

# 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

**September 14, 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:** August 17, 2023 – *Action Item*

**C. OLD BUSINESS:**

- 1. C.U.P. 22-25 Paddy Summit Subdivision – Final Plat:** James Neill and Three Fifty-Nine LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat consists of 13 single-family residential lots. Access would be from Paddy Flat Road (public) and Loomis Ranch Road (public); road right-of-way is being dedicated to Valley County. Shared driveways are proposed. The 280-acre site is known as 581 Paddy Flat Road, parcel RP17N04E212610, Tax #4 in Sections 20, 21 and 29, T.17N R.4E, Boise Meridian, Valley County, Idaho. Action Item. Not a public hearing

**D. NEW BUSINESS:**

- 1. V-2-23 Clover Valley Properties Sign Variance:** Clover Valley Properties LLC is requesting a variance from Valley County Code 9-7-6 to allow University of Idaho logos to be painted on grain bins visible from Highway 55. The site is parcel RP16N03E350177, addressed at 12765 Highway 55, and located in the NE ¼ Section 35, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. VAC 23-02 Vacation of Utility and Drainage Easement and V-3-23 Peterson Setback Variance:** Kevin Petersen is requesting a vacation of the 20-foot-wide utility and drainage easement on the interior side of Kayla Way, a private road, and a variance to relax the setback from 20-ft to 14-ft at the property line along Kayla Way. The site is Whispering Pines Lot 45, addressed at 43 Kayla Way, and located in the NW ¼ Section 3, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
- 3. C.U.P. 23-35 Dobson Multiple Residences:** Patricia Dobson is requesting a conditional use permit for two residences on one parcel. The homes would share a well and have individual septic systems. Access would be from a shared driveway onto Flemming Lane, a private road. The existing home is addressed at 42 Flemming LN. The 5.2-acre parcel is RP17N03E334665 located in the SENW Section 33, T.17N R.3E, Boise Meridian, Valley County, Idaho. Action Item
- 4. C.U.P. 23-36 Pratchett Auto Repair Shop:** Patrick Pratchett is requesting approval of a conditional use permit for a vehicle maintenance and repair shop. The existing building would be used for the shop; a home would be constructed at a future date. The 5-acre lot is Ben Goslin No. 2 Subdivision Lot 5, addressed at 34 Goslin Loop, and located in the SW ¼ Section 16, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

**E. OTHER:**

- 1. Appeal Of PZ Administrator’s Decision To Deny Building Permit For RP16N04E065407.**
- 2. C.U.P. 22-16 Camp Modern – Site Plan Modification**

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

- C.U.P. 23-15 Mullin Multiple Residences:
- C.U.P. 23-25 Acker Tree Service
- C.U. P. 23-33 Ritter Solar Panels

*Agenda subject to change.*

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