

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

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

June 9, 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 and click on "Watch Meetings Live".

A. OPEN: Call to Order

B. MINUTES: May 5, 2022, and May 12, 2022 – Action Item

C. NEW BUSINESS:

1. **C.U.P. 22-14 Hall's RV Site:** Bob Hall is requesting approval of a conditional use permit for a Recreational Vehicle Park to allow six RVs to be used as dwellings for more than 30 days in duration. The campsite will be for personal use and will not have any commercial use. There is an individual well, a septic system, and electrical power. The 5.3-acre site, addressed at 8 Atkin Lane, is parcel RP12N04E043470, located in the NWNW Sec. 4, T.12N R.4E, Boise Meridian, Valley County, Idaho. Action Item
2. **C.U.P. 22-15 James Solar Panels:** Delta James is requesting a conditional use permit for detached solar panels in the rear yard of an existing house. The residence is addressed at 13643 Farm to Market Road. The 6-acre parcel is RP17N03E149757 in the SESE Section 14, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
3. **C.U.P. 22-16 Camp Modern:** McKenzie Hansen and Trevor Russi are requesting approval of a conditional use permit for a camping facility. Phase 1 includes six tent glamping sites with shared bath house available for rent. Phase 2 would update the tents to A-frame structures. Porta-potty facilities would be used until the restroom facility is constructed. A caretaker suite would be constructed. An individual well and septic system would be used. The 3-acre site, addressed at 12815 Highway 55, parcels RP16N03E269260 and RP16N03E269290, and located in the SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item
4. **C.U.P. 22-17 Tamarack Mountain Kennels:** Courtney Forrest is requesting approval of a conditional use permit for an animal boarding facility. An individual well and septic system would be used. Access would be from Gold Fork Road, a public road. The 6.4-acre site is parcel RP16N03E241805, located in the SENE Sec. 24, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item

D. OTHER

1. **C.U.P. 21-20 Gold Fork River Estates:** Removal of COA # 17. Action Item.
2. **C.U.P. 21-32 Lake Fork Village Condos & Offices:** Alteration Request. Action Item

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 22-11 Central Mountain Land Services
- C.U.P. 22-13 Paikka Bakery
- C.U.P. 22-12 Gemma's Outdoor Market
- PUD 22-01 Roseberry Park

F. WORKSESSION – Comprehensive Plan and Subdivision Regulations

Agenda subject to change.

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