

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

July 19, 2022

Valley County Court House - Cascade, Idaho

PUBLIC HEARING – 5:30 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. OLD BUSINESS

1. **C.U.P. 21-37 Tamarack Resort P.U.D. – Phase 3.2 Ponderosa Ridge– Final Plat:** Martin Pico and Tamarack Two LLC 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. The plat would include 15 “Chalet Lots” and open space, utility, and recreational easement areas. Lots would be accessed from private roads onto Village Drive. The 8.8-acre site is in the North ½ Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. [Not a public hearing.]
2. **C.U.P. 22-09 Tamarack Resort P.U.D. – Phase 3.3 Osprey Meadows Estates – Final Plat:** Martin Pico and Tamarack Two LLC 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 17 single-family residential lots. Lots would be accessed from West Mountain Road (public), Discovery Drive (private), and a new private road. The approximate 13-acre site is in West ½ Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. [Not a public hearing.]
3. **C.U.P. 22-24 Alvarez RV Rental Site:** Alfredo and Alicia Alvarez are requesting a conditional use permit for the short-term rental of a recreational vehicle. Sewage waste would be disposed at the Northlake Recreational Sewer District dump site. Portable water would be obtained from the Northlake site. Their home is also on the property. The 6.4-acre parcel is addressed at 13309 Highway 55. The site is Post Ranches Subdivision Lot 1, located in the NW ¼ Section 3, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Tabled from July 14, 2022. Action Item

C. NEW BUSINESS:

1. **C.U.P 22-26 Glory Ridge Subdivision – Preliminary Plat:** Victor and Carrie Kranz are requesting a conditional use permit for a 14-lot single-family subdivision on 33.5 acres. Access would be from a new private road onto Rainbow Road (public). Variances are requested for shared driveways and a cul-de-sac length greater than 900-ft. Proposed lot sizes range from 1 acre to 3 acres. Individual wells and individual septic systems are proposed. The site includes parcels RP16N03E033156 and RP16N03E035420, in the W ½ Section 3, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item.
2. **C.U.P. 22-27 Cell Tower – Amendment of C.U.P. 03-08:** T-Mobile West LLC is requesting a conditional use permit to modify the existing cell tower by adding a 50kw backup generator to the 10,000 sq-ft site. The property is addressed at 12626 Koskella Road, parcel LR15N03E01600B, and located in the SE ¼ Section 1, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

D. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 22-21 Stag’s Run Estates Subdivision

E. WORKSESSION

- Impact Areas for Cascade, Donnelly, and McCall
- Comprehensive Plan
- 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.