

# 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

**April 3, 2024**

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

**PUBLIC HEARING – 2:00 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. OLD BUSINESS:**

- 1. 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 March 14, 2024. Action Item.

*Agenda subject to change.*

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