

Valley County Planning and Zoning Commission

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

A G E N D A

Valley County Planning and Zoning Commission

April 20, 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. NEW BUSINESS:

- 1. C.U.P. 23-11 South Ranch Subdivision – Preliminary and Final Plat:** Tommy Ahlquist is requesting a conditional use permit for a two-lot single-family residential subdivision. Proposed lot sizes are 9.5 to 10.6 acres. Individual septic systems and individual wells would be used. The lots would be accessed from a new private road onto West Mountain Road. Right-of-Way for West Mountain Road would be dedicated to Valley County. The 26-acre site is a portion of parcel RP17N02E120635 located in Section 12, T.17N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. C.U.P. 23-13 Coulegar Multiple Residences:** Coulegar LLC is requesting a conditional use permit for multiple residences. The 2.06-acre lot would be split into two lots. Each lot would have a primary residence and a smaller home. There are currently three residences on the lot; the new 544-sqft tiny home would be used as a short-term rental. All homes would share an individual well. An additional individual septic system would service the tiny home. Access would be from a shared driveway on to E. Prospector Drive, a public road. The site is Gold Dust Ranch No. 2 Lot 229, addressed at 107 and 109 E Prospectors DR, and located in the SW ¼ Section 10, T.13N R.4E, Boise Meridian, Valley County, Idaho. Action Item.
- 3. P.U.D. 23-01 Garnet Valley and C.U.P. 23-10 Preliminary Plat:** Postponed to June 8, 2023
- 4. Valley County Code Amendments:** Valley County Planning and Zoning is proposing code amendments to require a neighborhood meeting before certain hearings; require Federal Aviation Administration Form 7460-1 within a certain distance of an airport; require painting of shipping containers; increase density for PUDs; and define Motions for Reconsiderations.

Agenda subject to change.

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