

# Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

Neal Thompson, Chairman  
Ken Roberts, Vice-Chair

Katlin Caldwell, Commissioner  
Sasha Childs, Commissioner  
Scott Freeman, Commissioner

## A G E N D A

Valley County Planning and Zoning Commission

May 12, 2022

Valley County Court House - Cascade, Idaho

PUBLIC HEARING – 6:00 p.m.

You may view the hearing by going to [www.co.valley.id.us](http://www.co.valley.id.us) and click on “Watch Meetings Live”.

**A. OPEN:** Call to Order

**B. MINUTES:** April 14, 2022, and April 19, 2022 – *Action Item*

**C. OLD BUSINESS:**

- 1. C.U.P. 21-06 Moon View Ranch Subdivision – Final Plat:** Mathew Falvey and Joanne Young are requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat consists of 14 single-family residential lots on approximately 63 acres. Access will be from a new private road onto Moonridge Drive (public). The site is parcel RP18N03E297804, RP18N03E295280, and RP18N03E298106 in Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. [Not a public hearing.]

**D. NEW BUSINESS:**

- 1. C.U.P. 22-11 Central Mountain Land Services:** Michael Filbin is requesting a conditional use permit for an excavation business and storage of equipment. The site has a home and outbuildings and uses individual well and septic system. The 1.95-acre parcel is addressed at 143 E Lake Fork Road and located in the NWNE Section 11, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
- 2. C.U.P. 22-12 Gemma’s Outdoor Market:** Monty Moore is requesting a conditional use permit for an outdoor market. Vendor employees will occupy approximately 1,000-sqft of tent space for retail and 300-sqft for storage within the existing parking lot for Gemma’s Italian Deli and Market. No new permanent structures are proposed. The 1.5-acre site is addressed at 13840 and 13844 Highway 55 and located in the NW ¼ Section 10, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
- 3. C.U.P. 22-13 Paikka Bakery:** Finn Place LLC is requesting a conditional use permit for a bakery. The existing building would be remodeled, and a greenhouse added. Up to 18 dinners per year will also be held at the site. The site also has a shop with apartment. The existing septic system and individual wells would be used. The 3-acre site is addressed at 14118 Highway 55 and located in the NE ¼ Section 18, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

**E. P.U.D. 22-01 Roseberry PUD – a Manufactured Home Park and C.U.P. 22-10 Preliminary Plat:** Continued from May 5, 2022. Action Item

**F. OTHER:**

- **Vault Privy Request – Little Donner Tract II Lot 5 – 80 Mountain Air DR - Action Item**
- **October Meeting – Change in Date**

**G. FACTS AND CONCLUSIONS – Action Items:**

- VAC 22-01 Thomson Vacation of Utility Easement
- C.U.P. 22-05 Gold Fork Reserve – Preliminary Plat
- C.U.P. 22-06 Schafer Subdivision – Preliminary Plat
- C.U.P. 22-07 Wilson RV Rental Site
- C.U.P. 22-08 Bear’s Den Subdivision – Preliminary and Final Plat
- C.U.P. 22-09 Tamarack Resort P.U.D. - Osprey Meadows Estates – Preliminary Plat

*Agenda subject to change.*

*Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact our office prior to the meeting.*