



Valley County Planning & Zoning Commission

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A G E N D A

Valley County Planning and Zoning Commission

November 10, 2016

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: October 6, 2016

C. OLD BUSINESS:

- 1. C.U.P. 16-11 Moudy Mountain Summer Festival:** Nancy Moudy is requesting approval to establish an annual three-day summer festival. The festival will include a craft fair, flea market, live music, food vendors, and overnight camping. Hours are from 9:00 a.m. to 10 p.m. Porta Potties would be located on the site. The site is addressed as 14078 Farm to Market Road and is part of 73 acres in SWNW and NWSW of Section 25, T.18N, R.3E, Boise Meridian, Valley County, Idaho. [*Tabled from September 8, 2016*]
- 2. C.U.P. 16-13 Activity Barn Expansion:** Brundage Mountain Company, dba Activity Barn LLC, is requesting approval to expand C.U.P. 99-21 Activity Barn from current winter operations to year-round recreational facilities. Existing facilities use approximately 35 acres; the proposal would add 120 acres. Current activities include snow-tubing, snow-rail park, ski & snowboard lessons, and snow making equipment. Phased over five years, the proposed new activities include a base lodge, new maintenance facility, RV and tent campgrounds, fishing & skating pond, zip-line, ropes course, climbing wall, other adventure park activities, park shelters, concessions or food truck, and trails for cross-country skis, fat-tire bikes, and mini-snowmobile trails. The site is addressed as 141 Moonridge Drive and is part of RP18N03E290004 owned by Mirror Pond LLC in the NE ¼ of Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. [*Public Hearing - Tabled from October 6, 2016.*]

D. NEW BUSINESS:

- 1. C.U.P. 16-16 Zemke Bed and Breakfast:** Ray and Peg Zemke are requesting approval to

operate a two-room bed and breakfast in an existing home. Utilities include an individual well and sewer is provided by North Lake Recreational Water and Sewer District. The site is 1.0179 acres, addressed at 2259 West Mountain Road, located in Royal Scot Subdivision 3 Lot 4 in the SW ¼ Section 29, T.16N, R.3E, Boise Meridian Valley County, Idaho.

2. **C.U.P. 16-17 Binnion Multi-family Dwelling Unit:** Dianna Binnion is requesting approval to convert two bedrooms into two studio apartments on the second floor of an existing home. Each unit would be approximately 300 sq. ft. and have a full bath and kitchen. The site is 0.5 acres, addressed at 1907 Lone Tree Road, and is in Northlake Subdivision No. 1, Lot 14 in the SW ¼ Section 8, T.15N, R.3E, Boise Meridian Valley County, Idaho.
3. **C.U.P. 16-18 Harlow Rose Subdivision - Preliminary and Final Plat:** John and Alice Millington are requesting approval for a two-lot residential subdivision on 5.0 acres. Each lot will be 2.41 acres with individual well and septic systems. Access will be from South Samson Trail in the SE ¼ NE ¼ of Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho.
4. **C.U.P. 16-19 Sleigh Rides:** Lyle Points and Doris Arlene Griffiths are requesting approval for a base area for the Elk Sleigh Rides complete with graveled-parking lot, ticket and office building, and porta-potties. The site is part of approximately 10 acres adjacent to Farm-to-Market Road currently addressed as 12960 Farm to Market Road in the SW ¼ NW ¼ SW ¼ Section 24 T.16N, R.3E, Boise Meridian, Valley County, Idaho.

E. OTHER:

1. **Appeal of Sign Permit S-16-01** condition of no outside advertisement signs on buildings located at Mile High Power Sports, 13924 Hwy 55.
2. **C.U.P. 98-4 Shiloh Bible Camp** – Is new C.U.P. needed for multi-purpose building?

3. FACTS AND CONCLUSIONS:

- C.U.P. 16-14 Morrison Solar Panels
- C.U.P. 16-15 McCall Party Rentals

Agenda subject to change.