

# Valley County Planning and Zoning Commission

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, Chairman  
Neal Thompson, Vice-Chair

Katlin Caldwell, Commissioner  
Sasha Childs, Commissioner  
Scott Freeman, Commissioner  
Ken Roberts, Commissioner

## A G E N D A

Valley County Planning and Zoning Commission  
January 13, 2022  
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:** December 9, 2021, and December 16, 2021 – *Action Item*

### C. NEW BUSINESS:

1. **C.U.P. 21-42 Dame Multiple Residence:** Taylor Dame is requesting a conditional use permit for two residences on one parcel. A 1188-sqft home is on the property. He would like to add a garage with 1200 sqft of living space. The homes would share a driveway and an individual well. Northlake Recreational Sewer and Water District would provide sewer. The property is addressed at 2147 Lydia Drive. The 0.6-acre parcel is Royal Scot Subdivision No. 6, Lot 21, located in the SE ¼ Section 32, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
2. **C.U.P. 21-43 Huckleberry Ridge Subdivision – Preliminary Plat:** Sal Gallucci is requesting a conditional use permit for a 9-lot single-family subdivision on 40 acres. Lots would be accessed from a new private road onto West Mountain Road (public). A variance for a cul-de-sac greater than 900-ft is requested. Proposed lot sizes range from 2.68 acres to 7.37 acres. Individual wells, individual septic systems, and shared driveways are proposed. The site includes parcels RP17N02E230004 and RP17N02E230065 in the NE ¼ Section 23, T.17N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.
3. **C.U.P. 21-44 Hidden Valley Subdivision – Preliminary Plat:** Clay Szeliga is requesting a conditional use for a 4-lot single-family subdivision on 20 acres. Access would be from a new private road onto Norwood Road (public); one lot would use an existing shared access easement. Proposed lot sizes range from 2.2 acres to 11.7 acres. Individual wells and individual septic systems are proposed. The site is addressed at 14108 Norwood Road and is parcel RP18N03E284055 in Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

4. **C.U.P. 21-45 RedRidge Preserve – Preliminary Plat:** The McCall Associates LLC is requesting a conditional use permit for a 135-lot single-family subdivision in ten phases. Proposed lot sizes range from 3 acres to 17 acres. Individual wells and individual septic systems are proposed. Access would be provided from two locations on West Mountain Road onto private roads. A variance to the private road width is requested. The site includes approximately 1,614 acres in Sections 2, 3, 10, and 11, T.17N, R.2E and Sections 26, 34, 35, and 36, T.18N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.

**D. FACTS AND CONCLUSIONS – Action Items:**

- C.U.P. 21-34 Saddle Rock Subdivision
- C.U.P. 21-35 Bowman Subdivision
- C.U.P. 21-36 Tamarack Resort P.U.D. – Blue Mountain Subdivision Amended
- C.U.P. 21-37 Tamarack Resort P.U.D. – Ponderosa Ridge Chalet Lots
- C.U.P. 21-38 Jug Mountain Ranch P.U.D. – Phase 3 Village South
- C.U.P. 21-39 Finn Church Lane Subdivision
- C.U.P. 21-40 Jug Mountain Ranch P.U.D. – Phase 3B
- C.U.P. 21-41 Snow Bike Race

**E. OTHER – Action Items:**

- Election of officers
- Meeting dates for 2022

*Agenda subject to change.*

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