

Valley County Planning & Zoning Commission

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Ray Cooper, Vice-Chair

Brian Benton, Commissioner
Scott Freeman, Commissioner
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A G E N D A

Valley County Planning and Zoning Commission

July 8, 2021

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

The Valley County Planning and Zoning Commission is in-person but is also 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.

A. OPEN: Call to Order

B. MINUTES: June 17, 2021 – *Action Item*

C. OLD BUSINESS:

- 1. C.U.P. 21-08 Dunn Camp Site: WITHDRAWN BY APPLICANT.** Action Item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. TABLED FROM JUNE 17, 2021. Action Item.

D. NEW BUSINESS:

- 1. C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension:** Ruben Garcia and Sharon Fredriks are requesting a five-year extension of a conditional use permit allowing two residences on one parcel. More time is needed for financing and construction. The 30-acre parcel, RP17N03E110150, is addressed at 161 East Lake Fork Road, and located in the NENE Section 11, T.17N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*
- 2. C.U.P. 21-13 Stowell Multiple Residence:** Martin Stowell is requesting a conditional use permit for two residential homes on one parcel. A shared well and two individual septic systems are proposed. Two driveways would access Farm to Market Road, a public road. The 15-acres parcel, RP18N03E363116, is addressed at 14026 Farm to Market Road, and located in the NWNW Section 36, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

3. **C.U.P. 21-14 Redridge Parking Area:** Ben and Rachel Esplin of Mountain Meadow Adventure Rentals INC are requesting a conditional use permit for a parking area for their private recreational business guiding tours on private land using off-road vehicles and snowmobiles. The parking area would hold 15 UTVs and 30 snowmobiles within a portion of RP18N02E243008, owned by DF Development LLC. The parking site is located on the west side of West Mountain Road in the SE ¼ Section 24, T.18N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.
4. **C.U.P. 21-15 360° Ranch Subdivision – Preliminary Plat:** GFL Holdings LLC is requesting a conditional use permit for a 20-lot single-family subdivision on approximately 67 acres. Lots would be accessed from Norwood Road onto a private road. Proposed lot sizes range from 1.42 acres to 6.63 acres. Shared driveway easements are proposed. Individual wells and septic systems are proposed. The site is part of parcels RP18N03E284175 & RP18N03E284780 in the West ½ Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
5. **C.U.P. 21-16 South Fork Excavation:** South Fork Excavation LLC is requesting approval of a conditional use permit for an office and storage of tools and equipment. The building and covered parking would have footprint of approximately 50-ft x 138-ft. There would be fenced open storage. Electrical power, an individual well, and a septic system are proposed. Access will be from Pleasant Acres Drive. The 1.5-acre site is Pleasant Acres Subdivision parcel RP00204000008B located in the SENE Sec. 33, T.18N R.3E, Boise Meridian, Valley County, Idaho. Action Item.
6. **C.U.P. 21-17 Still Pines Event Venue:** Joel and Jamie Hawker and Jes and Topper Bell are requesting approval to establish an event venue. The cabins, chapel, and property would be used for short-term rentals and events such as weddings. Electricity, septic system, and a well exist at the site. Access is via an existing driveway off Kennedy Road, a public road. The 80-acre site, addressed at 130 Alpha Lane, is the SESW Section 27 and the NENW Section 34, T.13N, R.4E, Boise Meridian, Valley County, Idaho. **WITHDRAWN BY APPLICANT.** Action Item.

E. OTHER – Action Item:

- C.U.P. 19-23 Binnion Multi-family Residence – Does the Conditional Use Permit need amended to use as a short-term rental?
- Work Session with the Board of County Commissioners

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 21-11 Valley Wide Country Store

Agenda subject to change.

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