

Valley County Planning & Zoning Commission

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Ray Cooper, Vice-Chair

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

A G E N D A

Valley County Planning and Zoning Commission

April 8, 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: March 11, 2021 – *Action Item*

C. NEW BUSINESS:

- 1. VAC 21-01 Vacation of Utility and Drainage Easements:** Steve and Merrie Chapman are requesting a vacation of 10-foot-wide utility and drainage easements that are centered on the lot lines between Lot 244 and 245 of Gold Dust Ranch No. 2. The site is addressed at 57 and 59 E Prospector Drive and is in the SW ¼ Section 10, T.13N, R.4E, Boise Meridian, Valley County, Idaho. *Action Item*
- 2. C.U.P. 09-01 Blackhawk Lake Estates Phases III & IV – Extension Request:** LB Industries is requesting a two-year extension of the conditional use permit and preliminary plat that expire on April 22, 2021. The original approval was for nine residential lots and 1 common lot. The 25.87-acre site is located on the west side of Blackhawk Lake in N ½ Section 2, T.17N, R.2E, Boise Meridian, Valley County, Idaho. *Action Item*
- 3. C.U.P. 21-05 Lake Fork Industrial Center:** Unique Holdings LLC is requesting a conditional use permit for two 80-ft by 100-ft commercial buildings and a storage building. The buildings would include shop space, bathrooms, kitchenettes, and two rental apartments. The approved commercial use would include office, retail, and light industrial. The 2.5-acre site would be accessed from Pleasant Acres Drive using a shared driveway. The 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*.

4. **C.U.P. 21-06 Moon View Ranch Subdivision – Preliminary Plat:** Mathew Falvey and Joanne Young are requesting a conditional use permit for a 13-lot single family subdivision on approximately 63 acres. Lots would be accessed from Moonridge Drive onto a private road. A shared driveway is proposed. Proposed lots sizes are 2.06 to 12.2 acres. Individual wells and septic systems are proposed. The site is parcel RP18N03E297805 in Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
5. **C.U.P. 21-07 Jug Mountain Ranch Storage Units:** Jug Mountain Ranch LLC is requesting a conditional use permit for four new buildings for recreational vehicle storage. Building size would be 5,616 to 6,240 sqft each. The site is Jug Mountain Ranch Phase 1, Stage 2, Lot 55, Block 4. The parcel is addressed as 280 Jug Mountain Ranch RD in the SW ¼ Section 1, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
6. **C.U.P. 21-09 Osprey Pointe Subdivision – Preliminary Plat:** Biltmore Investments is requesting a conditional use permit for a 14-lot single family subdivision on approximately 4.15 acres. One 7,774 sqft lot would be a common lot with a sewer lift station. Proposed residential lots sizes are 12,830 sqft to 14,224 sqft. Lots would be accessed from Dawn Drive; six shared driveways are proposed. Individual wells are proposed. Sewer would be provided by Northlake Recreational Sewer and Water District. The site is a portion of parcel RP16N03E161805 in the SWSE Section 16, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

D. OTHER ITEMS:

1. **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. **(Not a public hearing. Tabled from Feb. 11, 2021)**
2. **Zena Creek Ranch – Grandfathered Activities Determination**
3. **C.U.P. 21-01 JanGo Acres – Revised Site Plan:** Are the proposed revisions within the nature and scope of the approved conditional use permit and preliminary plat?

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 20-31 Tall Timber Machining & Lumber
- C.U.P. 21-01 JanGo Acres Subdivision – Preliminary Plat
- C.U.P. 21-02 Hamblin Multiple Residence/Residential Business
- C.U.P. 21-03 Tamarack Resort P.U.D. – Aspen Ridge – Preliminary Plat
- C.U.P. 21-04 Tamarack Resort P.U.D. – Crest Court – Preliminary Plat
- Ordinance Amendment 9-6-2 Flood Prone Areas

F. Work Session – Revisions to Valley County Code

Agenda subject to change.

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