

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

October 19, 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: September 14, 2023 – *Action Item*

C. OLD BUSINESS:

- 1. C.U.P. 21-09 Copper Rock Subdivision – Final Plat Extension Request:** Biltmore Investments is requesting an extension of the final plat approval. The Commission approved the final plat on March 9, 2023 and it was to be recorded by October 20, 2023. The plat contains 13 single-family residential lots and two common lots. The 6.4-site is a portion of parcel RP16N03E161805 in the SE 1/4 Section 16, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. Not a public hearing.
- 2. C.U.P. 22-19 Valley Heights – Final Plat:** Ryan Valley 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 five single-family residential lots. Access would be from a new private onto Finlandia Road (public). Shared driveways are shown on the plat. The 33-acre site is parcel RP16N04E065407 in Section 6, T.16N, R.4E, Boise Meridian, Valley County, Idaho. Action Item. Not a public hearing.
- 3. C.U.P. 22-55 Jug Mountain Ranch P.U.D. – Phase 3B– Final Plat:** Jug Mountain Ranch 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 12 single-family residential lots and 4.9 acres of open space on 29.37 acres. Access would be from new private roads onto York Street, an existing private road. Shared driveways are shown on the plat. The site is in the SW ½ Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item. Not a public hearing.
- 4. C.U.P. 23-02 McCall Landing Subdivision – Final Plat:** Jeremy Sands 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 includes 19 residential lots and 6.4 acres of open space on approximately 65 acres. Access would be from a new private onto State Highway 55. Shared driveways are shown on the plat. The site is located in the N ½ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. Not a public hearing.

D. NEW BUSINESS:

- 1. C.U.P. 21-27 Timber Creek Reserve Subdivision – Extension Request:** Northlake-Durham LLC is requesting a one-year extension of the conditional use permit and preliminary plat approval that expire on October 26, 2023. The original approval was for 81 single-family residential lots. The 37-acre site is located in the SESE Section 21 and NE ¼ Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. C.U.P. 23-37 Tamarack Resort P.U.D. 98-1 – Amended Village Plaza Condominium – Preliminary Plat:** TRH-Village LLC is requesting a conditional use permit to amend a portion of Tamarack Resort Planned Unit Development to correct the locations and dimensions of certain common areas, exclusive use common areas, residential units, and commercial units. The plat includes one additional residential unit that has been constructed. The 4.37-acre site is within Lot 16, Tamarack Resort Phase 2 Village in the NW ¼ Section 5, T.15N, R.3E, B.M., Valley County, Idaho. Action Item.
- 3. C.U.P. 23-38 Heron Hollow Subdivision – Preliminary Plat:** Jason and Sarah Whipple are requesting a conditional use permit for a 3-lot single-family residential subdivision on 10 acres. Proposed lot sizes range from 2.0 acres to 4.87 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from Potter Lane, a public road. The site is parcel RP17N03E010606, addressed at 265 Potter Lane, and located in the NE ¼ Section 1, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 4. C.U.P. 23-40 Ahlquist Bunkhouse, Ranch Office, Helicopter Landing Pad, and Hangar:** Tommy Ahlquist is requesting approval of a conditional use permit for a 3200-sqft building to be used as a ranch office storage, and four-bedroom dormitory for housing temporary employees and guests. The request also includes a helicopter landing pad and hangar with a bedroom and bathroom. The 261-acre parcel is addressed at 3324 West Mountain Road and located in the NW ¼ Section 12, T.17N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.

E. OTHER

- 1. C.U.P. 20-27 Ed Staub Propane – Driver's Office – Site Plan.** Action Item.

F. FACTS AND CONCLUSIONS – Action Items:

- V-2-23 Clover Valley Properties Sign Variance
- VAC 23-02 Vacation of Utility and Drainage Easement and V-3-23 Peterson Setback Variance
- C.U.P. 23-35 Dobson Multiple Residences
- C.U.P. 23-36 Pratchett Auto Repair Shop

Agenda subject to change.

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