

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

June 17, 2021

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

**The Planning & Zoning meeting has been rescheduled
from June 10, 2021 to
June 17, 2021**

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 Director, 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: May 13, 2021 – *Action Item*

C. NEW BUSINESS:

- 1. C.U.P. 21-11 Valley Wide Country Store:** Valley Wide Cooperative is requesting approval of a conditional use permit for a mixed retail store, fuel sales, convenience store, farm store, and restaurant. The building would be approximately 23,900 sqft on the first floor. There would be fenced open storage. A covered storage area may be added. Underground power, a public well, and a septic system are proposed. Two access points are proposed from Highway 55. The 18-acre site is RP18N03E331807 addressed at 14014 Highway 55 and located in the SENE Sec. 33, T.18N R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. C.U.P. 21-12 Hart Lodge:** Benjamin Hart is requesting a conditional use permit for a short-term rental with a maximum of 20 guests. The home is approximately 4300 sqft and uses an Individual well and individual septic system. The 1.5-acre site is addressed at

43 Tranquility Lane, located on Moonridge Subdivision Lot 3, in the SE ¼ Section 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

D. OTHER:

1. Are yurts and containers single family residences that are eligible for STR permits?
Action Item.

2. Storage for asphalt at Gilbert Gravel Pit. Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- VAC 21-02 Vacation of Drainage Easement
- C.U.P. 21-10 Pearson Landing – Preliminary Plat

Agenda subject to change.

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