



Valley County Planning & Zoning Commission

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A G E N D A

Valley County Planning and Zoning Commission

April 13, 2017

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

- A. OPEN:** Call to Order
- B. MINUTES:** March 9, 2017
- C. OLD BUSINESS:**
- C.U.P. 17-02 Mountain Meadows Subdivision No. 4 – Preliminary & Final Plat:** Ron Platt is requesting approval of a one-lot residential subdivision on 3.066 acres. An individual well would provide water and North Lake Recreational Sewer & Water District would provide sewer services. Access is via Cameron Drive, a public road; no new roads are proposed. This proposal is for a replat of RP00163000000A currently platted as a common area for Mountain Meadows Subdivision No. 2 in the S ½ SE ¼ Section 8, T.16N, R.3E, B.M., Valley County, Idaho. *Tabled from meeting on March 9, 2017.*
- D. NEW BUSINESS:**
- C.U.P. 17-03 EnergySeal Office, Shop, and Employee Housing:** Joseph & Danielle Swinford are requesting approval to establish a 14,000 sq. ft. shop and office with multiple bays for their insulation business currently located in McCall. They would also like to construct a 4-plex with residences of 1000-1200 sq. ft. each for their employees. The 9.6-acre site is Oster Subdivision Lot 1 located in the S ½ NWNE Section 33, T.18N, R.3.E, Boise Meridian, Valley County, Idaho.
 - C.U.P. 07-11 Gold Fork River Ranch Subdivision– Extension Request & C.U.P. 08-08 Gold Fork River Ranch Gravel & Sand Sales – Extension Request:** Gold Fork River Ranch LLC is requesting a five-year extension of the conditional use permits and preliminary plat that expire in May 2017. The approved preliminary plat contains 48 single-family residential lots with individual wells and septic systems. The projects last received extensions in 2012. The approximately 162 acre site is bordered by Davis Creek Lane and Koskella Road and is located in the SW ¼ Section 25, T.16N, R.3E, Boise Meridian, Valley County, Idaho.
 - C.U.P. 09-01 Blackhawk Lake Estates Phases 3 & 4 – Extension Request:** LB Industries is requesting a two-year extension of the conditional use permit and preliminary plat that expire in April 2017. The original approval was for nine residential lots and 1 common lot. The 25.87 acre site is located on the west side of Blackhawk Lake in N ½ Section 2, T.17N, R.2E, Boise Meridian, Valley County, Idaho.
- E. APPEAL OF SIGN PERMIT DENIAL – Mountain Meadow Rentals**
- F. FACTS AND CONCLUSIONS:**
- C.U.P. 17-01 Cascade Nordic Ski Club – Hasbrouck Ranch Site

Agenda subject to change.