

Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

Johanna Defoort, Chairman
Ray Cooper, Vice-Chair

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

AGENDA

Valley County Planning and Zoning Commission
August 12, 2021
Valley County Court House - Cascade, Idaho
PUBLIC HEARING – 5:30 p.m.

The Valley County Planning and Zoning Commission is in-person but is also a teleconference and web-based meeting; however, we cannot guarantee reliability of the phone system or the internet. If you are interested in participating, you can register in advance for this meeting by contacting Cynda Herrick, Planning and Zoning Director, at 208-382-7115, or attend in person.

A. OPEN: Call to Order

B. MINUTES: July 8, 2021 – *Action Item*

C. OLD BUSINESS:

1. 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. TABLED FROM JULY 8, 2021. Action Item.

D. NEW BUSINESS:

1. V-1-21 Kulack Setback Variance: Ken Kulack is requesting a variance to relax the front-yard setback from the required 20 feet to 10 feet due to the steep topography of the site. The 1.06-acre lot is addressed at 298 Moonridge Drive. It is Payette River Subdivision No. 1, Lots 10 and 11, and located in the SW ¼ Section 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

2. VAC 21-03 Vacation of a Road Right-of-Way in Cascade Lake Subdivision No. 1: Matthew and Michelle Woodmansee are requesting a vacation of a public road right-of-way that was platted but has not been constructed. If vacated the land would become the property of the adjoining owners. The road right-of-way is approximately 20-feet by 165-feet between Cascade Lake Subdivision Lots 2 and 3, Block 4, in the SENW Section 20, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

3. VAC 21-04 Vacation of Perc Lane: Robert Andrew is requesting a vacation of a public road right-of-

way that was platted but has not been constructed. If vacated the land would become the property of the adjoining owners. The road right-of-way is located between Big Smoky No. 2 Lots 1 and 2 and U.S. Bureau of Reclamation, and between DeeDee Lane and Dawn Drive. It is in the SW ¼ Section 21, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

4. VAC 21-05 Montalbano Vacation of Utility and Drainage Easement and V-3-21 Montalbano

Setback Variance: Jerry Montalbano is requesting a vacation of a 20-foot-wide utility and drainage easement on the interior side of the lot line between Silver Cloud Drive and Lot 10 of Whispering Pines Subdivision No. 2. He is also requesting a variance to relax the front-yard setback from the required 20 feet to 4 feet. Silver Cloud Drive is a private road. The site is addressed at 55 Silver Cloud Drive and is in the SE ¼ Section 33, T.14N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

5. C.U.P. 21-18 Hidden Pines Event Venue: Eli and Kayla McClure and Kenneth and Danielle Crawford are requesting approval to establish an event venue. The cabins, dining hall, other buildings, RV spots, and property would be used for short-term rentals and events such as weddings and camps. 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. Action Item. – **Postponed to September 9, 2021**

6. C.U.P. 21-19 Pines by the Lake Subdivision – Preliminary Plat: Clover Valley Properties LLC is requesting a conditional use permit for a six-lot single-family subdivision on 5.25 acres. Lots would be accessed from Old State Road onto a private road. Proposed lot sizes range from 0.66 acres to 0.75 acres. Water and sewer would be provided by North Lake Recreational Sewer and Water District. The site is part of parcel RP16N03E350176 in the NWSW Section 35, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

7. C.U.P. 21-20 Gold Fork River Estates – Preliminary Plat: Gold Fork LLC is requesting a conditional use permit for a seven-lot single-family subdivision on 67.7 acres. Lots would be accessed from Davis Creek Lane onto a private road. Proposed residential lot sizes range from 2.24 acres to 5.66 acres. A 15.65-acre open space lot is proposed along the Gold Fork River. Individual wells and individual septic systems are proposed. The site is parcels RP16N04E295625, RP16N04E296770, and part of RP16N04E296006 in the SW ¼ Section 29, T.16N, R.34E, Boise Meridian, Valley County, Idaho. Action Item.

8. C.U.P. 21-21 Silver Fox Yurt Rental: Jeff Abrams is requesting a conditional use permit for a short-term rental of a yurt that does not qualify as a residential dwelling. The 16-ft diameter yurt has four bunks, a woodstove, a two-burner stove, a sink, and an outdoor cistern. There is a pit privy. The 10-acre parcel is RP17N04E082915, addressed at 400 Silver Fox Spur, and accessed from a private road. It is in the NENW Section 8, T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 21-12 Hart Lodge
- C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension
- C.U.P. 21-13 Stowell Multiple Residence
- C.U.P. 21-14 Redridge Parking Area
- C.U.P. 21-16 South Fork Excavation

Agenda subject to change.

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