

# Valley County Planning & Zoning Commission

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



Phone: 208-382-7115  
Fax: 208-382-7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)  
Website: [www.co.valley.id.us](http://www.co.valley.id.us)

Johanna Defoort, Chairman  
Scott Freeman, Vice-Chair

Ed Allen, Commissioner  
Brian Benton, Commissioner  
Ray Cooper, Commissioner

## A G E N D A

Valley County Planning and Zoning Commission

**March 12, 2020**

**Valley County Court House - Cascade, Idaho**

**PUBLIC HEARING - 6:00 p.m.**

**A. OPEN:** Call to Order

**B. MINUTES:** January 7, 2020 and January 9, 2020 – *Action Item*

**C. OLD BUSINESS:**

- 1. C.U.P. 19-34 No Business Lodge:** Ed Anderson of ARRTI LLC is requesting a conditional use permit to add two additional detached rooms to the existing vacation rental. The site is 5.5 acres of a ten acre holding addressed at 296 Smylie Lane. It is parcel RP17N03E198650 located in the S ½ Section 19, T.17N, R.3E, Boise Meridian, Valley County, Idaho.  
[**Withdrawn by applicant.**] *Action Item*

**D. NEW BUSINESS:**

- 1. C.U.P. 20-01 No Business Lodge:** Ed Anderson of ARRTI LLC is requesting a conditional use permit to establish a year-round event venue to include weddings, retreats, reunions, etc., at an existing vacation rental. Plans include two additional detached bedrooms. Septic system, porta-potties, and an individual well would be used. The site is 5.5 acres of a ten acre holding addressed at 296 Smylie Lane. It is parcel RP17N03E198650 located in the S ½ Section 19, T.17N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*
- 2. C.U.P. 20-02 Blackhawk Phase V – Preliminary Plat:** Tommy Ahlquist is requesting a conditional use permit for a 16-lot single-family residential subdivision on approximately 78 acres. Lots will range in size from 2.59 to 7.55 acres. Individual wells and septic system are proposed. Utilities will be underground. Access to each lot would be from private roads with a single access onto West Mountain Road. An emergency access would also connect with Blackhawk Lake Drive. Two shared driveways would be used by five lots. The site is parcels RP17N02E022130 and RP17N02E110005, located in Sections 2 and 11, T.17N, R.2E, Boise Meridian, Valley County, Idaho. *Action Item*

3. **C.U.P. 20-03 Tamarack Storage Plus Amendment:** Steel National is requesting approval to amended C.U.P. 19-11 which was approved June 2019. The amendment is to decrease the application holdings from 62 acres to 20 acres. The approval was for public storage facilities, including an office, nine storage buildings (between 4900 and 9800 sq.ft.) and three 60'x245' covered RV parking areas. Individual well, an individual septic system, and electricity will be established. Access is via Coho Lane. The applicant has purchased 20 acres of the 62-acre parcel (RP16N03E036650) located in the S ½ SW ¼ Section 3 T.16N R.3E, Boise Meridian, Valley County, Idaho. *Action Item*
4. **C.U.P. 20-04 McCall Community School:** McCall Community School is requesting a conditional use permit for a public charter school for grades Kindergarten through 8<sup>th</sup> grade. The main building will be remodeled to add classroom area, bathrooms, and office space. Six or less yurts will be added for classroom space. Individual septic system and individual well will be used. The site is 4.8 acres (RP18N03E281815) addressed at 14120 Highway 55 and located in the SENE Sec. 28 T.17N, R.3E, Boise Meridian, Valley County, Idaho. ***Tabled to April 9, 2020.*** *Action Item*
5. **Ordinance Amendment – Density and Enforcement:** The proposed amendment would modify the definition of density within Valley County Code 9-5C-6 to allow higher density in areas with central sewer and/or water. The other proposal is to reference a “Notice of Land Use and Development Code Violation” form and similar forms in enforcement sections of Title 6 and Title 9. *Action Item.*

**E. OTHER ITEMS**

- **Dry Cabin Request** - Gratton-Barnard Subdivision Lot 77, 673 Bings RD – *Action Item*
- **Tamarack Resort** – Primitive Camping for Events – *Action Item*

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

- C.U.P. 19-36 Post Well Drilling

*Agenda subject to change.*

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