



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
Website: www.co.valley.id.us

Rob Garrison, Chairman
Bryan Cooley, Vice-Chair

Ed Allen, Commissioner
Johanna Defoort, Commissioner
Scott Freeman, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

October 19, 2017

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: September 14, 2017

C. OLD BUSINESS:

1. C.U.P. 02-14 Eagle Nest Subdivision No. 2 – Amended Plat: A final plat has been submitted by property owners to amend elements of Eagle Nest Subdivision No. 2 which was recorded at Book 9, Page 41 on December 3, 2003. The Commission will review the amended final plat. This plat consists of 17 single-family residential lots currently platted as Lot 11, Blk 2; Lots 1-6, Blk 3; and Lots 1-10, Blk 4, Eagles Nest Subdivision No. 2. No new lots or roads are proposed. The site is accessed via Joshua Drive, a private road. It is approximately 64 acres located in Section 20, T.14N, R.3E, Boise Meridian, Valley County, Idaho. [*Not a public hearing – POSTPONED to November 10, 2017.*]

D. NEW BUSINESS:

1. V-7-17 Soelberg Setback Variance: Heather and Joseph Soelberg are requesting a variance to relax the side yard setback from the required 7.5 feet and to relax the 30' setback from the high water line of Campbell Creek. The applicants' home and pump shed were built in 1968. The existing buildings and deck do not meet the setback requirements. The applicants assert that a hardship exists as a result of the locations of the previously built structures; that other structures in the area encroach upon the high water line; and it is common for property line locations to be disputed in this subdivision. The site is the west part of Lot 106 of Gratton-Barnard Subdivision addressed at 672 West Mountain Road. The 0.278 acre lot is located in SESE Section 33, T.14N, R.3E, Boise Meridian, Valley County, Idaho.

2. C.U.P. 17-14 Kesler Office and Shop: Kesler Properties LLC is requesting approval to establish an office and shop. A new 3,893 sq. ft. shop addition is proposed to be attached to the existing 3,510 sq. ft. storage building. The single-family home will remain on the site. The 2.5-acre site is the west half of Lot 3, Pleasant Acres Subdivision, addressed at 13862 Highway 55. It is located in the SWSW Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho.

- 3. C.U.P. 17-15 Gilbert Storage:** Faron Gilbert is requesting approval to establish a commercial storage facility. The proposal includes four poly-fabric buildings with pony walls: three 30'x96' buildings and one 40'x80' building. A grandfathered gravel pit and an excavating business currently exist on the property. The storage units would be accessed from the existing approach. The 10.8-acre site is currently addressed at 45 East Lake Fork Road and is Lot 1 of Quarry Run Subdivision, NWNE Section 10, T.17N, R.3E, Boise Meridian, Valley County, Idaho.

E. FACTS AND CONCLUSIONS:

- C.U.P. 17-12 Sharon's Place Event Venue
- C.U.P. 17-13 Karysn Business Park
- V-4-17 Carroll Setback Variance

Agenda subject to change.