

Valley County Planning and Zoning Commission

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



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

, 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
October 14, 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: September 9, 2021, and September 23, 2021– *Action Item*

C. NEW BUSINESS:

- 1. C.U.P. 20-14 RMC / Pinetop Office – Extension:** Rocky Mountain Crane and Equipment Rental LLC is requesting a two-year extension of the conditional use permit. The new office space, shop, parking lot, and covered parking structure were to be established by December 31, 2021. The 3.6-acre site is addressed as 14032 Highway 55 and is Lot 1 of Karsyn Business Park located in the NENE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. V-4-21 Delaney Setback Variance:** Devin and Jennifer Delaney are requesting a variance to relax setback from the high-water line of a stream from the required 30 feet to 13 feet. The 0.31 acre is addressed at 2434 Palladin Road. It is Smiling Julie Subdivision Lot 30 located in SWNE Section 19, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. Action Item.
- 3. C.U.P. 21-25 Finn Barn Subdivision – Preliminary and Final Plat:** Finn Barn LLC is requesting a conditional use permit for a two-lot single-family subdivision on 4.86 acres. Lots would be accessed from Highway 55. Proposed lot sizes range from 1.83 acres to 3.03 acres. Individual wells and individual septic systems are proposed. The site is addressed at 14118 Highway 55. It is parcel RP18N03E281815 in the SENE Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 4. C.U.P. 21-26 Kinney Mountain Subdivision – Preliminary and Final Plat:** David and Janice Mlinar are requesting a conditional use permit for a two-lot single-family subdivision on 20 acres. Lots would be accessed from Highway 55. Proposed lot sizes range from 2.49 acres to 17.6 acres. Individual wells and individual septic systems are proposed. The site is addressed

at 11857 Highway 55. It is parcel RP14N03E129010 in the SESE Section 12, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

5. **C.U.P. 21-27 Timber Creek Reserve Subdivision – Preliminary Plat:** Northlake-Durham LLC is requesting a conditional use permit for an 81-lot single-family subdivision on 37 acres. Lots would be accessed from Durham Lane onto new public roads. Proposed lot sizes range from 0.26 acres to 0.65 acres. Water and sewer would be provided by North Lake Recreational Sewer and Water District. The site is located in the SESE Section 21 and NE ¼ Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
6. **C.U.P. 21-28 Laurel Cell Tower – Amendment of C.U.P. 03-19:** T-Mobile is requesting a conditional use permit to modify the existing cell tower by adding a backup generator to the site. The property is addressed at 1272 Laurel Drive and located in the SW ¼ Section 24, T.14N, R.4E, Boise Meridian, Valley County, Idaho. Action Item
7. **C.U.P. 21-29 Purdom Multiple Residence and Short-Term Rental:** Kenneth R Purdom II Trust is requesting a conditional use permit for three residences on one parcel and short-term rental of a residence. Each residence will have an individual well and septic system. A shared driveway would be used to access the homes. The property is currently addressed at 13337 and 13381 Nisula Road. The 80-acre parcel is RP17N03E317205, located in the SE ¼ Section 31, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
8. **Ordinance Amendment: Revision to Valley County Subdivision Ordinance:** The proposed modification of Valley County Code 10-1-3.C.5 Exceptions would allow land division into parcels containing 160 acres or more. Action Item

D. FACTS AND CONCLUSIONS – Action Items:

- VAC 21-06 Vacation of a Portion of San Ignacio Way and Associated Utility, Drainage, and Snow Storage Easements
- C.U.P. 21-18 Hidden Pines Event Venue
- C.U.P. 21-22 Binnion Short-Term Rental
- C.U.P. 21-23 Coughlin Multiple Residence
- C.U.P. 21-24 Needs RV Park

E. ELECT PZ COMMISSION OFFICERS – Action Item

Agenda subject to change.

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