

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

May 11, 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: April 13, 2023, and April 20, 2023 – *Action Item*

C. OLD BUSINESS:

1. **C.U.P. 21-06 Moon View Ranch Subdivision Amended – Final Plat:** Sound Holding LLC and Leaway Investments LLC are requesting an amendment to Moon View Ranch Subdivision in accordance with Valley County Code 10-3-4.B in order to expand two lots and correct scrivener’s errors. The site is 9.3 acres in Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. [Not a public hearing.]
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. **[Tabled from March 9, 2023]** Action Item.

D. NEW BUSINESS:

1. **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 **[Postponed from April 13, 2023]**
2. **C.U.P. 23-12 Moss Landing Subdivision – Preliminary Plat:** **[Postponed to June 8, 2023]**
3. **C.U.P. 23-14 Big Boy Toys:** **[Postponed to May 18, 2023]**
4. **C.U.P. 23-15 Mullin Multiple Residences:** **[Postponed to August 17, 2023]**
5. **C.U.P. 23-16 Forge Landworks:** **[Postponed to May 18, 2023]**
6. **Tamarack Resort P.U.D. 98-1 Amendment and C.U.P. 23-17 Phase 3.5 - The Cottages at Trillium Creek – Preliminary Plat:** **[Postponed to May 18, 2023]**

7. **C.U.P. 23-18 Montego Properties Multiple Residences and Solar Panels – Amendment to C.U.P. 22-03: [Postponed to May 18, 2023]**
8. **C.U.P. 23-19 Cascade Valley Estates – Preliminary Plat: [Postponed to May 18, 2023]**

E. OTHER ITEMS:

- 1) **Amendment Recommendations:** Should P&Z reconsider due to lack of information and a response that did not get into the Staff Report? Would inclusion change your recommendation? Action Item.
- 2) **Appeal of Administrative Decision that a Conditional Use Permit is Required For Solar Panels at 13643 Morris Ranch RD** – set a new date so we can notice. Action Item.
- 3) **Vault Privy Request:** Crown Point Subdivision No. 2 Lot 1, 1246 Crown Point Parkway. Action Item.

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 23-06 Smith Family Camping Site and Multiple Residences
- C.U.P. 23-08 Fredriksen RV Rental Site
- C.U.P. 23-09 Frost Management Storage
- C.U.P. 23-11 South Ranch Subdivision
- C.U.P. 23-13 Coulegar 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.