



Valley County Planning & Zoning Commission

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Rob Garrison, Chairman

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Bryan Cooley, Commissioner
Scott Freeman, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

July 14, 2016

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

- A. **OPEN:** Call to Order
- B. **MINUTES:** June 9, 2016
- C. **OLD BUSINESS:**
- D. **NEW BUSINESS:**
 - 1. **C.U.P. 16-07 Boulder Creek Landscaping & Construction:** Kelsie and Ryan Baldwin are requesting approval to establish a storage area for landscaping materials associated with their business at their primary residence. There will be no public sales at this location. The site is 10 acres, addressed as 97 E Lake Fork Road, and located in Courtney Estates Lot 4B in the NW $\frac{1}{4}$ Sec. 11 T.17N, R.3E, Boise Meridian, Valley County, Idaho.
 - 2. **C.U.P. 16-08 Clear View Subdivision - Preliminary & Final Plat:** Robert Biechner is requesting approval of a three-lot residential subdivision on 5.72 acres. This proposal would be a replat of Lot 1 in Mountain View Estates No. 1 and Lot 4C in Lake Fork Acreages. Lots will range in size from approximately 1.078 acres to 3.6 acres. Individual well and septic systems will be used. Access will be via Finn Church Lane or Clear View Road – both roads are public roads. The site is located in the E $\frac{1}{2}$ SW $\frac{1}{4}$ Section 11, T.17N, R.3E, Boise Meridian, Valley County, Idaho.
 - 3. **C.U.P. 16-09 Milk Can Creek Subdivision - Preliminary & Final Plat:** Will & Ardis Gough and Frank & Terri Maynard are requesting approval for a two-lot residential subdivision on 20 acres. Lots will be 6.77 and 13.08 acres. Individual well and septic systems will be used. The site is located approximately three miles east of Highway 55 on Gold Fork Road, between Davis Creek Road and Holmes Cemetery Road – all roads are public roads. A shared driveway easement is proposed. The site is currently a portion of RP16N04E294205 located in the NESW Section 29, T.16N, R.4E, Boise Meridian, Valley County, Idaho.
 - 4. **C.U.P. 16-10 Post Ranches - Preliminary & Final Plat:** Sean Post is requesting approval for a

three-lot residential subdivision on 20 acres. Lots will range in size from 4.68 to 8.89 acres. Individual well and septic systems will be used. A shared driveway easement is proposed for two of the lots. The site is RP16N03E032914 currently addressed as 13309 Highway 55 and is located in the NW ¼ section 3, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

E. FACTS AND CONCLUSIONS

- C.U.P. 16-04 Asphalt Hot Plant
- C.U.P. 16-05 Mile High Showroom
- C.U.P. 16-06 Huckleberry Jam Camping Site

F. OTHER

- Election for Vice-Chair

Agenda subject to change.