

Valley County Planning and Zoning Commission

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Katlin Caldwell, Chairman
Ken Roberts, Vice-Chair

Scott Freeman, Commissioner
Carrie Potter, Commissioner
Gary Swain, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

January 11, 2024

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: December 14, 2023 – *Action Item*

C. NEW BUSINESS:

- 1. C.U.P. 22-16 Camp Modern – Annual Review:** The Planning and Zoning Commission will assess impacts and compliance with the approved conditional use permit. The 3-acre site is addressed at 12815 Highway 55, parcels RP16N03E269260 and RP16N03E269290, and located in the SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item
- 2. Tamarack Resort P.U.D. 98-1 Amendment and C.U.P. 23-50 Phase 3.6 – Buttercup Custom Chalets – Preliminary Plat:** Postponed Indefinitely.
- 3. Tamarack Resort P.U.D. 98-1 Amendment and C.U.P. 23-51 Phase 3.4 – Lower Sugarloaf Custom Chalets – Preliminary Plat:** Tamarack Resort Two is requesting an amendment to the approved planned unit development to allow residential lots in an area that was previously platted as open space in Phase 1. This site would include three residential lots, recreational easements, and open space. The lots would be accessed by Discovery Drive, private. The site is served by Northlake Recreational Sewer and Water District. The 4.3-acre site is parcel RP0049200000C0 in the NW ¼ Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 4. P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1 Preliminary Plat:** Groves Family LLC is requesting approval of 335 single-family residential lots, community amenities, and open space. Community amenities would include recreational courts, a commercial plaza, outdoor ice-skating rink, pathways, and approximately 49 acres of open space. The net density is 2.11 units per acre. North Lake Recreational Sewer and Water District would provide water and sewer service. Construction would occur in six phases over a 15-year period.

Access would be from Loomis Lane and Old State Road, both public roads. Internal roads would be private.

Variances from Valley County Code are requested to reduce right-of-way widths, reduce front and rear setbacks, reduce maximum lot coverage, reduce frontage widths along roads, and allow a hybrid approach to open space requirements.

Contained within the application is a combination of permits, as follows:

1. **Concept Approval and Planned Unit Development** in accordance with Title 9 Land Use and Development.
2. **C.U.P. 23-52 Preliminary Plat** in accordance with Title 10 Subdivision Regulations.

The 159-acre site is parcel RP16N03E270005, located at the intersection of Loomis Lane and Old State Road, in the NE ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

D. OTHER ITEMS / CORRESPONDENCE:

1. **Appeal of Administrative Decision Regarding 13760 Trammel Road, 348 Maki Lane, and Administrative Plat AP 23-01.** Determination of whether there are any legal parcels. Action Item.
2. **C.U.P. 21-32 Lake Fork Village Condos and Offices –** Would changing the approved residential units to office units require a conditional use permit amendment? Action Item. ***Withdrawn***

E. FACTS AND CONCLUSIONS – Action Items:

- V-4-23 Concrete Plant Height Variance
- C.U.P. 23-47 Moser Subdivision – Preliminary and Final Plat
- C.U.P. 23-48 Clear Creek Recreation Site and Campground
- C.U.P. 23-49 Lamm Multiple Residences and Short-Term Rentals

Agenda subject to change.

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