

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

Katlin Caldwell, Chairman
Ken Roberts, Vice-Chairman

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

A G E N D A

Valley County Planning and Zoning Commission
March 16, 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 and click on “Watch Meetings Live”.

A. OPEN: Call to Order

B. MINUTES: March 9, 2023 – *Action Item*

C. NEW BUSINESS:

- 1. C.U.P. 23-03 Xperience Glamping Site:** Jennifer Anderson is requesting approval of a conditional use permit for rental of five geodomes. Each dome would include a bathroom. An individual septic system and individual well would be used. Access is from Deer Trail (a public road) onto West Mountain Road (a public road). The 2.4-acre site, addressed at 1734 Deer Trail, is part of CR-5 Subdivision Lot 36, located in the SESE Section 18, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. C.U.P. 23-04 River Bottom Ranch Subdivision – Preliminary and Final Plat:** The C2J Trust is requesting a conditional use permit for a three-lot single-family residential subdivision. Proposed lot sizes range from 4.0 acres to 56.15 acres. Individual septic systems and individual wells would be used. The lots would be accessed from Gold Fork Road, a public road. A shared driveway is proposed. The 80-acre site is parcel RP16N03E247204, addressed at 411 Gold Fork RD, and located in the N ½ SE ¼ Section 24, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 3. C.U.P. 23-05 Takkinen Estates – Preliminary and Final Plat:** The C2J Trust is requesting a conditional use permit for a two-lot single-family residential subdivision. Proposed lot sizes range are 31 acres to 49 acres. Individual septic systems and individual wells would be used. The lots would be accessed from Withers Lane, a public road. A shared driveway is proposed. The 80.8-acre site is parcel RP16N04E191805, addressed at 480 Withers LN, and located in the E ½ Section 19, T.16N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
- 4. C.U.P. 23-07 Triple M Refrigeration:** Matthew Moser is requesting approval of a conditional use permit for an area business. The 100-ft x 40-ft building would have an office, equipment storage area, and an apartment on the second floor. An individual well would be used; North Lake Recreational Sewer and Water District would provide sewer. Access would be from Norwood Road, a public road. The 1.7-acre site, addressed at 13129 Norwood RD, is parcel RP16N03E170006 located in the NENE Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Agenda subject to change.

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