



# Valley County Planning & Zoning Commission

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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

May 11, 2017

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. **OPEN:** Call to Order

B. **MINUTES:** April 13, 2017

### C. OLD BUSINESS:

1. **C.U.P. 13-03 Blackhawk – Phase 1 – Final Plat:** Blackhawk on the River LLC is requesting final plat approval. This is a replat of Blocks III, VIII, IX, XI, XVII, XIX, and XX of Blackhawk Planned Unit Development and would allow the sale of 22 lots. The commission will review the final plat, conditional use permit, and density to determine conformance with the preliminary plat and P.U.D. 13-01 Blackhawk. The site is accessed from West Mountain Road and is located in Section 25 & 36, T.18N, R.2E and SW ¼ Section 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho.

### D. NEW BUSINESS:

1. **C.U.P. 17-04 Blackhawk on the River Event Venue:** McCall Associates LLC is requesting approval to establish an event venue at the Blackhawk River Lodge. The site would be available to rent by the public between 8 a.m. and 10 p.m. The existing buildings, parking lot, and lawns would be used. The 2-acre site is Blackhawk on the River Phase 2, Lot 99, Block 3 located in the SE ¼ Section 25, T.18N, R.2E, Boise Meridian, Valley County, Idaho.

2. **C.U.P. 17-05 Small Engine Service:** Brian Preiss is requesting approval to establish a small engine repair shop. A single-family residence, garage, and outbuildings currently exist; no new construction is planned. The 1.9-acre site is addressed as 40 East Prospectors Drive and contains Lots 49 & 50 of Gold Dust Ranch #1 located in the NESW Section 10, T.13N, R.4E, Boise Meridian, Valley County, Idaho.

3. **C.U.P. 17-06 Wood Dreamer Shop:** Richard Kay is requesting approval to establish a woodshop and retail store in a 10' x 20' trailer. The trailer would be parked at the Rustic Outlet store located at 14118 Highway 55. The 4.8-acre site is located in W ½ N ½ N ½ SENE Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **[Withdrawn]**

4. **C.U.P. 17-07 Crawford Landscape Services:** Luke Crawford is requesting approval to establish a landscape and property maintenance business at his home. Activities include storage of landscape materials, a plant nursery, and parking for employee and work vehicles. A single-family residence and outbuildings currently exist; no new construction is planned. The 3.5-acre site is addressed as 13975 Rustic Road and contains Lots 21A & 21B of Eld's Country Subdivision located in the S ½ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho.
  5. **C.U.P. 17-08 Rustic Edge Retail:** Jerry & Christie Grob are requesting approval to establish a retail store in their home. A separate entrance currently exists into the store area. No new construction is planned. The 1.34 -acre site is addressed as 13813 Hwy 55 and is located in NW ¼ Section 10, T.17N, R.3E, Boise Meridian, Valley County, Idaho.
  6. **C.U.P. 17-09 Kesler Storage:** Kessler Properties LLC is requesting approval to establish a public storage facility. The proposal includes four buildings with thirty-two 12-ft x 50-ft units and forty 10-ft x 34-ft units. Two building phases are planned. A maintenance shop/office and equipment yard currently exists on the property (C.U.P. 05-51); this use would continue. The storage units would use the same access as the existing business. The 9.6-acre site is currently addressed as 14032 Highway 55 and located in the NENE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho.
- E. APPEAL OF SIGN PERMIT DENIAL – Mountain Meadow Rentals –** tabled from April 13, 2017
- F. IS CONDITIONAL USE PERMIT REQUIRED?:** Interstate Electric – 13788 Hwy 55 – outside storage
- G. FACTS AND CONCLUSIONS:**
- C.U.P. 17-02 Mountain Meadows Subdivision No. 4
  - C.U.P. 17-03 EnergySeal Office, Shop, and Employee Housing

*Agenda subject to change.*