

# 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**

## AGENDA

Valley County Planning and Zoning Commission

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

### **A. OPEN:** Call to Order

### **B. MINUTES:** March 12, 2024, and March 14, 2024 – *Action Item*

### **C. OLD BUSINESS:**

- 1. 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. Tabled from March 14, 2024. Action Item.
- 2. 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. Tabled from March 14, 2024. Action Item.

### **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 from March 14, 2024. **Tabled to May 9, 2024.** Action Item
- 2. 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. Tabled from March 14, 2024. Action Item.

- 3. C.U.P. 24-04 Warden Short-Term Rental:** Karin Warden is requesting a conditional use permit for a short-term rental with a maximum of 18 guests. There is an existing 4,568-sqft residence with central sewer and water. Access is from private roads within Tamarack Resort. The 0.5-acre site, addressed at 51 Pinnacle Court, is Tamarack Resort P.U.D. Phase 1 Lot 59, Block 13, in the SW ¼ Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 4. C.U.P. 24-05 Hollowell RV Park and Short-Term Rentals:** Baron Hollowell is requesting a conditional use permit for short-term rentals of a home and five recreational vehicles on one parcel. The home and RVs would share a septic system and an individual well. A shared driveway would access Norwood RD, a public road. The existing home is addressed at 13847 Norwood Road. The 2.1-acre parcel is the south half of Lot 1, Wilde Country Estates No. 1 in the SESE Section 5, T.17N R.3E, Boise Meridian, Valley County, Idaho. Action Item
- E. APPEAL OF ADMINISTRATIVE DECISION – Action Item:**
- Staff determined that C.U.P. 21-45 RedRidge Preserve had expired. The McCall Associates LLC is appealing this decision.
- F. FACTS AND CONCLUSIONS – Action Items:**
- VAC 24-01 Vacation of Portions of Bings Road and Brads Lane

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