

# 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

**August 17, 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:** July 13, 2023, and July 18, 2023 – *Action Item*

**C. NEW BUSINESS:**

- 1. Valley County Comprehensive Plan Amendments to Include Impact Fees:** Amendments are to assure that new development pays for its own impacts on facilities, utilities, and services. Chapter 11 Goal II Objective 3 would provide for the addition of the Cascade Rural Fire Protection District Impact Fee Study and Capital Improvement Plan Final Report – June 2, 2022, as Appendix B, the Donnelly Rural Fire Protection District Impact Fee Study and Capital Improvement Plan Final Report – June 2023 as Appendix C, and the McCall Fire Protection District Impact Fee Study and Capital Improvement Plan Final Report June 2022 as Appendix D. *Action Item.*
- 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 a 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 from May 11, 2023]*
- 3. 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. [Postponed from June 15, 2023]*
- 4. C.U.P. 23-33 Ritter Solar Panels:** Payette Builders INC is requesting a conditional use permit for detached solar panels for personal use. The residence is addressed at 760 Paddy Flat Road. The 43-acre parcel is RP17N04E210165 located in the N ½ Section 21, T.17N, R.4E, Boise Meridian, Valley County, Idaho. *Action Item*

**D. OTHER:**

- 1. C.U.P. 23-07 Triple M Refrigeration:** Landscaping Requirement. *Action Item*
- 2. C.U.P. 23-14 Big Boy Toys:** Landscaping Requirement. *Action Item*

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

- C.U.P 23-22 Activity Barn - Amendment to C.U.P. 16-13
- C.U.P. 23-24 FedEx Hub
- C.U.P 23-27 Lake Fork Merc Additional Fuel Tank
- C.U.P 23-28 Falconer Solar Panels
- C.U.P 23-29 Gearheard Glamping Site
- C.U.P 23-30 Green Valley Subdivision – Preliminary Plat
- C.U.P 23-31 Pishl Solar Panels
- C.U.P 23-32 5 Bar 5 Subdivision – Preliminary and Final Plat
- C.U.P 23-34 SIMRA Mud Drag Event
- P.U.D. 23-01 Garnet Valley and C.U.P. 23-10 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.*