

# Valley County Planning and Zoning Commission

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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 23, 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. NEW BUSINESS:

1. **C.U.P. 22-18 Blackhawk on the River Block XIX – Preliminary Plat:** McCall Associates LLC is requesting a conditional use permit for single-family subdivision with eight buildable lots and open space. Access would be from existing private roads and a new private road. Central water and sewage systems are proposed. The 8.5-acre site is parcel RP00705019000A, Blackhawk on the River (1, 2 & 3) Block XIX "Future Development" in the NWSW Section 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
2. **C.U.P. 22-19 Valley Heights Subdivision – Preliminary Plat:** Ryan Valley is requesting a conditional use permit for a 5-lot single-family subdivision on 33 acres. Access would be from a new private road onto Finlandia Road (public). Shared driveways are proposed. A variance is requested from the required 28-ft roadway width to 24-ft. Proposed lot sizes range from 5 acres to 7.6 acres. Individual wells and individual septic systems are proposed. The site is parcel RP16N04E065407 in Section 6, T.16N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
3. **C.U.P. 22-20 CAT Rental Store:** Western States Equipment Company is requesting approval of a conditional use permit for an equipment rental store, office, and shop facility. The approximately 4,800-sqft building would replace an existing Clear-Span structure. An individual well and septic system would be used. The 9.6-acre site is parcel RP16N03E269809, addressed at 10 Davis Creek Lane, and located in the SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item
4. **C.U.P. 22-21 Stag's Run Estates Subdivision – Preliminary Plat:** 181 West Lake Fork Road LLC and Urban Solutions are requesting a conditional use permit for a single-family subdivision with common area lots and 50 buildable lots. Proposed buildable lot sizes range from 1 acre to 8 acres. Access would be from new private roads onto W. Lake Fork Road (public) at two locations. A variance is requested from the required 28-ft roadway width to 24-ft. Individual wells and individual septic systems are proposed. The 160-acre site is parcel RP17N03E080605, addressed at 181 W Lake Fork RD, and located in Section 6, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

### C. FACTS AND CONCLUSIONS – Action Items:

- PUD 22-01 Roseberry Park

*Agenda subject to change.*

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