



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

### C.U.P. 22-32 Esplin Glamping and Short-Term Rentals

**Applicant / Property Owner:** Harmon Esplin

**Location:** 2440 Palladin RD  
Parcel RP16N03E191508 and Smiling Julie  
Lot 33A, located in the NE ¼ Sec. 19, T.16N  
R.3E, Boise Meridian, Valley County, Idaho

**Project Description:** Harmon Esplin is requesting approval of a conditional use permit for a camping facility for short-term rentals.

Phase 1 includes an existing rental cabin, three RV camping sites, and five yurt campsites. Completion date is 2023. Phase 2 would replace the campsites and existing cabin with a total of seven residences available for short-term rentals. Phase 2 construction would occur from 2023 through 2030.

Three 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).

There is a landscaping plan to improve the pond, reduce dust, and provide wildfire mitigation.

The 2.9-acre site, addressed at 2440 Palladin RD.

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Additional information such as maps and proposed site plans are attached.

**Please note the corrected aerial map (page 3).**

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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](http://www.co.valley.id.us)**

### PUBLIC HEARING

**DATE CHANGED**

**October 20, 2022**

**6:00 p.m.**

**Valley County Courthouse  
2<sup>nd</sup> 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](http://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, Oct. 12, 2022.**

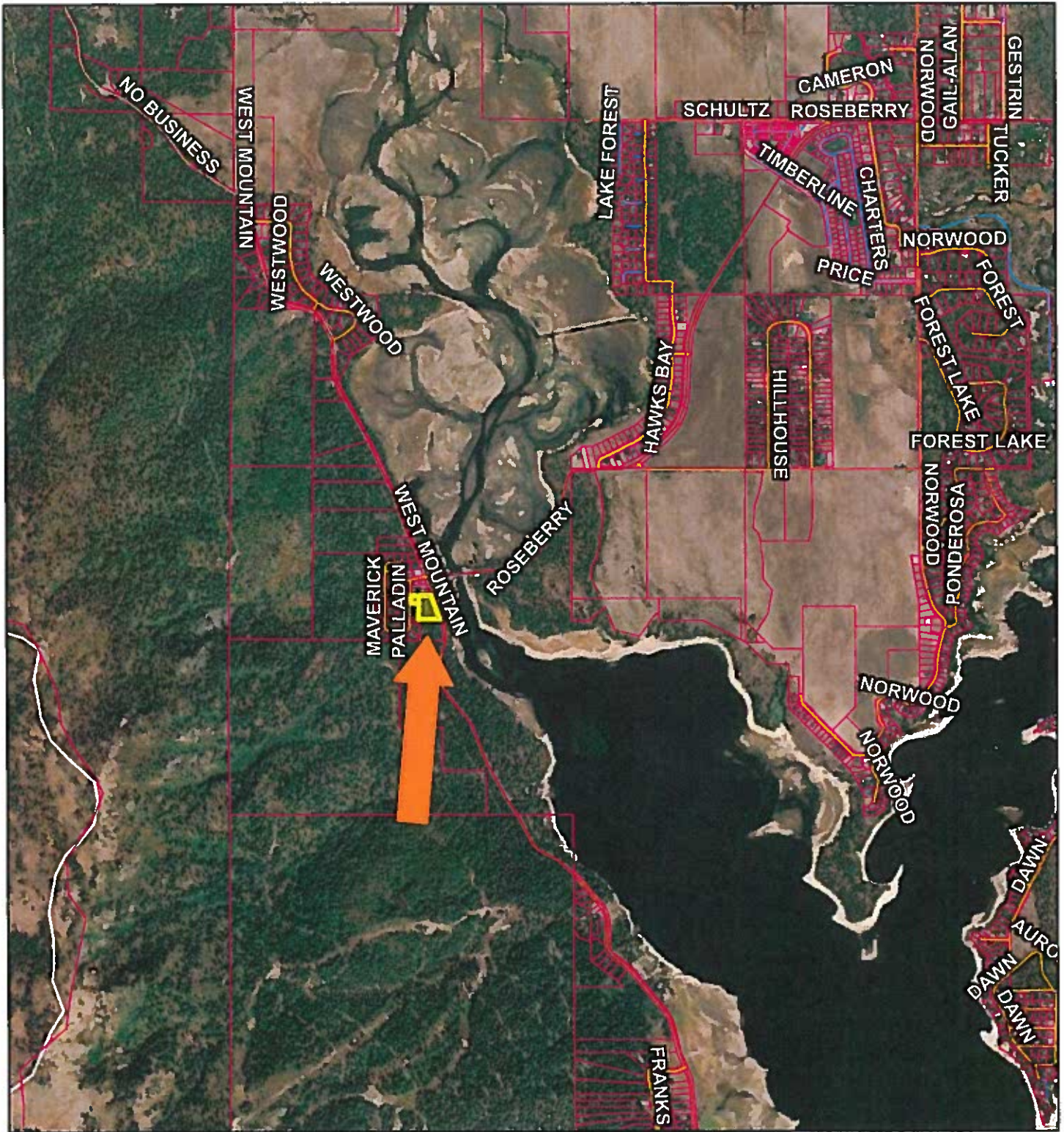
If you do not submit a comment, we will assume you have no objections.

**Direct questions and  
written comments to:**

Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

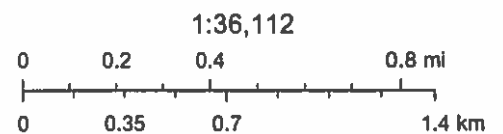


# C.U.P. 22-32 Vicinity Map



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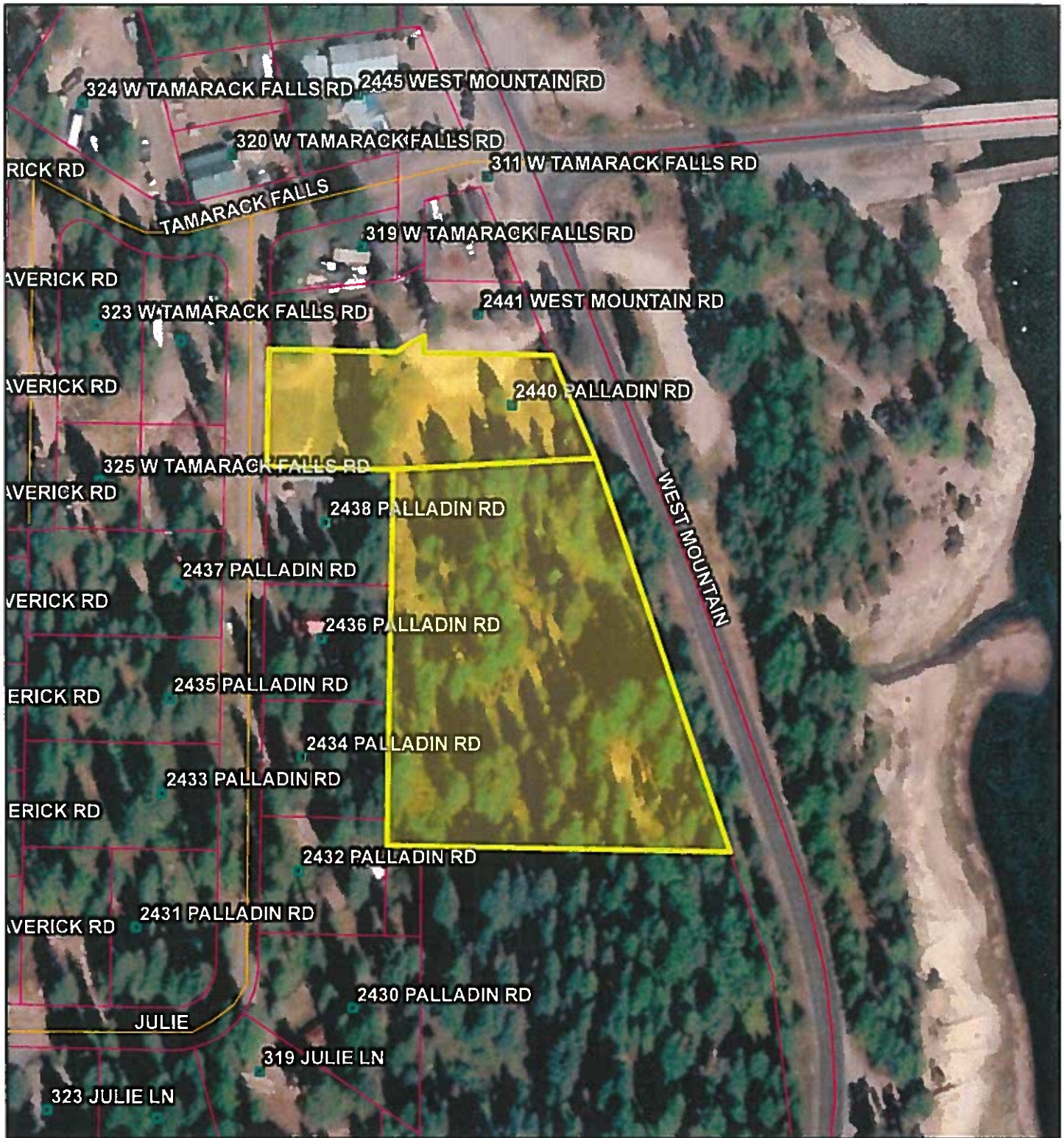
- |                   |             |
|-------------------|-------------|
| Parcel Boundaries | URBAN/RURAL |
| Roads             | USFS        |
| COLLECTOR         | PRIVATE     |



Maxar

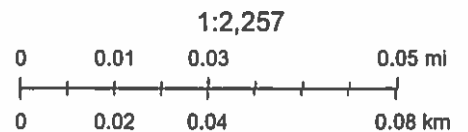


# C.U.P. 22-32 Aerial Map - Corrected



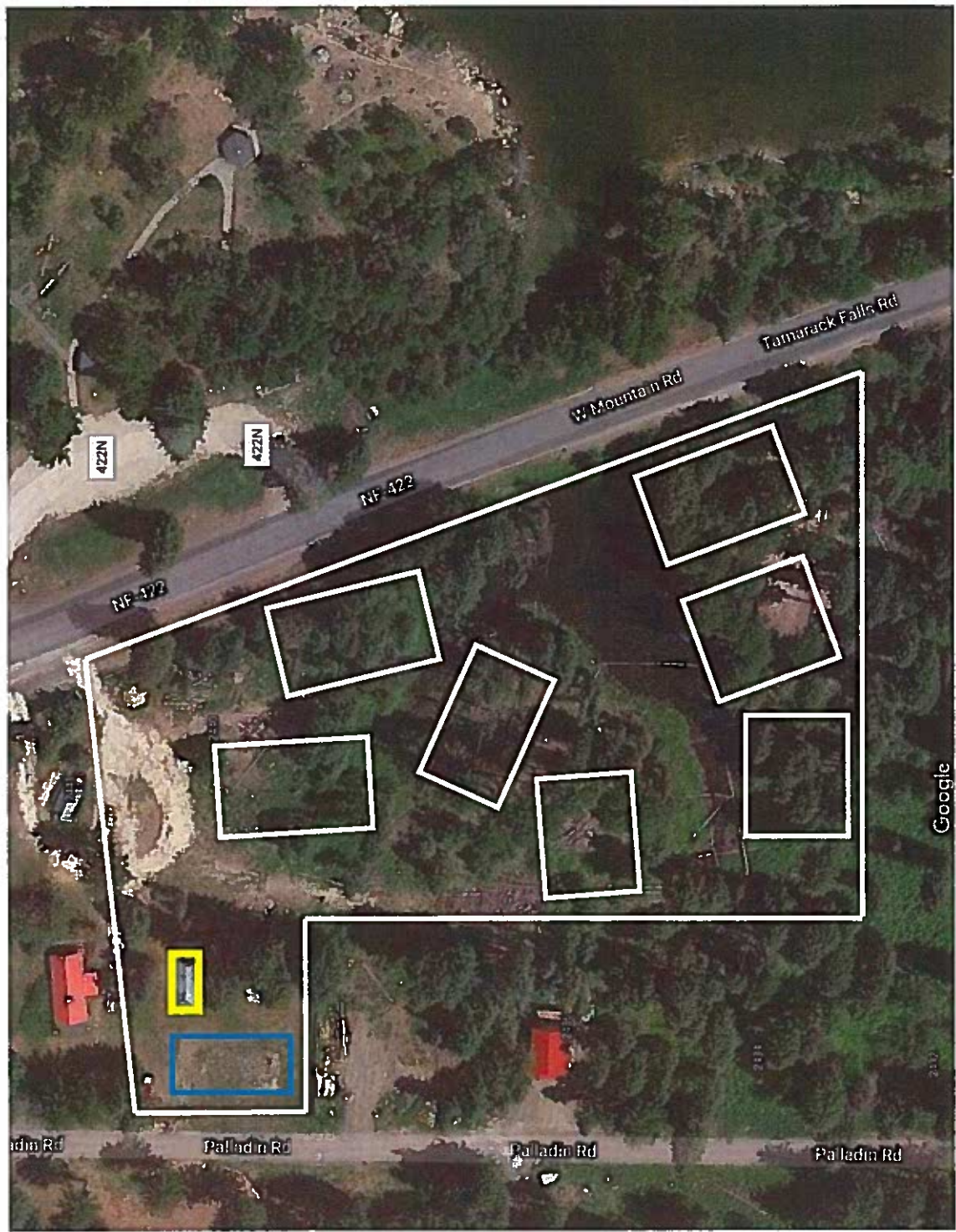
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- Address Points
- Parcel Boundaries
- Roads
  - COLLECTOR
  - URBAN/RURAL



Maxar, Microsoft





**Approximate  
Location of  
Campsites**

**Already -  
improved RV  
campsite in  
blue. To-be-  
improved  
campsites in  
white.**

**Existing rental  
cabin in yellow**



**Proposed  
Homesites to  
replace Campsites  
and old rental  
cabin.**

**Seven Homesites  
versus nine  
Campsites**

