

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
March 14, 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: February 8, 2024, and February 12, 2024 – *Action Item*

C. OLD BUSINESS:

- 1. C.U.P. 23-26 Legacy Ranch at Whitetail Club Subdivision – Final Plat:** Shore Lodge Whitetail 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 includes six residential lots and 1.58 acres of open space on approximately 65 acres. Access would be from a new private road onto a private road system in Adams County. Variances are requested to allow a culdesac road longer than 900-ft, an accessory dwelling unit up to 3500-sqft on each lot, and wood-burning devices in each residence. The site is parcel RP18N02E133560 located in W ½ Section 29, T.18N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. C.U.P. 21-34 Saddle Rock Subdivision Phase 2 – Final Plat:** Ryan and Heidi Schneider are 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 14 residential lots on approximately 51.4 acres. Access would be from private roads onto Highway 55. A shared driveway is proposed for three lots. The site contains parcels RP12N04E187630, RP12N04E188220, and RP12N04E188355, RP12N04E189125 located in SE ¼ Section 18, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Not a public hearing.
- 3. P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1 Preliminary Plat:** Groves Family LLC is requesting approval of 341 residential lots, community amenities, and open space. The net density is 2.19 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, and reduce frontage widths along roads. Open space will be 98.5 acres. 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. Tabled from February 8, 2024

D. 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. **Tabled to April 11, 2024.** Action Item
- 2. VAC 24-01 Vacation of Portions of Bings Road and Brads Lane:** Ben and Connie Payne are requesting a vacation of portions of public road rights-of-way, specifically the unbuilt portions of Bings Road between Walters Lane and West Mountain Road and Brads Lane between Joes Road and West Mountain Road. The sites are located within Allen Subdivision located in the NW ¼ Section 3, T.13N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 3. VAC 24-02 Harris Vacation of Utility Easement:** Michael Harris and Pepin Corso-Harris are requesting a vacation of a 12-ft utility easement that is centered on the lot line between Lake Cascade Ranch Subdivision Lots 10 and 11 in order to build over the easement. The site is addressed at 142 and 144 Casey Lane and located in the NWNW Section 16, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 4. C.U.P. 24-02 River Fork Ranch Subdivision – Preliminary Plat:** Lake Fork Ranch LLC is requesting a conditional use permit for a residential subdivision on 43.75 acres. Twenty-two lots would be single-family residential; nine lots would be either single-family residential or duplex units. Lot sizes would range from 1.0 acre to 1.78 acres. The proposed density range is 0.69 to 0.91 residential units per acre. Common areas are also included. Individual septic systems and individual wells are proposed. The lots would be accessed by new private roads from Spink Road, a public road. Shared driveways are requested. The site is part of parcel RP17N03E227205, located in the SE ¼ Section 22, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 5. C.U.P. 24-03 Valley County Road and Bridge Department Office, Shop, and Storage Yard:** Valley County Road and Bridge Department is requesting a conditional use permit for an office, shop, and equipment storage yard. An individual well and individual septic system is proposed. Access would be from the existing driveway onto Gold Dust Road, a public road. The 40-acre parcel is RP13N04E090605, addressed at 55 Gold Dust Road, and located in the NWNE Section 9, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 23-53 Troutner Multiple Residences
- C.U.P. 23-54 Lake Port Storage Amendment to C.U.P. 18-11
- Tamarack Resort P.U.D. 98-1 Amendment and C.U.P. 23-51 Phase 3.4 – Lower Sugarloaf Custom Chalets – Preliminary Plat

Agenda subject to change.

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