

Valley County Planning and Zoning Commission

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, Chairman
Ray Cooper, Vice-Chair

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

AGENDA

Valley County Planning and Zoning Commission
November 10, 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: October 14, 2021– *Action Item*

C. OLD BUSINESS:

- 1. C.U.P. 21-10 Pearson Landing – Final Plat:** BP Properties LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat consists of eight single-family residential lots on approximately 11.8 acres. Access will be from a new private road onto Pearson Lane (public). The site is parcel RP18N03E2289006 in Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. [Not a public hearing.]

D. NEW BUSINESS:

- 1. VAC 21-07 Vacation of a Portion of Longhorn Way and Durham Lane:** Daniel Burrup and James Hovren are requesting a vacation of a portion of a public road right-of-way, specifically part of the large, curved intersection. The road right-of-way is in McLeod and Edwards Wagon Wheel Subdivision No. 3, in the NE ¼ Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. C.U.P. 21-30 McCall Woodworks Custom Furniture:** McCall Woodworks Custom Furniture is requesting a conditional use permit for a shop to mill logs and build furniture. The site is 1.6 acres addressed as 13239 Highway 55, SESW Section 3, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 3. C.U.P. 21-31 Hamblin Sawmill:** Melinda Voicu and James Hamblin are requesting a conditional use permit for a portable sawmill within a 3,000-sqft pole-barn. The maximum building height will be 25-ft. A variance is requested from the required minimum 75-ft frontage on a public road to allow access on an easement to a large property that is approximately 1,450-ft from Norwood Road. An existing shared-driveway easement would be used to access the site from Norwood Road. The 32-acre site is addressed at 14100 Norwood RD and located

in SENW Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

4. **C.U.P. 21-32 Lake Fork Village Condos & Offices:** EVLD LLC is requesting a conditional use permit for a 12,000-sqft mixed-use building on 1.6 acres. The building will have business facilities on the main floor, four two-bedroom condos on the second floor, and storage areas in the basement. An individual well and septic systems will be used. Access will be from Pleasant Acres Drive. The site is Pleasant Acres Subdivision Tax No. 165 in Lot 8 in Section 3, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
5. **C.U.P. 21-33 Lawrence Farm:** Amy and Stanley Lawrence are requesting a conditional use permit for horse boarding, riding arena, and parking for year-round use by the public. The barn and indoor arena are preexisting; a porta-potty would be added. The 24.8-acre site is addressed at 277 Potter Lane, parcels RP17N03E010160 and RP17N03E010020, in the NE ¼ Section 1, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

E. FACTS AND CONCLUSIONS – Action Items:

- V-4-21 Delaney Setback Variance
- C.U.P. 21-25 Finn Barn Subdivision
- C.U.P. 21-26 Kinney Mountain Subdivision
- C.U.P. 21-27 Timber Creek Reserve Subdivision
- C.U.P. 21-28 Laurel Cell Tower
- C.U.P. 21-29 Purdom Multiple Residence and Short-Term Rental

Agenda subject to change.

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