

# 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  
November 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:** October 20, 2022 – *Action Item*

**C. OLD BUSINESS:**

1. **C.U.P. 21-44 Hidden Valley Subdivision – Final Plat:** Clay Szeliga 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 4-lot single-family residential lots on 20 acres. Access would be from a new private road onto Norwood Road (public); a shared access easement is proposed. The site is addressed at 14108 Norwood Road and is parcel RP18N03E284055 in Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item
2. **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. **Tabled from October 20, 2022.** Action Item.
3. **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. **Tabled from October 20, 2022.** Action Item
4. **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. **Tabled from October 20, 2022.** Action Item

#### **D. NEW BUSINESS:**

1. **C.U.P. 22-41 Griffiths Multiple Residences:** Michael Griffiths is requesting a conditional use permit for three residential homes on one parcel. Two existing homes were permitted by C.U.P. 08-13. Individual wells and septic systems are proposed. A shared driveway accesses the existing residences. The 80-acre site, addressed at 12960 Farm to Market RD, is RP16N03E244806 located in the in the SW ¼ Sec. 24, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item
2. **C.U.P. 22-42: Brutsman Lodge:** Ron and Tamara Brutsman are requesting a conditional use permit for a short-term rental with a maximum of 26 guests. There is an approximately 6,000-sqft residence with a 2,000-sqft deck. Central sewer and water will be used. Access is from a looped driveway off W Roseberry Road, a public road. The 1.7-acre site is addressed at 1888 W Roseberry RD. It is Hawks Bay Subdivision Lots 1, 2, and 3, Block 2, in the SWSW Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
3. **C.U.P. 22-43 Longhorn Guest Ranch and Event Venue:** Jason and Victoria Johnson are requesting approval for a guest ranch and event center. The guest ranch is currently permitted as C.U.P. 99-13. There are existing buildings including the lodge, 9 cabins, bathhouse, shop, and barn. A septic system, porta-potties, individual well, solar panels, and portable generator are used. The approximately 215-acre site, addressed at 450 High Valley Road, is in the SW Section 20 and NW Sec. 29, T.11N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
4. **C.U.P. 22-44 Bloomfield RV Rental Site:** Thomas and Nancy Bloomfield are requesting a conditional use permit for the rental of two recreational vehicle sites. Northlake Recreational Sewer and Water District would supply sewer services. Each site would have a water spigot connected to the existing well, a sewer connection, and electrical power. The 0.46-acre parcel, addressed at 13014 Navajo Road, is Ora May Subdivision Lot 47 located in the NW ¼ Section 21, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
5. **C.U.P. 22-45 Ikola Storage:** Gerry Ikola is requesting approval of a conditional use permit to construct a storage facility. The proposal includes a 65-ft x 100-ft sprung-structure to store up to 25 recreational trailers for a commercial business and personal items. Access would be from a shared driveway accessing Farm to Market Road, a public road. The site is one acre of the 160-acre parcel RP17N03E254805 located in the SW ¼ Section 25 T.17N R.3E, Boise Meridian, Valley County, Idaho. Action Item

#### **E. OTHER:**

1. **C.U.P. 99-1 Franklin Building Supply – Appeal of Administrative Decision.** Action Item.

#### **F. FACTS AND CONCLUSIONS – Action Items:**

- C.U.P. 22-32 Esplin Glamping and Short-Term Rentals
- C.U.P. 22-36 Heavenly 24.5 RV Site
- C.U.P. 22-40 Stonebraker Winter Recreation Parking Site

*Agenda subject to change.*

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