

# Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

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

February 8, 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](http://www.co.valley.id.us) and click on “Watch Meetings Live”.

### A. OPEN: Call to Order

### B. MINUTES: January 11, 2024 and January 23, 2024 – *Action Item*

### C. NEW BUSINESS:

- C.U.P. 23-53 Troutner Multiple Residences:** Jeff and Kathy Troutner are requesting a conditional use permit to allow two residences on one parcel. Each home would have an individual septic system; the existing well would be shared. Access would be from a shared driveway onto Elk Haven Way, a private road. The existing home is addressed at 84 Elk Haven Way. The 19-acre parcel is Elk Haven Subdivision Lot 9 located in the W ½ Section 14, T.17N R.3E, Boise Meridian, Valley County, Idaho. Action Item
- C.U.P. 23-54 Lake Port Storage Amendment to C.U.P. 18-11:** Lake Port Holdings LLC is requesting a conditional use permit to construct two additional buildings adjacent to the eight existing storage buildings. All buildings would continue to be used as dry public storage facilities for boats and trailers. Primary access would be through Mile High Power Sports onto Highway 55 with secondary access from Rogers Lane. The 13.5-acre site, addressed at 13924 B Highway 55, is Hinson Subdivision Lot 3C, located in the NWNW ¼ Sec. 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

### D. OLD BUSINESS

- 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. Tabled from January 11, 2024. Action Item.
- 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. Action Item.

Tabled from January 11, 2024.

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