

# Valley County Planning and Zoning Commission

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Katlin Caldwell, Chairman  
Ken Roberts, Vice-Chair

Scott Freeman, Commissioner  
Carrie Potter, Commissioner

## AGENDA

Valley County Planning and Zoning Commission

**August 1, 2024**

**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:** July 11, 2024 – *Action Item*

### **C. OLD BUSINESS:**

**1. C.U.P. 24-09 – Amendment of C.U.P. 19-09 The Retreat McCall - Event Venue:**

Colby Rampton is requesting an amendment of the approved conditional use permit. Modifications include short-term rentals of the guest rooms, additional parking area, and an extension of the phasing plan to allow construction to commence in June 2029. The event venue was approved April 23, 2019. Septic systems and an individual well would be used. Access is via an existing driveway off Boulder Lake Road, a public road. The 40-acre site is addressed at 1400 Boulder Lake RD, RP18N04E198401 and RP18N04E198556 in the SWSE Section 19 and N ½ of Section 30, T.18N, R.4E, Boise Meridian, Valley County, Idaho. Action Item. **Tabled from June 13, 2024**

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

**1. C.U.P. 24-18 Gove Short-Term Rental and Private Airstrip:** Gary Gove is requesting approval for the short-term rental of an existing home and apartment. An individual septic system and individual well are used. A private grass airstrip without lighting is also proposed. The 40-acre site, addressed at 3789 West Mountain RD, is parcel RP18N02E240004, located in the NE ¼ Section 24, T.18N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.

**2. C.U.P. 24-19 [REDACTED] Short-Term Rental:** Todd Hurt is requesting a conditional use permit for the short-term rental of an existing home. The detached apartment would be used as a long-term rental. An individual well is used; North Lake Recreational Sewer and Water District supplies central sewer. The 0.46-acre site, addressed at 13156 A Cameron DR, is Mountain Meadows Subdivision No. 2 Lot 12 Block B, located in the SW ¼ Section 8, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

**3. C.U.P. 24-20 Fee Multiple Residences, Pond, and Gravel Sales:** Dustin Matthew Fee is requesting approval for four residences on one parcel, pond excavation, and the sale of excess materials. The homes would have individual wells and individual septic systems. Access would be from a shared driveway onto Highway 55. Materials from the pond would be used for the driveways and house pad locations; excess materials would be sold. The existing home is addressed at 13698 Highway 55. The 20-acre parcel is RP17N03E152316 located in the NE ¼ Section 15, T.17N R.3E, Boise Meridian, Valley County, Idaho. Action Item

**E. OTHER:**

**1. C.U.P. 20-33 Valley County Pickleball – Food Vendors.** Action Item.

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

- C.U.P. 24-11 Kroll RV Rental Sites
- C.U.P. 24-12 Droptine Meadows Subdivision
- C.U.P. 24-13 Saddle Rock Subdivision Phase 3 and 4
- C.U.P. 24-16 Paradigm Office, Shop, and Multiple Residences
- C.U.P. 24-17 Paradigm Storage Condominiums

*Agenda subject to change.*

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