



Valley County Planning & Zoning Commission

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Bryan Cooley, Commissioner

A G E N D A

Valley County Planning and Zoning Commission
May 14, 2015
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

- A. **OPEN:** Call to Order
- B. **MINUTES:** April 9, 2015
- C. **OLD BUSINESS:**
 - 1. **C.U.P. 12-09 2 Sister Mercantile:** Debbie Roberts, business owner, would like to update the site plan for the existing business at 13844 State Highway 55 in Lake Fork. Changes include addition of small lot for access on the highway, some required ISLD signage, and parking areas. The site is located in the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 10, T. 17N, R. 3E, B.M., Valley County, Idaho.
- D. **NEW BUSINESS:**
 - 1. **C.U.P. 15-05 Disaster Response:** Beau Value is requesting a conditional use permit for office space, storage, and cleaning facilities. Three buildings are planned: 50 x 100 foot, two-story building for offices and warehouse facilities, a 50 x 80 foot cleaning facility, and a 40 x 194 foot storage building. 1099 LLC owns the 2.27 acres site addressed as 4 Rogers Lane, located at the northeast corner of Hwy 55 and Rogers Lane, SE $\frac{1}{4}$ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho.
 - 2. **V-1-15 Peterson & Fry Shared Driveway Variance:** Jeffrey Peterson and Michael Fry are requesting a variance for a shared driveway to access the lots that will result once Hasbrouck Subdivision Lot 21 is split into two parts. Both portions will be legal building sites; however, the only available access is an approximately 30 foot wide driveway connecting the existing lot to Cabarton Road. The site is addressed as 1038 Cabarton Road, located in Section 5 of T.12N, R.4E, and Section 32, T.13N, R.4E, Boise Meridian, Valley County, Idaho.
 - 3. **Amendment to Title 10 Subdivision Regulations:** Key words were eliminated when originally codified in Title 10, Chapter 1, Definitions (10-1-6) due to a typo when retyping the ordinance for the original amendment. The definition of Original Parcel should be amended to include the following underlined phrase: A lot in a platted subdivision or a tract of land of record at the time of the adoption of the subdivision regulations on April 29, 1970, as evidenced by a parcel number having been assigned by the Valley County assessor, or each 1/16 of a section held in one ownership.
 - 4. Paddy Flat Ranch, Lot 6 – Pit Privy: Jennifer Compton and Patrick Rose are requesting approval to establish a pit privy on their property, which is used for a camping lot only.
- E. **Nuisance – Eyesore – Abandoned Vehicle Ordinance**
- F. **FACTS AND CONCLUSIONS**
 - 1. C.U.P. 15-01 Bingaman-Leeper Family Cemetery
 - 2. C.U.P. 15-02 Lake Fork Fence Supply
 - 3. C.U.P. 15-03 Post Drilling INC