

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

July 13, 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: June 8, 2023, and June 15, 2023 – *Action Item*

C. NEW BUSINESS:

1. **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 from June 15, 2023.**
2. **C.U.P. 23-27 Lake Fork Merc Additional Fuel Tank:** Landon Rogers is requesting approval of a conditional use permit for an additional gas tank on concrete pads. The site is addressed at 13845 Highway 55 and contains parcels RP17N03E103055 and RP17N03E103021 located in located in the NWNW Section 10, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
3. **C.U.P. 23-28 Falconer Solar Panels:** Mike Falconer is requesting a conditional use permit for detached solar panels for personal use. The residence is addressed at 505 Collier View RD. The 0.7-acre lot is Ponderosa Shores Subdivision No. 2 Lot 29 located in the NESW Section 12, T.13N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
4. **C.U.P. 23-29 Gearheard Glamping Site:** Wade and Karla Gearheard are requesting approval of a conditional use permit for short-term rental of a geodome on a wooden deck that does not qualify as a residential dwelling. There is an existing building with a toilet connected to the individual septic system. Water would be hauled to and from the site. The 0.9-acre site, addressed at 41 Stanley DR, is Crown Point Subdivision No. 9 Lot 14 Block 3, located in the NENE Sec. 14, T.14N R.3E, Boise Meridian, Valley County, Idaho. Action Item
5. **C.U.P. 23-30 Green Valley Subdivision – Preliminary Plat:** Steel National is requesting a conditional use permit for a 10-lot mixed-use subdivision on 24 acres. Proposed Lot 3 would be a commercial lot; the remaining would be single-family residential lots. Proposed lot sizes range from 1.0 acres to 1.4 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from two new private roads onto Coho Lane, a public road. The site is

parcel RP16N03E036611 located in the SESW Section 3, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

6. **C.U.P. 23-31 Pishl Solar Panels:** Rob Smith is requesting a conditional use permit for detached solar panel arrays for personal use. The 35.35-acre parcel, addressed at 97 Alpha Lane, is RP13N04E343605 located in the SWNE Section 34, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item
7. **C.U.P. 23-32 5 Bar 5 Subdivision – Preliminary and Final Plat:** Mike Maciaszek and Becky Bjork are requesting a conditional use permit for a 1-lot single-family residential subdivision on two acres. An individual septic system and individual well are proposed. The lot would be accessed from Morell Road (private) and then Boulder Lake Road (public). The site is a portion of parcel RP18N03E257201 located in the NESE Section 25, T.18N, R.3E, and the NWSW Section 30, T.18N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
8. **C.U.P. 23-34 SIMRA Mud Drag Event:** Southern Idaho Mud Racing Association is requesting a conditional use permit for event on August 26, 2023, and then on an annual basis. Additional days for setup and cleanup are requested. Parking, portable toilets, and food trucks would be available at the site. Access would be from Weant Lane, a public road. The site is part of parcels RP14N04E290005 and RP14N04E283004 located in the SW ¼ Section 28 and SE ¼ Section 29, T.14N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
9. **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 unit 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 from June 15, 2023)

D. OTHER:

- Approval of Vault Privy in Frank Hall Ranch Tracts – Ryan McDaniel
- Appeal of Administrative Decision that a Conditional Use Permit Is Required for Solar Panels at 13643 Morris Ranch Road. Action Item.
- C.U.P. 00-15 Mile High Sports – Request to Park Jet Skis in Pond. Action Item
- Idaho Power Request for Additional Equipment at Existing Cloud Seeding Sites. Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 23-20 Backcountry Equipment
- C.U.P. 23-21 Moon View Ranch Subdivision Phase 2
- C.U.P. 23-16 Forge Landworks
- C.U.P. 23-23 Packard Family RV Site
- C.U.P. 23-26 Legacy Ranch at Whitetail Club – Preliminary Plat

Agenda subject to change.

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