

Valley County Planning and Zoning Commission

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Katlin Caldwell, Chairman
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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

May 18, 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 18, 2023 – *Action Item*

C. NEW BUSINESS:

- 1. C.U.P. 23-14 Big Boy Toys:** C & R Investments is requesting approval of a conditional use permit to scrap ATVs, UTVs, etc., in an existing commercial building. The existing individual well and septic system would be used. Access would be from a shared driveway from Highway 55. The site is addressed at 13871 Highway 55 and is the southeast portion of parcel RP17N03E035820 located in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. [Postponed from May 11, 2023]
- 2. C.U.P. 23-15 Mullin Multiple Residences:** Michael Mullin is requesting a conditional use permit for two residences on one parcel. Individual wells and septic systems are proposed. Access would be from shared driveway onto Farm to Market RD, a public road. The existing home is addressed at 13288 Farm to Market RD. The 19.89-acre parcel is RP16N03E013606 located in the SWNW Section 1, T.16N R.4E, Boise Meridian, Valley County, Idaho. Action Item [Postponed to August 17, 2023]
- 3. C.U.P. 23-16 Forge Landworks:** Forge Landworks LLC is requesting a conditional use permit for an equipment storage and construction yard. An individual well and individual septic system are available. Access is from a shared driveway onto Highway 55. The 33.5-acre parcel is RP17N03E150465, addressed at 13722 Highway 55, and located in the NE ¼ Section 15, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item [Postponed from May 11, 2023; Postponed to June 15, 2023.]
- 4. Tamarack Resort P.U.D. 98-1 Amendment and C.U.P. 23-17 Phase 3.5 - The Cottages at Trillium Creek – Preliminary Plat:** Tamarack Resort Holdings is requesting an amendment to the approved planned unit development to add a five-acre parcel that is adjacent to the northeast corner of the current boundary. A subdivision plat is proposed for this site with 22 cottage-type homes and open space lots. Access would be from a new private road onto Village Drive, a private road. Right-of-Way for West Mountain Road will be dedicated to Valley County. The site is served by Northlake Recreational Sewer and Water District and Tamarack Municipal Water System. The site is parcel RP16N03E328900 in the SE ¼ Section 32, T.16N, R.3E, B.M., Valley County, Idaho. Action Item. [Postponed from May 11, 2023]

5. **C.U.P. 23-18 Montego Properties Multiple Residences and Solar Panels – Amendment to C.U.P. 22-03:** Montego Properties L.C. is requesting a conditional use permit for a multiple residence and detached solar panels. The 182.75-acre site is parcel RP14N04E126605, addressed at 730 Warm Lake Road, and located in the SW ¼ Section 12 and W ½ Sec. 13, T.14N, R.4E, Boise Meridian, Valley County, Idaho. Action Item. [Postponed from May 11, 2023]
6. **C.U.P. 23-19 Cascade Valley Estates – Preliminary Plat:** T. Skyer Chambers is requesting a conditional use permit for a 37-lot single-family residential subdivision with a common area including a pond and amenities. Proposed lot sizes range from 2.5 acres to 6.6 acres. Central water and central sewer would be provided. The lots would be accessed from new private roads onto Norwood Road and Nisula Road, public roads. The 162-acre site is parcel RP16N03E050004 located in the E ½ Section 5, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. [Postponed from May 11, 2023]

D. OTHER

1. **Is a new conditional use permit required for an impound lot at 13951 Highway 55?**
C.U.P. 83-4 Automobile Repair Shop is active at this location, parcel RP18N03E339730.

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