

# 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

June 8, 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](http://www.co.valley.id.us) and click on “Watch Meetings Live”.

**A. OPEN:** Call to Order

**B. MINUTES:** May 11, 2023, and May 18, 2023 – *Action Item*

**C. NEW BUSINESS:**

- 1. P.U.D. 23-01 Garnet Valley and C.U.P. 23-10 Preliminary Plat:** Roseberry Park LLC is requesting approval of 306 multi-family units, 10 single-family residential lots, community amenities, and open space. Community amenities would include a clubhouse, sidewalks, pickleball courts, and a half basketball court within approximately 20 acres of open space. The multi-family units are clustered on the west side of the development. The net density of the multi-family component is 13.4 units an acre; the single-family net density is 4.9 units per acre. The overall proposed density is 8.1 units per acre. Therefore, a variance for density is part of the application.

Construction would occur in two phases. The site has designated snow-storage areas and preliminary stormwater management plan.

Access would be from W. Roseberry Road (public). In addition, Moore Road (private) and Price Street (private) would be extended to provide access to the multi-family units. The single-family residences would be accessed from Timberline Drive (private). Right-of-way for W. Roseberry Road would be dedicated to Valley County. Underground power and telecommunications would be included.

Occupancy of the homes is expected for Fall 2025.

Contained within the application is a combination of permits, as follows:

- 1. Concept Approval and Planned Unit Development** in accordance with Title 9 Land Use and Development.
- 2. C.U.P. 23-10 Garnet Valley PUD – Preliminary Plat** in accordance with Title 10 Subdivision Regulations.

The 39-acre site contains part of parcels RP16N03E170945, RP16N03E170965, and RP16N03E171485, and is in the NE ¼ Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

- 2. C.U.P. 23-12 Moss Landing Subdivision – Preliminary Plat:** Living 4M Ranch LLC is requesting a conditional use permit for a 14-lot single-family residential subdivision on 39.39 acres. Proposed lot sizes range from 1.45 acres to 4.09 acres. Individual septic systems and individual wells are

proposed. The lots would be accessed from new private roads onto Elk Haven Lane (private road) and Highway 55. The site is located in the SE ¼ Section 15, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **[Postponed Indefinitely.]**

3. **C.U.P. 23-20 Backcountry Equipment:** Backcountry Equipment INC is requesting approval of a conditional use permit to store equipment for sale within seven shipping containers and a shed. No utilities are proposed. Access would be from Herrick Lane, a public road. The 5-acre site is parcel RP12N04E208565, addressed at 78 Herrick Lane, and located in the SWSE Section 20, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item
4. **C.U.P. 23-21 Moon View Ranch Subdivision Phase 2– Preliminary Plat:** Emmers LLC is requesting a conditional use permit for a 9-lot single-family residential subdivision on 20 acres. Proposed lot sizes range from 2.0 acres to 2.3 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from a new private road onto Big Moose RD (private) which accesses onto Moonridge DR (public). The site is parcel RP18N03E297955 and a portion of Moon View Ranch Subdivision located in Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

#### **D. OTHER:**

1. **Vault Privy Request:** Cougar MT. Subdivision No. I Lot 40, RP000510000400, 9801 Brian Way. Action Item.
2. **C.U.P. 23-09 Frost Management Storage:** Size of Building. Action Item
3. **C.U.P. 23-07 Triple M Refrigeration:** Can an individual septic system be used instead of central sewer? Action Item

#### **E. FACTS AND CONCLUSIONS – Action Items:**

- V-1-23 Franklin Building Supply Setback Variance
- C.U.P. 23-14 Big Boy Toys
- Tamarack Resort P.U.D. 98-1 Amendment and C.U.P. 23-17 Phase 3.5 - The Cottages at Trillium Creek
- C.U.P. 23-18 Montego Properties Multiple Residences and Solar Panels
- C.U.P. 23-19 Cascade Valley Estates

*Agenda subject to change.*

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