

Valley County Planning and Zoning Commission

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Katlin Caldwell, Chairman
Ken Roberts, Vice-Chair

Scott Freeman, Commissioner
Carrie Potter, Commissioner
Heidi Schneider, Commissioner

A G E N D A

Valley County Planning and Zoning Commission
September 12, 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: Action Item

- August 1, 2024
- August 29, 2024
- Revision of June 13, 2024 – C.U.P. 24-09 The Retreat McCall - Event Venue

C. OLD BUSINESS:

1. **C.U.P. 24-15 Serenity Fields Multiple Residences:** Serenity Fields LLC is requesting a conditional use permit for seven residences on one parcel. The homes would share wells and have individual septic systems. Access would be from a shared driveway onto Highway 55. The existing home is addressed at 14091 Highway 55. The 27.46-acre parcel is RP18N03E281774 located in the NWSE Section 28, T.18N R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Tabled from July 11, 2024**
2. **C.U.P. 24-18 Gove Short-Term Rental and Private Airstrip:** Gary Gove is requesting approval for the short-term rental of an existing home and apartment. An individual septic system and individual well are used. A private grass airstrip without lighting is also proposed. The 40-acre site, addressed at 3789 West Mountain RD, is parcel RP18N02E240004, located in the NE ¼ Section 24, T.18N, R.2E, Boise Meridian, Valley County, Idaho. Action Item. **Tabled from August 1, 2024. WITHDRAWN BY APPLICANT**

D. NEW BUSINESS:

1. **V-3-24 Mann Setback Variance:** Jeff Mann is requesting a variance to relax the side setback from the required 7-ft, 6-in to 4-ft, 11-in for a covered structure over an existing well. The 0.17-acre site, addressed at 13023 Delayne Road, is the south half of Laughing Bill Subdivision Lot 5 in the NE ¼ Section 21, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
2. **C.U.P. 24-21 Hallberg Solar Panels:** Marshall Lish of Big Dog Solar is requesting a conditional use permit for ground-mounted solar panels for residential use. The 20-acre parcel is RP12N04E326155, addressed at 100 Gray Lane, and located in the SWSW Section 32, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item. **Postponed to October 10, 2024**
3. **C.U.P. 24-22 Lake Fork Village Mixed Use - Amendment of C.U.P. 21-32:** Chrysalis Architecture + Planning is requesting a conditional use permit for two office/residential buildings and an 8-unit storage building. An individual well and individual septic systems

would be used. Access would be from Pleasant Acres Drive. The 1.6-acre site, addressed at 4 Pleasant Acres DR, is Pleasant Acres Subdivision Tax No. 165 in Lot 8 in Section 3, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

4. **C.U.P. 24-23 Foulk Solar Panels:** Revolusun Mountain States is requesting a conditional use permit for ground-mounted solar panels for residential use. The 38-acre parcel is RP16N03E036775, addressed at 37 Coho Lane, and located in the SW ¼ Section 32, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
5. **C.U.P. 24-24 Gold Fork River Ranch – Preliminary Plat:** Gold Fork River Ranch LLC is requesting a conditional use permit for a 69-lot single-family residential subdivision on 160.88 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from new public roads onto Koskella Road (public) and Davis Creek Lane (public). The site is parcels RP16N03E254804 and RP16N03E255310, located in the SW ¼ Section 25, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

E. OTHER:

1. **C.U.P. 24-19 [REDACTED] Short-Term Rental Appeal:** C.U.P. 24-19 was effective on August 13, 2024. The applicant is requesting that a requirement of a development agreement be vacated. Action Item.
2. **Approval of Professional Forester Under Valley County Code Title 10-7.** Action Item

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 24-09 Amendment of C.U.P. 19-09 The Retreat McCall - Event Venue
- C.U.P. 24-19 [REDACTED] Short-Term Rental
- C.U.P. 24-20 Fee Multiple Residences, Pond, and Gravel Sales

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