

# Valley County Planning and Zoning Commission

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Neal Thompson, Chairman  
Ken Roberts, Vice-Chair

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

## A G E N D A

Valley County Planning and Zoning Commission  
March 10, 2022

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:** February 10, 2022, and March 1, 2022 – *Action Item*

### C. NEW BUSINESS:

**1. C.U.P. 17-03 EnergySeal Office, Shop, and Employee Housing – Extension Request:**

Joseph & Danielle Swinford are requesting a five-year extension of a conditional use permit. The approved shop and office were constructed in 2019. The extension is requested for construction of four residential units for employee housing. The 9.6-acre site is addressed at 14037 Highway 55 and is Oster Subdivision Lot 1 in the S ½ NWNE Section 33, T.18N, R.3.E, Boise Meridian, Valley County, Idaho. Action Item

**2. C.U.P. 22-01 Bitton Multiple Residence and RV Site Rental:** Jeffrey & Debra Bitton are requesting a conditional use permit for two residences plus living quarters above a garage on one parcel. They are also requesting the ability to rent two RV sites on the property. The homes and RV sites would share a driveway. There would be individual septic and wells. The 25-acre site is addressed at 13706 and 13708 Highway 55 and located in the NE ¼ Section 15, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

**3. C.U.P. 22-02 Carlisle Solar Panels:** David Carlisle and Elite Enterprise Group LLC are requesting a conditional use permit for detached solar panels in the front yard of an existing house. The residence is addressed at 64 Circle View Lane. The 2.52-acre lot is Mountain View Estates Lot 9 in the NESW Section 11, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

**4. C.U.P. 22-03 Camp 730:** Montego Properties LC is requesting a conditional use permit for a recreational business, camping area, and detached solar panels. Proposed activities include camping, outdoor music, mountain biking, ATV riding, zipline, target shooting area, and short-term RV storage. The 182.75-acre site is addressed at 730 Warm Lake Road and located in the SW ¼ Section 12 and W ½ Sec. 13, T.14N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

**5. C.U.P. 22-04 Curved Horn Ranch Subdivision – Preliminary Plat:** River Investments LLC is requesting a conditional use permit for an 8-lot single-family subdivision on 20 acres. Two lots would access directly onto Johnson Lane and Norwood Road (public roads); six lots would access from a new private road onto Norwood Road. Shared access driveways are proposed. Proposed lot sizes range from 1.3 acres to 5.2 acres. Individual wells and individual septic systems are proposed. The site is addressed at 86 Johnson Lane and is parcel RP18N03E299005 in the

SESE Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

- 6. C.U.P. 22-05 Gold Fork Reserve – Preliminary Plat:** Landmark Pacific Investors LLC is requesting a conditional use permit for a 28-lot single-family subdivision on 80 acres. The proposal includes an additional six open space lots. Access would be from private roads onto one access point onto Gold Fork Road (public). Shared driveways are proposed. Proposed lot sizes range from 1.2 acres to 2.99 acres. Individual wells and individual septic systems are proposed. The site is parcel RP16N04E294206 in the W ½ Section 29, T.16N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
- 7. C.U.P. 22-06 Schafer Subdivision – Preliminary Plat:** Big Cabin Properties is requesting a conditional use permit for a 4-lot, mixed-use subdivision that includes heavy industrial (lumber mill), light industrial, multiple-residence, and single-family residential uses. A craftsman learning academy with housing is proposed. A variance from the 100-year flood plain and a variance from the 100-ft setback from Highway 55 are requested. Access would be from Highway 55 and Spink Lane (public). Proposed lot sizes range from 2.4 acres to 4.9 acres. Individual wells and individual septic systems are proposed. The 14.7-acre site is addressed at 13526 Highway 55 and is parcel RP17N03E270606 in the NWNE Section 27, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

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

- C.U.P. 21-45 RedRidge Preserve Subdivision
- C.U.P. 21-46 Bharn Event Center

**E. LEGISLATIVE DISCUSSION:**

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