

Valley County Planning and Zoning Commission

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, Chairman
Neal Thompson, Vice-Chair

Brian Benton, Commissioner
Katlin Caldwell, Commissioner
Scott Freeman, Commissioner

A G E N D A

Valley County Planning and Zoning Commission
December 9, 2021
Valley County Court House - Cascade, Idaho
PUBLIC HEARING – 6:00 p.m.

The Valley County Planning and Zoning Commission is in-person but is also a teleconference and web-based meeting; however, we cannot guarantee reliability of the phone system or the internet. If you are interested in participating, you can register in advance for this meeting by contacting Cynda Herrick, Planning and Zoning Director, at 208-382-7115, or attend in person.

A. OPEN: Call to Order

B. MINUTES: November 10, 2021 – *Action Item*

C. OLD BUSINESS:

1. **C.U.P. 21-03 Tamarack Resort P.U.D. Phase 3.1 Aspen Glade Subdivision – Final Plat:** Tamarack Resort Two 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. The plat includes 18 single-family residential lots, a new private road, a shared driveway, and open space lots. The 16.6-acre site is in the NE ¼ Section 5, T.15N, R.3E, B.M., Valley County, Idaho. Action Item. [Not a public hearing.]
2. **C.U.P. 21-04 Tamarack Resort P.U.D. Phase 2.5 Tamarack Crest Court – Final Plat:** Tamarack Resort Two 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. The plat includes six single-family residential lots, a new private road, and a recreational-easement lot. The 6.6-acre site is in the SW ¼ Section 32, T.16N, R.3E, B.M., Valley County, Idaho. Action Item. [Not a public hearing.]

D. NEW BUSINESS:

1. **C.U.P. 15-06 Shoreline Chalets – Extension Request:** William Rhoads is requesting a five-year extension of the conditional use permit that expires on December 31, 2021. The approval included converting 45 campsites into 45 homes. The 3.4-acre site is addressed at 1111 West Roseberry RD and in the NENE Section 16 T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item.
2. **C.U.P. 21-34 Saddle Rock Subdivision – Preliminary Plat:** Ryan and Heidi Schneider are requesting a conditional use permit for a 32-lot single-family subdivision on 165 acres. Lots would be accessed from new private roads onto Highway 55. Proposed lot sizes range from 2 acres to 9.4 acres. Individual wells, individual septic systems, and shared driveways are proposed. It includes parcels RP12N04E174094, RP12N04E175764, and RP12N04E175821 in the SW ¼ Section 17 and the S ½ Section 18, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
3. **C.U.P. 21-35 Bowman Subdivision – Preliminary and Final Plat:** Vicki Bowman is requesting a conditional use permit and short plat approval for a 2-lot single-family subdivision on 4.9 acres. Lots would be accessed from Potter Lane, a public road. Proposed lot sizes range from 2 acres to 2.6 acres. Individual wells and individual septic systems are proposed. The site is addressed at 243 Potter Lane, RP17N03E012415 in the NENW Section 1, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

4. **C.U.P. 21-36 Tamarack Resort P.U.D. – Blue Mountain Subdivision Amended – Preliminary Plat:** Tamarack Resort Two is requesting a conditional use permit to amend a portion of Blue Mountain Subdivision within the Tamarack Resort P.U.D. boundary. The plat would include eight single-family lots. Lots will be accessed from paved private roads onto an existing easement to West Mountain Road. The site would be served by individual wells and septic systems until additional sewer and water infrastructure is constructed. The 13-acre site is in Section 5, T.15N, R.3E, B.M., Valley County, Idaho. Action Item.
5. **C.U.P. 21-37 Tamarack Resort P.U.D. – Ponderosa Ridge Chalet Lots – Preliminary Plat:** Tamarack Resort Two is requesting a conditional use permit to amend part of Block 19 Phase 1 Village and Phase 2 Village within the Tamarack Resort P.U.D. boundary. The plat would include 15 “Chalet Lots” and open space, utility, and recreational easement areas. Lots would be accessed from private roads onto Village Drive. The site is served by Northlake Recreational Water and Sewer District and Tamarack Municipal Water System. The 8.8-acre site is in N½ Section 5, T.15N, R.3E, B.M., Valley County, Idaho. Action Item.
6. **C.U.P. 21-38 Jug Mountain Ranch P.U.D. – Phase 3 Village South – Preliminary Plat:** Jug Mountain Ranch LLC is requesting a conditional use permit to amend C.U.P. 04-34 and approve a preliminary plat in a part of Part of Jug Mountain Ranch Planned Unit Development 97-1 Block 3, Phase 2, and a portion of RP17N04E063004. The plat would include 8 single-family residential lots and approximately 1.5 acres of open space on 3.33 acres. The following variances are requested: shared driveways; setbacks of 5-ft for the front, rear, and sides; 0.10-acre minimum lot size; 70% maximum lot cover; and 0-ft minimum street frontage. Lots will be accessed from Jug Mountain Ranch Road, private, onto Farm-to-Market Road, public. The homes would use the existing central sewer and water systems for Jug Mountain Ranch. The site is in the SW ½ Section 6, T.17N, R.4E, B.M., Valley County, Idaho. Action Item.
7. **C.U.P. 21-39 Finn Church Lane Subdivision – Preliminary and Final Plat:** David John Carey II is requesting a conditional use permit and short plat approval for a 1-lot single-family subdivision. The 2.2-acre lot would be accessed from Finn Church Lane, a public road. An individual well and septic system is proposed. The site is part of a 107-acre parcel RP17N03E125420 in the SESW Section 12, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
8. **C.U.P. 21-40 Jug Mountain Ranch P.U.D. – Phase 3B – Preliminary Plat:** Jug Mountain Ranch LLC is requesting a conditional use permit to amend C.U.P. 04-34 and approve a preliminary plat in a part of Part of Jug Mountain Ranch Planned Unit Development 97-1. The plat would include 16 single-family residential lots and 4.19 acres of open space on 29.37 acres. No change in approved uses or densities is requested. Shared driveway variances are requested. The lots will be accessed from private roads onto Jug Mountain Ranch Road, an existing private road, and then onto Farm-to Market Road, public. The homes will use the existing central sewer and water systems for Jug Mountain. The site is in the SW ½ Section 6, T.17N, R.4E, B.M., Valley County, Idaho. Action Item.
9. **C.U.P. 21-41 Snow Bike Race:** R&R Promotions LLC is requesting a conditional use permit for a commercial event on January 29, 2022, and then on an annual basis. The site is north of Warm Lake Road, approximately one mile from Highway 55, on property is owned by Davis Cattle Company. Parking and portable toilets would be available at the site; 500-1,000 total people are expected. The site is part of parcel RP14N04E190006 located in the S ½ Section 19, T.14N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

E. CORRESPONDENCE:

- **C.U.P. 19-31 Daugherty Excavation – Is a new C.U.P. required?**

F. FACTS AND CONCLUSIONS – Action Items:

- VAC 21-07 Vacation of a Portion of Longhorn Way and Durham Lane
- C.U.P. 21-30 McCall Woodworks Custom Furniture
- C.U.P. 21-31 Hamblin Sawmill
- C.U.P. 21-32 Lake Fork Village Condos & Offices
- C.U.P. 21-28 Laurel Cell Tower
- C.U.P. 21-33 Lawrence Farm

Agenda subject to change.

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