

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

A G E N D A

Valley County Planning and Zoning Commission

May 13, 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: April 8, 2021 – *Action Item*

C. NEW BUSINESS:

- 1. VAC 21-02 Vacation of Drainage Easement:** Gail Starkey, Cody Lindley, and Lisa Lindley are requesting a vacation of a 6-foot-wide drainage easement that is centered on the lot line between Lot 2 and 6, Block 4, of Westwoods Subdivision No. 2. The site is addressed at 2509 Westwood Drive and is in the west 1/2 Section 18, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
- 2. C.U.P. 21-08 Dunn Camp Site:** Kenneth Dunn is requesting approval of a conditional use permit for a Recreational Vehicle Campground to allow multiple RVs and tents to be used for recreational purposes. The campsite will be for personal use and will not have any commercial use. The applicant anticipates church groups approximately twice per year. In addition, family and friends would be onsite approximately two times per year. An individual well, RV holding tanks, and porta-potties would be used. The 8.13-acre site is addressed at 9734 Neeps Mill Road and is Smiths Ferry 3 Subdivision Lot 61, Block 7, in the NE ¼ Sec. 10, T.11N R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 3. C.U.P. 21-10 Pearson Landing – Preliminary Plat:** BP Properties LLC is requesting a conditional use permit for a 10-lot single family subdivision on approximately 11.82 acres. One-acre lots

are proposed. Lots would be accessed from a private road onto Pearson Lane, a public road. Individual wells and septic systems are proposed. The site is parcel RP18N03E2289006 in Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

- 4. Ordinance Amendment – Revisions to Valley County Code:** Modifications to the Valley County Code to clarify ordinance language concerning addressing, building codes appeals for the McCall Impact Area, dwelling unit definition, residential business definition, sign standards, lot splits within the designated floodplain, short plat definition, shared drive variance, fiber optic conduit requirements, public road requirements and maintenance levels, and the definition of subdivision in Title 11-1-2. Action Item.

D. OTHER ITEMS:

- 1) **Ken Purdom** wants to replace two old mobile homes with two new houses on one parcel (RP16N03E050006).
 - Does he need a conditional use permit or is this an existing use? Action Item.
- 2) **C.U.P. 20-33 Valley County Pickleball** – Site Plan Modification. Action Item.
- 3) **C.U.P. 19-31 Daugherty Excavation – Building footprint Modification.** Action Item

4) FACTS AND CONCLUSIONS – Action Items:

- VAC 21-01 Vacation of Utility and Drainage Easements
- C.U.P. 21-05 Lake Fork Industrial Center
- C.U.P. 21-06 Moon View Ranch Subdivision – Preliminary Plat
- C.U.P. 21-07 Jug Mountain Ranch Storage Units
- C.U.P. 21-09 Osprey Pointe Subdivision – Preliminary Plat

**Upcoming Joint Work Session - June 10, 2021 at 5:00 p.m.
Board of County Commissioners and Planning & Zoning Commissioners**

Agenda subject to change.

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