion of Tamarack Resort Planned Unit Development Phase 2.1 Block 6. The plat would include 6 single-family lots, a new private road, a shared driveway, and a recreational-easement lot. Access would be from Whitewater Drive, a private road. The site is served by Northlake Recreational Sewer and Water District and Tamarack Municipal Water System. The 6.6-acre site is in SW ¼ Section 32, T.16N, R.3E, B.M., Valley County, Idaho. Action Item.
5. **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. (Previously heard, but recorder shut off ten minutes before the end of the hearing.) Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 20-28 Eis RV Site
- C.U.P. 20-31 Tall Timber Machining & Lumber
- C.U.P. 20-34 RHP RV Site
- VAC 20-04 Workman Vacation of Utility Easement

Agenda subject to change.

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