

Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

Johanna Defoort, Chairman
Scott Freeman, Vice-Chair

Ed Allen, Commissioner
Brian Benton, Commissioner
Ray Cooper, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

August 13, 2020

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

The Valley County Planning and Zoning Commission may be holding an electronic public meeting to hear testimony on the below matters. If we do, it will be a teleconference and web-based meeting. If you are interested in participating, register in advance for this meeting by contacting Cynda Herrick, Planning and Zoning Administrator, at 208-382-7115.

As the COVID-19 situation is changing daily, please be aware that these details may also change, or this meeting may have to be postponed. Current information is available by calling us at 208-382-7115 or email cherrick@co.valley.id.us.

A. OPEN: Call to Order

B. MINUTES: July 9, 2020 and July 16, 2020 – *Action Item*

C. NEW BUSINESS:

- 1. C.U.P. 20-13 Ted's RV Site:** Theodore and Sherry Zahradnicek are requesting approval of a conditional use permit for a Recreational Vehicle Park to allow four 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, central sewer, and electrical power. The 0.82-acre site is addressed at 217 Wildwood Drive, located in McLeod & Edwards Wagon Wheel Subdivision No. 6, Lot 7 Block 7, in the NW ¼ Sec. 33, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item – **POSTPONED TO SEPTEMBER 10, 2020**
- 2. C.U.P. 20-14 RMC / Pinetop Office:** Rocky Mountain Crane is requesting a conditional use permit for a new office space, shop, parking lot, and covered parking structure. This would be in addition to the existing C.U.P. 18-06 Rocky Mountain Crane. Access would be via the existing driveway for Rocky Mountain Crane at 14032 Highway 55. The 3.6-acre site is addressed as 14032 Highway 55 and is Lot 1 of Karsyn Business Park located in the NENE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 3. C.U.P. 20-15 Brutsman Lodge:** Ron and Tamara Brutsman are requesting approval to establish a lodge that is approximately 7,753 sqft, including garage and covered porch. Central sewer and water will be used. Access is via two existing driveways off W. Roseberry Road, a public road. The

1.01-acre site is addressed at 1888 W. Roseberry RD. It is Hawks Bay Subdivision Lots 1 and 2, Block 2, in the SWSW Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

4. **C.U.P. 20-16 The Hide Out Event Venue:** Pratt Holding LLC is requesting approval to establish an event venue. The home and property would be used for events, short-term rental, and camping. Portable restrooms would be used when needed. Electricity (solar and hydro), propane, septic system and a spring for water exist on the property. Access is via Pratt Place, a private road. The 160-acre site is addressed at 200 Pratt Place. It is parcels RP11N02E351090 and RP11N02E350007 in the NE ¼ Section 35, T.11N, R.2E, Boise Meridian, Valley County, Idaho. **WITHDRAWN BY APPLICANT.** Action Item.
5. **C.U.P. 20-18 Byrne's RV Site:** Geno Byrne is requesting approval of a conditional use permit for a Recreational Vehicle Park to allow four 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. Water is hauled to the site, central sewer is used, and electrical power exists. The 0.24-acre site is addressed at 12951 Patty Drive, located in Big Smoky No. 2 Subdivision Lot 32, in the SE ¼ Sec. 21, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item
6. **C.U.P. 20-19 Rocking K Ranch Event Venue:** Nick and Sabrina Kertz are requesting approval to establish an event venue. There would be a maximum of 24 events per year with a maximum of 300 guests per event. Portable restrooms and portable hand-washing stations would be used. Electricity, septic system, and two wells exist at the site. Access is via an existing driveway off Pearson Lane, a public road. The 10-acre site is addressed at 25 Pearson Lane. It is parcel RP18N03E276155 and RP18N03E289001 in the SWSW Section 27, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
7. **C.U.P. 20-20 The Gathering Place Event Venue:** Brent Peterson is requesting approval to establish an event venue. The home and property would be used for short-term rentals and events. A maximum of 36 overnight guests has been requested. Electricity, propane, septic system and a well exist at the site. Access is via an existing driveway off Knob Hill Drive, a public road. The 5.7-acre site is addressed at 52 Knob Hill Drive. It is Knob Hill Estates Subdivision 2 Lots 3 & 4 and in the SWNW Section 34, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

D. OTHER:

1. **Appeal of Administrative Decision that a Recreational Vehicle Permit (RVC) is required for 130 Forest Lake Circle - Action Item**
2. **Idaho Transportation Department's use of Olson's Property on Highway 55 - VY56- Action Item**
3. **Appeal of Administrative Decision that a conditional use permit is required for 10741 Highway 55 - Action Item**

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 20-06 Appel Subdivision
- C.U.P. 20-07 Valley County Recycling Site
- C.U.P. 20- 08 RMC Equipment Storage
- C.U.P. 20-10 Clear Creek Crossing
- C.U.P. 20-11 Matlena Farms Event Venue
- C.U.P. 20-12 Stibnite Gold Project Logistics Facility

Agenda subject to change.

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