

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

April 13, 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. OLD BUSINESS:

- 1. C.U.P. 22-30 Shaw Family Ranch Subdivision – Final Plat:** Shaw Family Company 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 six single-family residential lots. Access would be from Boulder Lake Road (public). The 721-acre site is located in Sections 24 and 25, T.18N, R.3E, and Sections 19 and 30, T.18N, R.4E, Boise Meridian, Valley County, Idaho. Action Item. Not a public hearing.

D. NEW BUSINESS:

- 1. C.U.P. 09-01 Blackhawk Lake Estates Phases III & IV – Extension Request:** Liang Wu is requesting a two-year extension of the conditional use permit and preliminary plat that expire on April 22, 2023. The original approval was for nine residential lots and one common lot. The 25.87-acre site is located on the west side of Blackhawk Lake in N ½ Section 2, T.17N, R.2E, Boise Meridian, Valley County, Idaho. Action Item
- 2. C.U.P. 22-12 Gemma’s Outdoor Market – Review:** The Planning and Zoning Commission will assess impacts and compliance with the approved conditional use permit that was approved for one year to May 24, 2023. Monty Moore, the applicant, would like to revise the site plan and hold a Farmer’s Market weekly within the existing parking lot for Gemma’s Italian Deli and Market. The 1.5-acre site is addressed at 13840 and 13844 Highway 55 and located in the NW ¼ Section 10, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
- 3. C.U.P. 22-20 CAT Rental Store – Extension Request:** VP Properties – The Terteling Company INC is requesting a one-year extension of the conditional use permit for an equipment rental store, office, and shop facility that expires on July 6, 2023. The 7.6-acre site is parcel RP16N03E269809, addressed at 10 Davis Creek Lane, and located in the SESE Section. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item
- 4. C.U.P. 23-06 Smith Family Camping Site and Multiple Residences:** Mike and Elishia Smith are requesting approval of a conditional use permit for a Recreational Vehicle Park to allow nine Campers/RVs plus two tiny homes under 400-sqft to be used by family and friends. Visitors would

also use tents throughout the property. The campsite will be for personal use and will not have any commercial/rental use. There is an individual well, a septic system, and electrical power. A porta-potty is proposed. The 4.99-acre site, addressed at 465 Cabarton RD, is parcel RP13N04E072870, located in the NW ¼ Section 7, T.13N R.4E, Boise Meridian, Valley County, Idaho. Action Item

5. **C.U.P. 23-08 Fredriksen RV Rental Site:** Steve Fredriksen is requesting a conditional use permit for the rental of five recreational vehicle sites. Northlake Recreational Sewer and Water District would supply sewer services; water would be supplied by two existing wells. The 0.93-acre site, addressed at 12784 Cascade Drive and 12786 Cascade Drive, is Wagon Wheel Ranch #5 Subdivision Lots 12 and 13, Block 4 located in the SWSW Section 27 and SESE Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
6. **C.U.P. 23-09 Frost Management Storage:** Farm to Market Land LLC is requesting approval of a conditional use permit to construct a storage facility. The proposal includes a 10,000-sqft building to store commercial business and personal items. Individual septic system and individual well are proposed. Access would be from Farm to Market Road, a public road. The site is 10.9 acres, addressed at 13091 Farm to Market RD, parcel RP16N03E141920 located in the SENE Section 14 T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item

E. OTHER:

- Appeal of Administrative Decision that a Conditional Use Permit Is Required for Solar Panels at 13643 Morris Ranch Road. Action Item.

F. FACTS AND CONCLUSIONS – Action Items:

- VAC 23-01 Vacation of Utility and Drainage Easement
- V-1-23 Franklin Building Supply Setback Variance
- C.U.P. 23-01 Sands 55 Subdivision
- C.U.P. 23-02 McCall Landing Subdivision
- C.U.P. 23-03 Xperience Glamping Site
- C.U.P. 23-04 River Bottom Ranch Subdivision
- C.U.P 23-05 Takkinen Estates
- C.U.P 23-07 Triple M Refrigeration

Agenda subject to change.

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