

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

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
December 8, 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 and click on "Watch Meetings Live".

A. OPEN: Call to Order

B. MINUTES: November 10, 2022, and November 17, 2022 – Action Item

C. OLD BUSINESS:

1. **P.U.D. 98-1 Tamarack Resort – Update and Extension Request:** Tamarack Resort Two LLC will present a summary of the progress to date and planned improvements at Tamarack Resort for the next three years. The site is located in T.15N, R.2E; T.16N, R.2E, and T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
2. **C.U.P. 21-01 JanGo Acres Subdivision No. 1 – Final Plat:** IWS 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. This plat consists of three residential lots and one lot for an area business on approximately 20 acres. Access would be from a new private road onto Highway 55 (public); shared driveway easements are proposed. The site is in the NWNE and the NENW of Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **Not a public hearing.** Action Item
3. **C.U.P. 22-06 Schafer Subdivision – Final Plat:** Big Cabin Properties 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. This plat is a four-lot, mixed-use subdivision. Access would be from Highway 55 and Spink Lane (public). 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. **Not a public hearing.** Action Item
4. **C.U.P. 22-34 Shoemaker Donnelly Storage:** Jeff Hatch is requesting approval of a conditional use permit to construct a public self-storage facility. The proposal includes an office and five storage buildings totaling approximately 97,125 sqft. Phase 2 (residential and additional storage) would require a new application. Individual well, an individual septic system, and electricity are proposed. Access would be from Eagle Lane, a public road. The site is part of the 26.97-acre parcel RP16N03E157408, located in the SE ¼ Section 15 T.16N R.3E, Boise Meridian, Valley County, Idaho. **Tabled from October 20, 2022.** Action Item

D. NEW BUSINESS:

1. **C.U.P. 22-46 Moudy Glamping Site:** Nancy Moudy is requesting approval of a conditional use permit for a camping facility containing four tent sites. Porta-potty facilities and the existing bathroom in the residence would be used for toilets and showers. An individual well and septic system exist on the property. The approximately 73-acre site, addressed at 14078 Farm to Market RD, is parcel RP18N03E253607, located in the W ½ Sec. 25, T.18N R.3E, Boise Meridian, Valley

County, Idaho. Action Item

2. **C.U.P. 22-47 Cryptocurrency Site:** Aleksandr and Lyubov Galenko are requesting approval of a conditional use permit for a light industry business. The proposal includes machines, electrical transformer, and use of the existing garage. Access would be from a shared driveway accessing Ashton Lane, a public road. The 1.9-acre site, addressed at 219 Ashton Lane, is Ashton Estates Lot 1 located in the SENW Section 12 T.17N R.3E, Boise Meridian, Valley County, Idaho. Action Item
3. **C.U.P. 22-48 Wolfe RV Rental Site:** Cindy Wolfe is requesting a conditional use permit for the rental of one recreational vehicle site. Only self-contained RVs or camp trailers would be allowed. The site does not have septic system or available potable water. Access is from private roads onto Warm Lake Road, a public road. The 3-acre parcel, addressed at 10 Tito Trail, is EagleNest Subdivision No. 3 Block 4 Lot 6, located in the SE ¼ Section 17, T.14N, R.4E, Boise Meridian, Valley County, Idaho. Action Item **WITHDRAWN BY APPLICANT**

E. OTHER

1. **2022 Capital Improvement Program – Recommendation to the Board of Commissioners**
Action Item
2. **Impact Areas for Cascade, Donnelly, and McCall – Recommendation to the Board of Commissioners.** Action Item

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 22-37 Tamarack Falls Estates
- C.U.P. 22-38 Hansen Glamping Site
- C.U.P. 22-39 Pound Glamping Site
- C.U.P. 22-41 Griffiths Multiple Residences
- C.U.P. 22-42: Brutsman Lodge
- C.U.P. 22-43 Longhorn Guest Ranch and Event Venue
- C.U.P. 22-44 Bloomfield RV Rental Site
- C.U.P. 22-45 Ikola Storage

Agenda subject to change.

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