



# Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

## Appeal of P&Z Commission Partial Denial of CUP 23-40 Ahlquist Bunkhouse, Ranch Office, Helicopter Landing Pad and Hangar

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Previous written and emailed comments and the PZ Commission meeting minutes will be included in the record and sent to the Board of County Commissioners.

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**Applicant / Appellant:** Tommy Ahlquist

**Property Owners:** AB West Mountain Holdings LLC

**Location:** 3324 West Mountain Road  
Parcel RP17N02E120635 located in the  
NW ¼ Section 12, T.17N, R.2E,  
Boise Meridian, Valley County, Idaho.

### Project Description:

Tommy Ahlquist requested approval of a conditional use permit for a 3200-sqft building to be used as a ranch office, storage, and four-bedroom dormitory for housing temporary employees and guests. The request also included a helicopter landing pad and hangar with a bedroom and bathroom.

The helicopter landing pad and hanger would be used by the ranch's business partner. The request was for three (3) times a month Flight access approach to and from the landing area is from the south and west of the property. Additional uses of the helicopter landing pad would be Life Flight, fire suppression, and other emergency uses.

The applicant also requested the use of the ranch area to the north (Parcel RP17N02E012565) to be used for a temporary fire emergency personnel encampment, equipment staging, and placement area for the U.S. Forest Service and State of Idaho.

The buildings would have individual septic systems. The existing well would be used; another well may be added. All lighting must meet the Valley County lighting ordinance.

The 261-acre parcel is addressed at 3324 West Mountain Road.

*(Continued on reverse side.)*

## PUBLIC HEARING

(In-Person)

December 18, 2023

2:30 p.m.

Valley County Courthouse  
2<sup>nd</sup> Floor  
219 North Main Street  
Cascade, Idaho

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, [www.co.valley.id.us](http://www.co.valley.id.us), and click on "Watch Meetings Live".

You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by

5:00 p.m., December 11, 2023.

### Direct questions and written comments to:

Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

Contact Douglas Miller,  
Valley County Clerk, at 208-382-7100  
if you need special accommodations.

On October 19, 2023, the Valley County Planning and Zoning Commission approved C.U.P. 23-40 excluding the helicopter landing pad and hangar; approval does not include use of the property to the north for emergency fire protection as a conditional use permit is not necessary for that use.

**Reasons for Appeal:**

1. The PZ Commission determination failed to comply with the standards for final decisions prescribed in Idaho's Local Land Use Planning Act, Idaho Code 67-6501. The date "on which the decision is made" corresponds to the date of the written findings, conclusions, and order. At minimum, the Appellants are entitled to ten days from the date on which PZ Commission's written findings of fact, conclusions of law, and decision is issue to file a supplemental appeal of the Commission's denial of the helipad and hangar elements.
2. Lack of substantial evidence in the record to support the denial of the helipad and hangar elements.
3. The Commission failed to apply correct standards as required for approval of a conditional use permit. Substantial personal priority rights of the Applicants have been abridged or otherwise affected.
4. The Commission failure to approve the helipad and hangar elements of C.U.P. 23-40 with conditions of approval to mitigated those concerns of opponents supported by evidence. Thus, substantial personal property rights of the Applicants have been abridged or otherwise affected.

The appeal letter states that the extent of damages is the inability to use the subject property to land and store a helicopter, and all damages related or incident thereto.

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Attached are the agenda, additional information such as maps and site plans, and a flyer that details the public hearing process.

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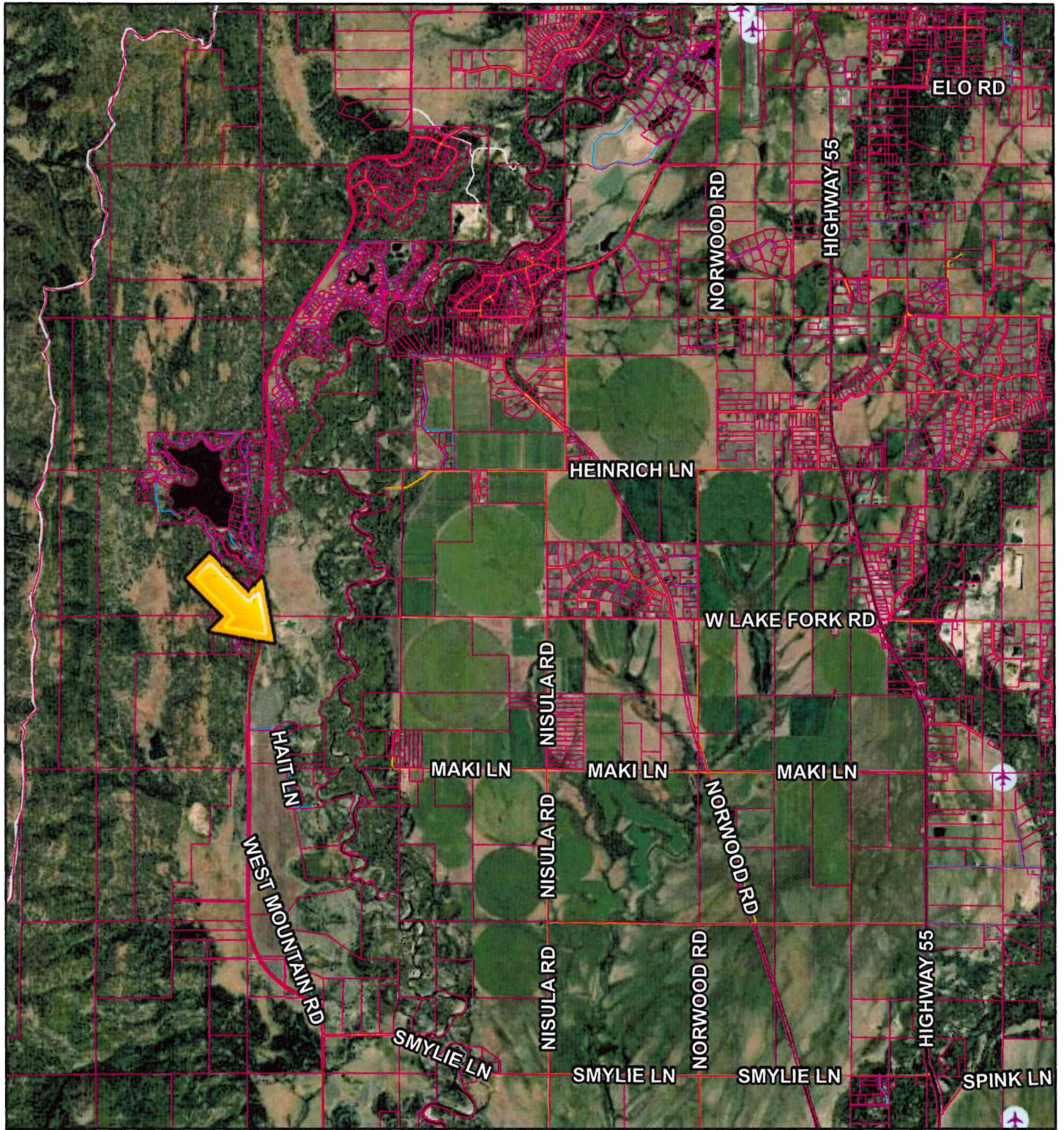
Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

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**More information, including the  
Application and staff report  
will be posted online at:**

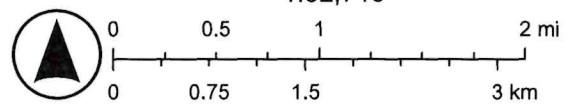
**[www.co.valley.id.us](http://www.co.valley.id.us)**

# C.U.P. 23-40 Vicinity Map



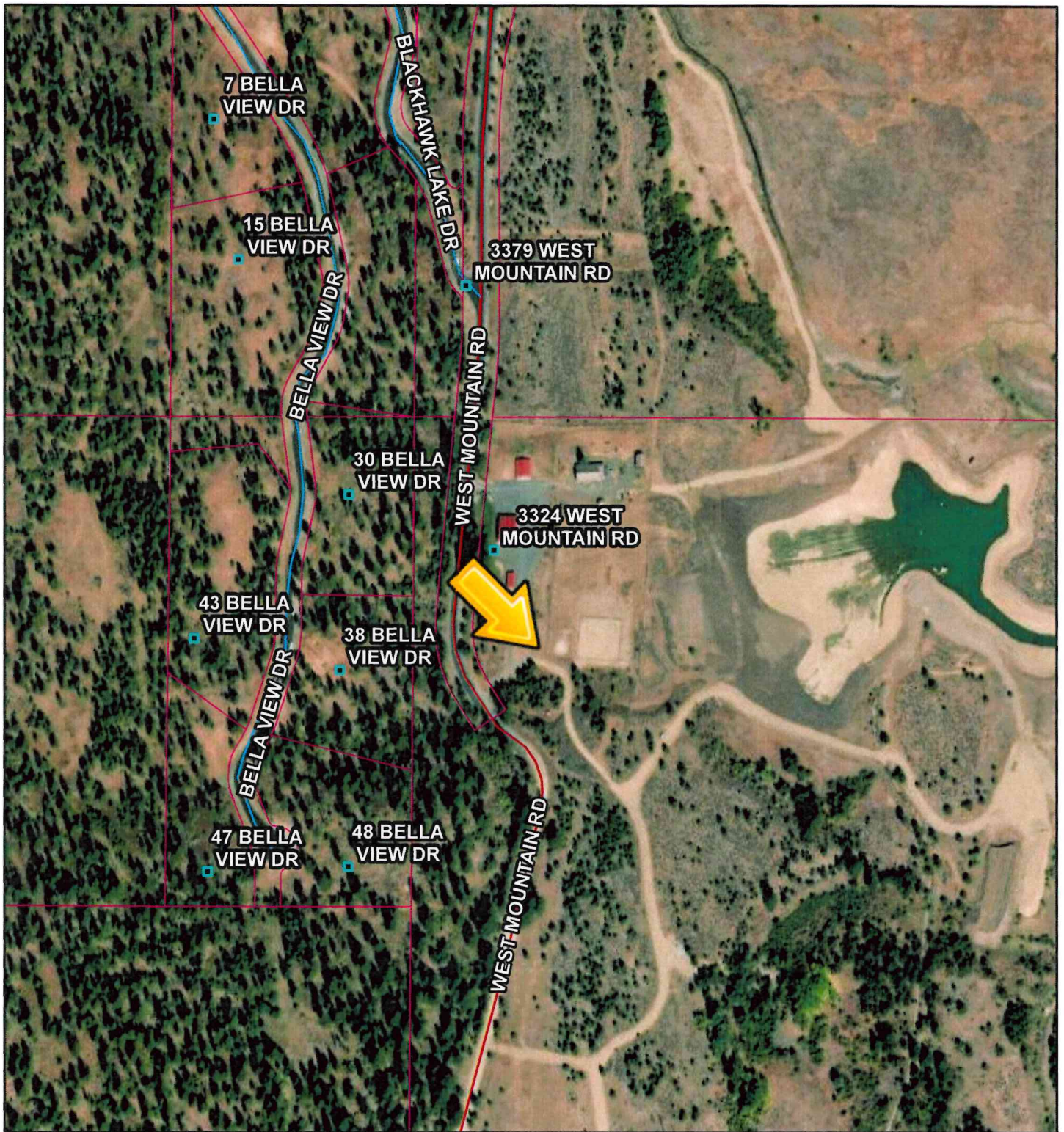
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- Parcel Boundaries
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- MAJOR
- OTHER



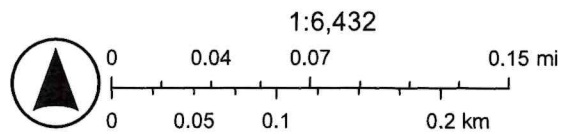
Earthstar Geographics

# C.U.P. 23-40 Aerial

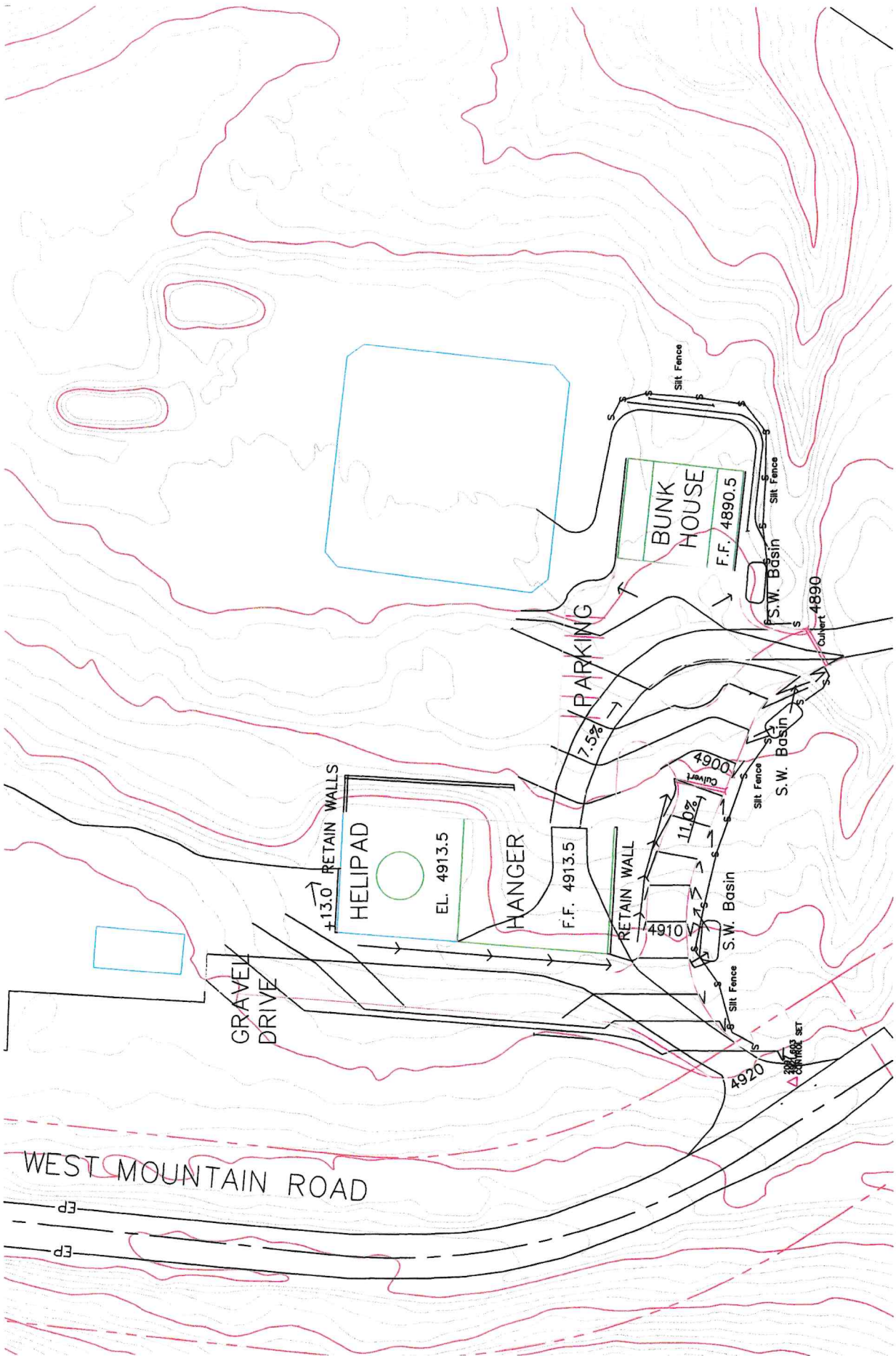


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- Address Points
- Parcel Boundaries
- Roads
  - COLLECTOR
  - PRIVATE



Maxar



## Jurisdictions

### Septic Systems

#### *Central District Health*

Did you know septic systems and drainfields need to be maintained?

### Individual Wells

#### *Idaho Department of Water Resources*

### Central Sewer and/or Water

#### *Idaho Department of Environmental Quality*

### Wetlands

#### *U.S. Army Corps of Engineers*

### State Highway 55

#### *Idaho Transportation Department*

### Valley County

Assessor Office 208-382-7126  
Clerk's Office 208-382-7100  
Building Department 208-382-7114  
Parks & Recreation 208-405-3148  
Planning & Zoning 208-382-7115  
Road & Bridge 208-382-7195  
Sheriff 208-382-7150  
Treasurer 208-382-7110

## Appeal Process

Valley County Code 9-5H-12

Appeals must be written.

The appeal must be submitted to the Planning and Zoning Director within 10 calendars days from the decision date, with the appropriate fee.

Administrative Decisions



Planning and Zoning Commission



Board of County Commissioners



Reconsideration



District Court



(and beyond)



# Valley County Planning and Zoning

Idaho Code 67-65

Local Land Use Planning Act

The purpose is to promote the health, safety and general welfare of the people of the state of Idaho.

Valley County Codes (VCC) can be found on the Valley County website: [www.co.valley.id.us](http://www.co.valley.id.us)

Valley County has performance-based land use ordinances with one Land Use Zone: Multiple Use

Allowed uses are agriculture (including timber) and single-family residences (VCC Table 9-3-1). Most other uses require a permit per VCC Title 9 Land Use and Development.

The Compatibility Rating is a tool to assist in the determination of compatibility of a proposed land use with surrounding land uses. It is not the sole deciding factor in the approval or denial of any applicant. (VCC 9-11-1)

## Public Hearing Procedures (VCC 9-5H-11)

- Chairman announces the item (e.g., C.U.P. # and name).
- Commissioners state if they have a conflict of interest or have had *ex parte* contact.
- Staff Report, Exhibits, and Questions for Staff.
- Presentation by Applicant.
- Testimony of Proponents. 3 minutes each
- Testimony of Undecided.
- Testimony of Opponents.
- Rebuttal by the Applicant.
- If new information is provided, must reopen for other testimony.
- The Public Hearing is closed for Commissioner deliberation.
- Commissioners approve a motion or postpone to a future date for further information.
- There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

## Minimum Valley County Standards (VCC 9-5)

All lots or parcels for conditional uses shall have direct frontage along a public or private road

### Minimum Lot Sizes for New Subdivisions:

- One acre where individual sewage disposal systems and individual wells are proposed.
- 20,000-sqft where a central water supply system and individual sewage disposal systems are proposed.
- 12,000-sqft where a central sewage collection and disposal system and individual wells are proposed.
- 8,000-sqft where both central systems are proposed.

### Residential Setbacks

Front	20-ft
Side	7.5 ft
Rear	20-ft
Side Street	20-ft
High Water Line	20-ft
State Highway 55	100-ft

All setbacks are measured from the eaves of the structure, not the wall, to the property line. Other setbacks vary. (VCC 9-5-8)

Maximum lot coverage—35%

Maximum Density  
2.5 Dwelling Units Per Acre

No Development in the Floodplain

Planned Unit Developments (PUDs) may vary from these minimums

## Administrative Permits

Accessory Dwelling Unit (VCC 9-4-7)

Excavation / Pond (VCC 9-4-3-4)

Floodplain (VCC 11-1-4)

Recreational Vehicle Campground (VCC 9-4-9)

Short-Term Rental (VCC 9-4-10)

Signs (VCC 9-7)

### Other

Conditional Use Permits (C.U.P.) are required for short-term rentals for greater than 12 guests.

A C.U.P. is also required to rent out sites for RVs, camping, or glamping.

Applications are available on the Valley County website or from the Planning and Zoning Office.

### Please Note

Detailed plans for Site Grading and Stormwater Pollution Prevention Plans (SWPPP) are not required at time of conditional use permit approval.

Prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the County Engineer. (VCC 9-5A-1-E)