

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

November 9, 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: October 19, 2023 – *Action Item*

C. NEW BUSINESS:

- 1. C.U.P. 21-38 Jug Mountain Ranch P.U.D. 97-1 – Phase 3 Village South – Extension Request:** Jug Mountain Ranch LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval that expire on December 21, 2023. The original approval was for 8 single-family residential lots plus 1.48 acres of open space. Lots will be accessed from Jug Mountain Ranch Road, private, onto Farm-to-Market Road, public. The 3.33-acre site is located in the SW ½ Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. C.U.P. 23-39 Morgan Acres Subdivision – Preliminary and Final Plat:** Jeff and Brenda Morgan are requesting a conditional use permit for a 2-lot single-family residential subdivision on 20 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from Willey Lane and Farm to Market Road, both public roads. The site is parcel RP17N03E135555, located in the NWSW Section 13, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 3. C.U.P. 23-41 Shabby Chic on the Cheap Event Venue:** Diane and John Wiley are requesting approval for an event venue. An individual septic system and porta-potties would be used. Access would be from Summer Place, a private road, onto State Highway 55. The 3.8-acre site is parcel RP12N04E057645, addressed at 3 Summer Place, and located in the SW ¼ Section 5, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
- 4. C.U.P. 23-42 Paradigm Custom Homes – Shop and Storage:** Toby Bunce is requesting approval of a conditional use permit for a shop, storage units, and five employee housing units. Individual septic systems and individual wells would be used. The site would be accessed from a new private road onto State Highway 55. The approximately 12-acre site is part of RP18N03E331211 located in the SWNE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 5. C.U.P. 23-43 Round Valley Haven Subdivision – Preliminary Plat:** Philip Portsche is requesting a conditional use permit for a subdivision with eight single-family residential lots and 3 common / open space lots on 34 acres. Building lot sizes range from 1.7 to 6.6 acres. Individual

septic systems and individual wells are proposed. The lots would be accessed from a new private road onto State Highway 55. A variance on the roadway and ditch width standards is requested. The site is parcels RP12N04E190004 and RP12N04E190480, located in the NWNW Section 19, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

6. **C.U.P. 23-44 Cell Tower:** Maverick Towers is requesting a conditional use permit for a 150-ft tall cell tower with a backup generator. The site would be a 100-ft x 100-ft leased portion of parcel RP12N04E093155, located in the SE ¼ Section 1, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
7. **C.U.P. 23-45 Lake Fork Preserve Subdivision – Preliminary Plat:** David Ochoa is requesting a conditional use permit for a 2-lot subdivision on 10.5 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from Adams Circle, public, onto Elo Road, public. A shared driveway would be used for Lot 2. The site is Lake Fork Estates Lot 29 located in the E ½ Section 23, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

D. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 23-37 Tamarack Resort P.U.D. 98-1 – Amended Village Plaza Condominium
- C.U.P. 23-38 Heron Hollow
- C.U.P. 23-40 Ahlquist Bunkhouse, Ranch Office, Helicopter Landing Pad, and Hangar:

Agenda subject to change.

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