

# 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  
October 20, 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:** September 1, 2022, and September 8, 2022 – *Action Item*

### C. NEW BUSINESS:

1. **C.U.P. 22-32 Esplin Glamping and Short-Term Rentals:** Harmon Esplin is requesting approval of a conditional use permit for a camping facility for short-term rentals. Phase 1 an existing rental cabin, three RV camping sites, and five yurt campsites. Phase 2 would replace the campsites and existing cabin with a total of seven residences available for short-term rentals. Individual wells and storage tank would provide water; central sewer would be provided by Northlake Recreation Sewer and Water District. Access will be multiple driveways from West Mountain RD (public) and Palladin RD (public). The 2.9-acre site, addressed at 2440 Palladin RD, parcels RP16N03E191508 and Smiling Julie Lot 33A, is located in the NE ¼ Sec. 19, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item. **POSTPONED from September 8, 2022**
2. **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. Action Item
3. **C.U.P. 22-36 Heavenly 24.5 RV Site:** Drewie Levi Hall is requesting approval of a conditional use permit for a Recreational Vehicle Park to allow six RVs to be used as dwellings for more than 30 days in duration. The campsite will be for personal use and will not have any commercial use. There is an individual well, a septic system, and electrical power. The 23.56-acre site, addressed at 855 Lost Basin RD, is parcel RP14N05E303445, located in the W ½ SW ¼ Sec. 30, T.14N R.5E, Boise Meridian, Valley County, Idaho. Action Item
4. **C.U.P. 22-37 Tamarack Falls Estates – Preliminary Plat:** Hess Properties LLC is requesting a conditional use permit for a single-family subdivision composed of 124 developable lots (79.9 acres) and 5 landscape lots (11.8 acres). Proposed lot sizes range from 0.22 to 1.82 acres. Overall density is 1.08 dwelling units per acre. Three phases are proposed. North Lake Recreational Water and Sewer District would provide central sewer and water services. Road right-of-way will be dedicated to Valley County. Three accesses would be from private streets onto Norwood Road (public) and Tamarack Falls Road (public). The site is 115.04 acres, parcels RP16N03E200004, RP16N03E201635, and RP16N03E207845, located in the E ½ Section 20, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

5. **C.U.P. 22-38 Hansen Glamping Site:** Whitney Hansen and Tony Huynh are requesting approval of a conditional use permit for short-term rental of a geodome on a wooden deck that does not qualify as a residential dwelling. Solar panels on-site also require permit approval. Porta-potty facilities would be used until the restroom facility is constructed. Water would be hauled to and from the site. The 0.97-acre site, addressed at 23 Stanley DR, is Crown Point Subdivision No. 9 Lot 19 Block 3, located in the NENE Sec. 14, T.14N R.3E, Boise Meridian, Valley County, Idaho. Action Item
6. **C.U.P. 22-39 Pound Glamping Site:** Kecia Mortenson-Pound is requesting approval of a conditional use permit for a tiny home that does not qualify as a residential dwelling. An individual septic system and individual well is at the site. Access is from Bull Pine Place (public) onto a shared-driveway easement. The approximately 20-acre site, addressed at 26 Bull Pine PL, is parcel RP12N04E098405, located in the SWSE Sec. 9, T.12N R.4E, Boise Meridian, Valley County, Idaho. Action Item
7. **C.U.P. 22-40 Stonebraker Winter Recreation Parking Site:** The Idaho Fish and Game Department and Valley County Parks and Recreation are requesting a conditional use permit for a winter parking area on private property. No overnight parking would be allowed. A porta-potty would be placed at the site. Access would be from Stonebraker Lane. The approximately 0.5-acre site is part of parcel RP15N03E350006, addressed at 21 Stonebraker LN, and located in the NENE Sec. 35, T.15N R.3E, Boise Meridian, Valley County, Idaho. Action Item

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

- C.U.P. 22-30 Shaw Family Ranch Subdivision
- C.U.P. 22-33 Barton Short-Term Rentals and V-4-22 Barton Shared Driveway

*Agenda subject to change.*

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