



Valley County Planning & Zoning Commission

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Scott Freeman, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

December 8, 2016

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

B. MINUTES: November 10, 2016

C. OLD BUSINESS:

- 1. P.U.D. 98-1, C.U.P 02-04, and C.U.P. 02-05 Tamarack Resort – Extension Request:** Tamarack Resort is requesting a five-year extension of the planned unit development and conditional use permits. A five-year extension was received in 2011 and an update to the Commission occurred in 2014. The site is accessed from West Mountain Road. The site is located on approximately 3,608 acres of land consisting of 2,124 acres of State of Idaho land and 1,484 acres of private land in T.15N, R.2E; T.16N, R.2E; and T.16N, R.3E, B.M., Valley County, Idaho.
- 2. P.U.D. 04-02 Gold Fork Bay Village – Extension Request:** Gold Fork Bay LLC is requesting a three year extension of the conditional use permit that expires December 2016. The approved permit allows for a mixed-use development of single-family homes, duplexes, townhomes, and amenities. The site is accessed from Old State Road and Paradise Lane. It is 30 acres located in the SESE Section 34, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

D. NEW BUSINESS:

- 1. C.U.P. 16-20 Ion Electric Shop and Housing:** Justin Jones is requesting approval to establish a commercial shop and equipment storage area for his business. In addition, he is requesting approval to allow the upstairs living quarters to be used as employee housing. He is proposing a 2240 sq. ft. building with 3-bay garage and studio apartment on the second floor. The site is one acre addressed as 13975 Highway 55 and located in the east half of Lot 4 in Eld's Country Subdivision in the SE ¼ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho.

2. Outdoor Lighting Ordinance – Revision

E. FACTS AND CONCLUSIONS:

- C.U.P. 16-11 Moudy Mountain Summer Festival
- C.U.P. 16-13 Activity Barn Expansion
- C.U.P. 16-16 Zemke Bed and Breakfast
- C.U.P. 16-17 Binnion Multi-family Dwelling Unit
- C.U.P. 16-18 Harlow Rose Subdivision - Preliminary and Final Plat
- C.U.P. 16-19 Sleigh Rides

Agenda subject to change.