



# Valley County Planning & Zoning Commission

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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  
July 13, 2017  
Valley County Court House - Cascade, Idaho  
PUBLIC HEARING - 6:00 p.m.

**A. OPEN:** Call to Order

**B. MINUTES:** June 8, 2017

**C. OLD BUSINESS:**

**1. C.U.P. 06-02 Settler's Mill #1 Subdivision – Update:** Knife River Corporation will update the Commission as required. This subdivision received a two-year extension of the conditional use permit in June 2016. The original approval was to establish a 64-unit subdivision comprised of 50 single-family homes and 14 condominiums, community wells, and on-site waste water treatment facility. The 31.167 acre site is located at the northwest corner of Highway 55 and Loomis Lane in the SWSE Section 23, T.16N, R.3E, Boise Meridian, Valley County, Idaho. [*Not a public hearing.*]

**2. P.U.D. 04-02 Gold Fork Bay Village – Final Plat:** Gold Fork Bay LLC is requesting final plat approval. The Commission will review the final plat, conditional use permit, and density to determine conformance with the preliminary plat. This plat consists of 10 single-family residential lots, dedicated open space, stormwater and pond infrastructure, and walking trails. 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. [*Not a public hearing.*]

**D. NEW BUSINESS:**

**1. C.U.P. 17-11 Highmark Subdivision – Preliminary & Final Plat:** Highmark Properties LLC is requesting approval for a three-lot residential subdivision on 20 acres. One residence currently exists and is addressed at 13801 Raptor Loop. Three existing parcels would be subdivided into a total of three lots adding two additional building sites. Lot sizes vary from 5.68 to 6.82 acres and will have individual wells and septic systems. Access to each lot will be from Highmark Place, a new private road, which has direct access Raptor Loop, a public road. The site is located in the SWNW of Sec. 11, T.17N, R.3E, Boise Meridian, Valley County, Idaho.

**2. V-1-17 Walcom Setback Variance:** Michael & Dena Walcom are requesting a variance to relax the rear yard setback from the required 20 feet to 10 feet. The applicants assert that building sites on the property are limited due to a waterline easement crossing the property. The site is Crown Point Subdivision #2 Lot 15 addressed as 31 Robbins Drive. The 0.66 acre lot is located in Section 23, T.14N, R.3E, Boise Meridian, Valley County, Idaho.

**E. FACTS AND CONCLUSIONS:**

- C.U.P. 17-07 Crawford Landscape Services
- C.U.P. 17-10 Trabert Subdivision
- VAC 17-01 Johnson Utility Easement Vacation

**F. COMMISSION DISCUSSION**

*Agenda subject to change.*