

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 15, 2023

Valley County Court House - Cascade, Idaho

WORK SESSION – 5:00 p.m.

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. WORK SESSION – Code Compliance

C. MINUTES

D. NEW BUSINESS:

1. **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 18, 2023]
2. **C.U.P. 23-22 Activity Barn - Amendment to C.U.P. 16-13:** Brundage Mountain Resort LLC is requesting approval to amend C.U.P. 16-13 Activity Barn. Proposed hours of operation are 8:00 a.m. to 10:00 p.m. daily; proposed maximum capacity is 500 guests. Additional activities include a market, additional non-motorized recreation, and two residential dwelling units for employee housing. The parking lot would be realigned to allow for both an entrance and an exit onto Moonridge DR. The 116-acre site is parcel RP18N03E290007, addressed as 141 Moonridge Drive, and located in the N ½ Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **(Postponed to July 13, 2023)**
3. **C.U.P. 23-23 Packard Family RV Site:** Janice Packard is requesting approval of a conditional use permit for a Recreational Vehicle Park to allow four RVs to be used as dwellings for more than 30 days in duration. The campsite will be for personal use and will not have any commercial or rental use. There is an individual well and electrical power. Sewer service is provided by North Lake Recreational Sewer and Water District. The 0.7-acre site is Royal Scot Subdivision No. 2 Lot 8, Block 2, addressed at 2157 West Mountain RD, and located in the SE ¼ Sec. 32, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item
4. **C.U.P. 23-24 FedEx Hub:** FedEx Ground Package Systems INC is requesting approval of a conditional use permit for a package handling operation in an existing 2520-sqft commercial building. A variance from the 100-ft setback from Highway 55 is requested to allow parking of a trailer 80-ft from the property line. 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 13873

Highway 55 and is the north portion of parcel RP17N03E035820 located in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Postponed to July 13, 2023.**

5. **C.U.P. 23-25 Acker Tree Service:** Randy Acker is requesting approval of a conditional use permit for a mobile sawmill and staging/storage area for wood and equipment associated with a hazard tree service. The existing home would continue to be rented for workforce housing. The 3-acre site is parcel RP17N03E036180, addressed at 13865 Highway 55, and located in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
6. **C.U.P. 23-26 Legacy Ranch at Whitetail Club – Preliminary Plat:** Shore Lodge Whitetail LLC is requesting a conditional use permit for a 6-lot single-family residential subdivision on approximately 65 acres. Proposed lot sizes range from 6.5 acres to 15.5 acres. Individual septic systems and individual wells are proposed. Variances are requested to allow both a primary residence plus the addition of an accessory dwelling unit up to 3500-sqft on each lot, as well as one wood-burning device in each residence. The lots would be accessed from a new paved private road onto a private road system in Adams County. A variance is requested for a 2225-ft long culdesac road. This plat is connected to 304.8 acres being concurrently platted in Adams County. The site is parcel RP18N02E133560 located in W ½ Section 29, T.18N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.

E. OTHER:

- Reschedule Meeting Date for October 2023

Agenda subject to change.

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