

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

May 9, 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: April 3, 2024; April 11, 2024; and April 16, 2024 – *Action Item*

C. OLD BUSINESS:

1. 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 April 11, 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 April 11, 2024. Action Item
- 2. C.U.P. 22-06 Schafer Subdivision – Extension Request:** Brian Schafer is requesting a one-year extension of the conditional use permit and final plat approval that expire on June 7, 2024. Approval was for a four-lot mixed-use subdivision. Access would be from Highway 55 and Spink Lane (public). The 14.7-acre site, addressed at 13526 Highway 55, is parcel RP17N03E270606 in the NWNE Section 27, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
- 3. C.U.P. 22-34 Shoemaker Donnelly Storage – Extension Request:** Jeff Hatch is requesting a two-year extension of the conditional use permit that expires on May 23, 2024. The approval includes a public self-storage facility containing an office and five storage buildings. Access would be from Old State Road, a public road. The site is part of the 26.97-acre parcel RP16N03E157408, located in the SE ¼ Section 15 T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item.

4. **C.U.P. 24-06 Double Down Ranch Subdivision – Preliminary and Final Plat:** Brian Brown and Cathy Lauritzen are requesting a conditional use permit for a two-lot single-family residential subdivision on 20.17 acres. Lot sizes would range from 8.6- acres to 11 acres. Individual septic systems and individual wells are proposed. The lots would be accessed by a shared driveway from Johnson Lane, a public road. A scenic easement is shown. The site, addressed at 100 Johnson Lane, is parcel RP18N03E299255, located in the SESE Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

5. **C.U.P. 24-07 CM Backcountry Shop and Lodge:** CM Backcountry Rentals & Adventures is requesting a conditional use permit for a two-story, 10,000-sqft building for a shop, equipment storage, and lodging for guests. An individual well and individual septic system is proposed. Access would be Rogers Lane, a public road. The 4.8-acre parcel is Hinson Acres Subdivision Lot 1, located in NWNW Section 3 and NENE Section 4 T13N, R4E, Boise Meridian, Valley County, Idaho. Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- VAC 24-02 Harris Vacation of Utility Easement
- P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1
- C.U.P. 24-03 Valley County Road and Bridge Department Office, Shop, and Storage Yard
- C.U.P. 24-04 Warden Short-Term Rental
- C.U.P. 24-05 Hollowell RV Park and Short-Term Rentals

Agenda subject to change.

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