

# Valley County Planning and Zoning Commission

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, Chairman  
Ken Roberts, Vice-Chair

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

## A G E N D A

Valley County Planning and Zoning Commission

January 12, 2023

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: December 8, 2022 – *Action Item*

### C. OLD BUSINESS:

1. **C.U.P. 21-20 Gold Fork River Estates – Final Plat:** Gold Fork LLC is 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 is a six-lot single-family subdivision plus an open space lot along the Gold Fork River. Lots would be accessed from a new private road onto Davis Creek Lane (public) and from Gold Fork Road (public). The 46-acre site is parcels RP16N04E295625, RP16N04E296770, and part of RP16N04E296006 in the SW ¼ Section 29, T.16N, R.4E, Boise Meridian, Valley County, Idaho. **Not a public hearing.** Action Item
2. **C.U.P. 22-16 Camp Modern – Annual Review:** The Planning and Zoning Commission will access impacts and compliance with the approved conditional use permit. The 3-acre site is 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

### D. NEW BUSINESS:

1. **C.U.P. 22-49 Morel Glamping Site:** Abel Morel is requesting approval of a conditional use permit rental of a recreational vehicle site and a shed for sleeping quarters. No utilities are available at the site. Access is from Price Loop (a public road) onto Skunk Creek Road (a public road). The 2.7-acre site, addressed at 70 Price Loop, is Hidden Trails Estates Subdivision Lot 41 located in the W ½ Section 16, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.  
**WITHDRAWN BY APPLICANT**
2. **C.U.P. 22-50 Elk Haven Acres Subdivision – Preliminary and Final Plat:** Chad and Sarah Chastain are requesting a conditional use permit for a 2-lot single-family subdivision on 20 acres. Individual wells and individual septic systems are proposed. Access would be from Elk Haven Lane (private) onto State Highway 55. The site is parcel RP17N03E144865, located in NESW Section 14, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
3. **C.U.P. 22-51 Amendment of C.U.P. 16-21 Mountain Meadow Rentals:** Ben Esplin of Mountain Meadows Rentals is requesting an amendment of a conditional use permit allowing a business renting ATVs, snowmobiles, and watercraft at 2445 West Mountain Road. The new request is to

expand the business onto 0.31 acres, addressed at 319 W Tamarack Falls RD, that is the N ½ Lot 34 of Smiling Julie Subdivision and Tax #1-C in the NE ¼ Section 19, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

4. **C.U.P. 22-52 North Pasture Subdivision – Preliminary and Final Plat:** The DRC Trust is requesting a conditional use permit for a 1-lot single-family subdivision. The 2.2-acre lot would be accessed from Farm to Market Road, a public road. An individual well and septic system is proposed. The site is part of a 107-acre parcel RP17N03E125420 in the NWNW Section 1, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
5. **C.U.P. 22-53 Harlow Subdivision – Preliminary and Final Plat:** McCall Donnelly Joint School District #421 is requesting a conditional use permit for a 2-lot single-family subdivision on 20 acres. Individual wells and individual septic systems are proposed. Access would be onto State Highway 55 from a shared access easement. The site is addressed at 14030 Highway 55, parcel RP18N03E330455, and located in NENE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
6. **C.U.P. 22-54 Haney Solar Panels:** David Haney is requesting a conditional use permit for detached solar panels for personal use. The residence is addressed at 1504 Crown Point Parkway. The 1.5-acre lot is Alberta Estates Subdivision Lot 6 located in the NWSE Section 11, T.11N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

#### **E. OTHER:**

- Is a Conditional Use Permit Required?
  - For a Commercial Kitchen at 12756 Skain Road (Parcel RP001810020120 – M&E Wagon Wheel No. 8 Lot 12 Block 2). Action Item.
  - For an excavation business at 11340 Highway 55 (Parcel RP13N04E052406). Action Item.
  - For an ammunition manufacturing / reloading business at 11 Sawtooth Court (Parcel RP0043900000060 – Blackhawk Ranch Phase 1 Lot 6). Action Item.
- Appeal of Administrative Decision that a Conditional Use Permit Is Required for Solar Panels at 505 Collier View Road. Action Item.
- C.U.P. 12-11 ASAP Stipulation Agreement. Action Item
- Election of Officers. Action Item
- Meeting Dates for 2023. Action Item

#### **F. FACTS AND CONCLUSIONS – Action Items:**

- C.U.P. 22-34 Shoemaker Donnelly Storage
- C.U.P. 22-46 Moudy Glamping Site

*Agenda subject to change.*

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