

# Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

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  
April 14, 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:** March 10, 2022, and March 22, 2022 – *Action Item*

### C. OLD BUSINESS:

- 1. 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. *Continued from March 10, 2022. Action Item.*
- 2. 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. *Continued from March 10, 2022. Action Item.*

### D. NEW BUSINESS:

- 1. VAC 22-01 Thomson Vacation of Utility Easement:** Kenneth and Debra Thomson are requesting a vacation of a 10-foot-wide utility easement centered on the lot line between Lots 24 and 25, Block F, Wagon Wheel Ranch #4 Subdivision in order to build over the easement. The 1-acre site is addressed at 12867 Syringa Road and 12869 Syringa Road and located in the SW ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item.*
- 2. C.U.P. 22-07 Wilson RV Rental Site:** Grace and Joseph Wilson are requesting a conditional use permit for the rental of a recreational vehicle site. Their home is also on the property. The 13-acre parcel is addressed at 146 E Lake Fork Road and located in the SWSE Section 2, T.17N, R.3E, Boise Meridian, Valley County, Idaho. *Action Item*
- 3. C.U.P. 22-08 Bear’s Den Subdivision – Preliminary and Final Plat:** Kenneth R Purdom II Trust is requesting a conditional use permit for a 4-lot single-family subdivision on 81 acres. Access would be from shared access driveways onto Nisula Road. Proposed lot sizes range from 18-acres

to 23- acres. Individual wells and individual septic systems are proposed. The site is addressed at 13381 and 13337 Nisula Road and is parcel RP17N03E317205 in the SE ¼ Section 31, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

4. **C.U.P. 22-09 Tamarack Resort P.U.D. - Osprey Meadows Estates – Preliminary Plat:** Martin Pico and Tamarack Two LLC are requesting a conditional use permit for 17-lot single-family subdivision within the Tamarack Resort P.U.D. boundary. Lots would be accessed from West Mountain Road (public), Discovery Drive (private), and a new private road. Central sewer and water would be provided. An Idaho Power easement would be vacated. The 13-acre site is in West ½ Section 5, T.15N, R.3E, B.M., Valley County, Idaho. Action Item.

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

- C.U.P. 22-01 Bitton Multiple Residence and RV Site Rental
- C.U.P. 22-02 Carlisle Solar Panels
- C.U.P. 22-03 Camp 730
- C.U.P. 22-04 Curved Horn Ranch

*Agenda subject to change.*

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