



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

C.U.P. 25-028 Smith Short-Term Rental

Applicant / Property Owner: Todd Smith

Location: 22 Norwood Place,
The Woods on Norwood Lot 3
located in the NW ¼ Section 16, T.16N,
R.3E, Boise Meridian, Valley County, Idaho

Project Description: Todd Smith is requesting a conditional use permit for the short-term rental (30 days or less) of an apartment above a detached garage. The property owners would reside in the main residence.

A 625-sqft apartment above the detached garage was allowed in addition to the primary residence by Accessory Dwelling Unit (ADU) 2022-12.

An individual well is used; North Lake Recreational Sewer and Water District provides sewer services.

The 0.92-acre site is addressed at 22 Norwood Place. Access is from Norwood Place, a public Road.

A conditional use permit is required to short-term rent either the home or the apartment for less than 30 days. An ADU must be rented for a minimum of 30 days or more. In addition, ADUs are permitted only when one of the residences on the property is owner-occupied. The owner-occupied structure does not need to be the primary residence. (Valley County Code 9-4-7).

This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

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.

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

www.co.valley.id.us

PUBLIC HEARING

November 13, 2025

6:00 p.m.

**Valley County Courthouse
2nd 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, and click on "Watch Meetings Live".

The meeting is in-person.

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., Wednesday, November 5, 2025.

If you do not submit a comment, we will assume you have no objections.

**Direct questions and
written comments to:**




Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

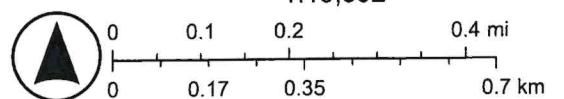
C.U.P. 25-028 Location



10/7/2025, 3:35:59 PM

-  Airstrips
-  Municipalities
-  Parcel Boundaries

- Roads**
-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE



Maxar

C.U.P. 25-028 Aerial



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Permits



ADU Roads



FP



STR



VAR



Parcel Boundaries

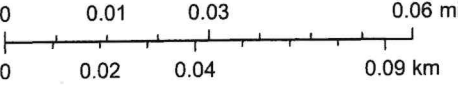


URBAN/RURAL



PRIVATE

1:2,513



Maxar

DESIGN CRITERIA

CODES: IRC 2018, IECC 2018,
IMC 2012, IEBC 2015, NEC 2017,
CLIMATE ZONE: 6
FROST DEPTH: 24"
SEISMIC ZONE: D
WIND SPEED: 115 MPH
SOIL BEARING: 17 PSF (DEAD)
ROOF LOADS: 120 PSF (SNOW)
BT PSF
FLOOR LOADS: 11 PSF (DEAD)
40 PSF (LIVE)
51 PSF

SHEET INDEX

1	SITE PLAN
2	1st FLOOR PLAN
3	2nd FLOOR PLAN
4	ROOF PLAN
5	ELEVATIONS
6	ELEVATIONS
7	SECTIONS
8	1st FLOOR POWER AND LIGHTING PLAN
9	2nd FLOOR POWER AND LIGHTING PLAN
10	GENERAL STRUCTURAL NOTES
11	STANDARD DETAILS AND SCHEDULES
12	STANDARD DETAILS AND SCHEDULES
13	FOUNDATION PLAN
14	MAIN FLOOR FRAMING PLAN
15	UPPER FLOOR AND LOWER ROOF FRAMING PLAN
16	ROOF FRAMING PLAN
17	MAIN LEVEL SHEAR WALL PLAN
18	UPPER LEVEL SHEAR WALL PLAN
19	STRUCTURAL DETAILS
20	STRUCTURAL DETAILS

This project to comply with the
Prescriptive Component Approach
as required by the building department

2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE

INSULATION AND FENESTRATION BY COMPONENT									
CLIMATE ZONE	RESISTANCE U-FACTOR	GLAZED WINDOW U-FACTOR	CEILING U-FACTOR	WALL U-FACTOR	ROOF U-FACTOR	MASS WALL U-FACTOR	MASS FLOOR U-FACTOR	MASS ROOF U-FACTOR	CHAS. ENCL. U-FACTOR
6	32	35	NR	43	20	13/17	30	5/13	10, 21, 15/13

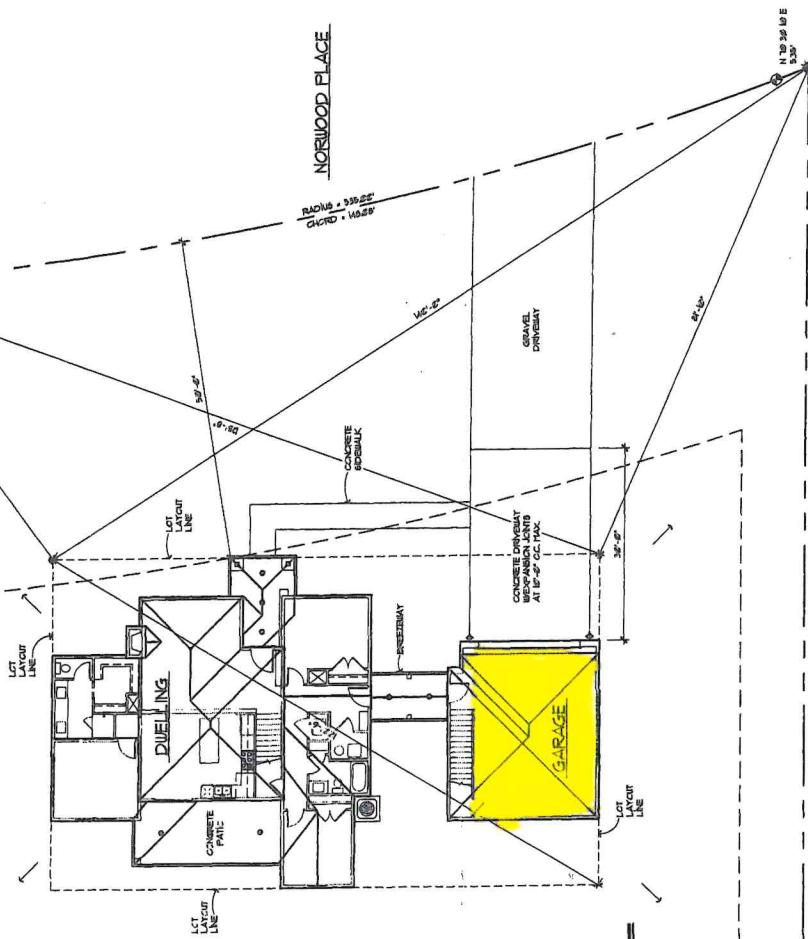
NOTE:

ALL CONTRACTORS INVOLVED WITH CONSTRUCTION OF THIS PROJECT SHALL VERIFY ALL PROPOSED STRUCTURE, FLATWORK AND FOUNDATION LOCATIONS DESCRIBED HEREIN ARE NOT IN AN AREA THAT IS PROHIBITED TO BE BUILT IN. ANY DISCREPANCIES WITH ILLUSTRATIONS ON ANY SHEET IN THIS SET, INCLUDING BUT NOT LIMITED TO, CALLOUTS, PROPERTY LINES, DIMENSIONS, SETBACKS, EASEMENTS, UNDERGROUND/OVERHEAD OBSTRUCTIONS, UTILITIES OR ANYTHING MISSING ALL TOGETHER SHALL BE MADE KNOWN TO MIKE CARROLL DESIGN PRIOR TO CONSTRUCTION. IF IT IS DETERMINED THAT THERE IS AN ERROR WITH ANYTHING IN THIS SET AND WAS NOT CORRECTED PRIOR TO CONSTRUCTION MIKE CARROLL DESIGN SHALL BE RESPONSIBLE FOR CORRECTING THE ERROR. THE BUILDING DEPARTMENT DOES NOT ACKNOWLEDGE SUCH ERRORS BY SUBMITTING THIS SET. THE BUILDING DEPARTMENT DOES NOT ACKNOWLEDGE ANY AND ALL THAT THEY HAVE VERIFIED THIS SET MEETS OR EXCEEDS ANY AND ALL REQUIREMENTS SET BY THE BUILDING DEPARTMENT. THE BUILDING DEPARTMENT MAY EXIST THROUGHOUT THIS ENTIRE SET BY SUBMITTING THIS SET TO THE BUILDING DEPARTMENT. THE BUILDING DEPARTMENT ALSO ACKNOWLEDGES THAT THEY HAVE VERIFIED THAT ANY AND ALL ERRORS THAT MAY EXIST ANYWHERE THROUGHOUT THIS ENTIRE SET HAVE BEEN CORRECTED.

N 1/4 1/4 22 E
231.3'

LIGHTING LEGEND

- DARK SKY COMPLIANT SKYLIIGHT LIGHTING
- DARK SKY COMPLIANT WALL LIGHTING
- TO THE SET OF JACOBE FLOOR GUIDE



SITE PLAN

1" = 10'

BLOCK 3
THE WOODS ON NORWOOD
VALLEY COUNTY, IDAHO

N 1/4 1/4 22 E
231.3'

• Must excavate at least 12" into undisturbed Soil

• Soil = Self-sink inspection Report

• Portable toilet Required

• Place Address at driveway entrance

• Valley County Lighting Ordinance or Propane Ordinance

• Any Changes must be approved by the Building Official

NOTED FOR
CONSTRUCTION

A. Darrick

REVIS
26 5

Mike Carroll
Design

PROJECT PLAN
DATE OF LAST
REVISION
16 SEPT 2021
DRAWN BY
MICHAEL
TIC