

# 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](mailto:cherrick@co.valley.id.us)  
Website: [www.co.valley.id.us](http://www.co.valley.id.us)

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  
**September 9, 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; 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:** August 12, 2021, and August 19, 2021– *Action Item*

**C. NEW BUSINESS:**

- 1. VAC 21-06 Vacation of a Portion of San Ignacio Way and Associated Utility, Drainage, and Snow Storage Easements:** Julie Urango is requesting a vacation of a portion of a private road right-of-way and the associated easements. If vacated the land would become the property of the adjoining owner. The road right-of-way is located adjacent to Eagle Nest Subdivision No. 2 Lot 12 Block 1, addressed at 17 San Ignacio Way. It is in the NENW Section 20, T.14N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. 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 from August 12, 2021**
- 3. C.U.P. 21-22 Binnion Short-Term Rental:** Dianna Lee Binnion is requesting approval to use the primary residence as short-term rental. The apartment on the second floor, permitted under C.U.P. 19-23, would continue as a long-term rental. The 0.5-acre site is addressed at 1907 Lone Tree Road, and located in Northlake Subdivision No. 1, Lot 14 in the SW ¼ Section 8, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

4. **C.U.P. 21-23 Coughlin Multiple Residence:** Shirley Coughlin is requesting a conditional use permit for two residences on one parcel. There is a 1,500 sqft apartment above a shop and an approximately 4500 sqft home. The homes share a driveway, an individual well, and a septic system. The property is addressed at 10 Sarah Way. The 4.63-acre parcel is Lot 3, Block 2 of Eagle Nest Subdivision, located in the NE ¼ Section 20, T.14N, R.4E, Boise Meridian, Valley County, Idaho. Action Item
  
5. **C.U.P. 21-24 Needs RV Park:** Steve and Kathy Needs are requesting approval of a conditional use permit for the rental of two Recreational Vehicle sites on one parcel. The 0.35-acre lot is addressed at 3 Miller Lane and located in Gratton-Barnard Subdivision No. 2 Lot 71 Block 3 in the NE ¼ Section 10, T.13N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

**D. FACTS AND CONCLUSIONS – Action Items:**

- C.U.P. 21-15 360° Ranch Subdivision – Preliminary Plat
- V-1-21 Kulack Setback Variance
- VAC 21-03 Vacation of a Road Right-of-Way in Cascade Lake Subdivision No. 1
- VAC 21-04 Vacation of Perc Lane
- VAC 21-05 Montalbano Vacation of Utility and Drainage Easement and V-3-21 Montalbano Setback Variance
- C.U.P. 21-19 Pines by the Lake Subdivision – Preliminary Plat
- C.U.P. 21-20 Gold Fork River Estates – Preliminary Plat
- C.U.P. 21-21 Silver Fox Yurt Rental

*Agenda subject to change.*

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