

Valley County Planning and Zoning Commission

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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 9, 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: February 9, 2023, and February 21, 2023 – *Action Item*

C. OLD BUSINESS:

1. **C.U.P. 21-09 Copper Rock Subdivision – Final Plat:** Biltmore Investments 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 consists of 13 single-family residential lots and two common lots. Lots would be assessed from shared driveways onto Dawn Drive (public). The 6.4-site is a portion of parcel RP16N03E161805 in the SE 1/4 Section 16, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Not a public hearing.**
2. **C.U.P. 22-04 The Preserve at McCall Ranch – Final Plat:** River Investments 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 consists of eight single-family residential lots. Lots would be assessed from a new private road onto Norwood Road (public) and Johnson Lane (public). The 20-acre site is currently addressed at 86 Johnson Lane and is parcel RP18N03E299005 in the SESE Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Not a public hearing.**

D. NEW BUSINESS:

1. **VAC 23-01 Vacation of Utility and Drainage Easement:** Alexis Martin and Joe Brinkley are requesting a vacation of a 10-foot-wide utility and drainage easement centered on a portion of the lot line between Lots 27 and 28 in Alta Vista Subdivision in order to build over the current easement location. The lots, addressed at 253 and 265 Alta Vista Drive, are located in the SW ¼ Section 36, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
2. **V-1-23 Franklin Building Supply Setback Variance:** Franklin Building Supply CO is requesting a variance to relax the setback from the property line along Highway 55 and the southwest portion of the site. The site, addressed at 23 Johnson Lane and 14047 Highway 55, includes parcels RP18N03E330606, RP18N03E330621 and RP18N03E330645, and is located in the NWNE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
3. **C.U.P. 23-01 Sands 55 Subdivision – Preliminary Plat:** Lake Fork 55 LLC is requesting a conditional use permit for a 4-lot, mixed-use subdivision that includes commercial use, light-industrial use, and multiple-residences (apartments). Proposed lot sizes range from 0.87 acres to

3.27 acres. Access would be from State Highway 55. Individual wells and individual septic systems are proposed. The 10.3-acre site is parcel RP17N03E033995 located in the W ½ Sec. 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

4. **C.U.P. 23-02 McCall Landing Subdivision – Preliminary Plat:** Jeremy Sands is requesting a conditional use permit for a single-family residential subdivision. The plat includes 19 residential lots and 6.4 acres of open space on 64.6 acres. Proposed lot sizes range from 2.2 acres to 4.6 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from new private roads onto State Highway 55. The site is located in the N ½ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

E. OTHER

- **C.U.P. 21-43 Huckleberry Ridge:** Are the proposed changes substantial?

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 22-54 Haney Solar Panels
- C.U.P. 22-55 Jug Mountain Ranch P.U.D. – Phase 3B– Preliminary Plat
- C.U.P. 22-57 Lamon Multiple Residences

Agenda subject to change.

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