



Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

Appeal of C.U.P. 20-20 The Gathering Place Event Venue

Applicant/Owner: Brent Peterson

Location: 52 Knob Hill Drive
Knob Hill Estates Subdivision #2 Lots 3 & 4
SWNW Section 34, T.18N, R.3E, Boise Meridian,
Valley County, Idaho

Project Description: On August 13, 2020, the Planning and Zoning Commission denied a conditional use permit for an event venue. The applicant had requested the home and property be used for short-term rentals and events. A maximum of 36 overnight guests was requested, with the use of tents and RVs. There are 30 parking spaces on the property; no parking would occur on Knob Hill Drive. Proposed quiet hours were 10 p.m. to 8 a.m. Electricity, propane, septic system and a well exist at the site. No additional structures were requested.

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.

Appellant: Brent Peterson

Reasons for Appeal:

- The applicant has and will continue to make changes to meet concerns of Central District Health, McCall Fire Department, and neighbors.
- This is the first application for a short-term rental conditional use permit and requirements, such as for automatic fire suppressions, need clarified.
- The applicant is willing to reduce the maximum occupancy number.

Previous written and emailed comments will be included in the record and sent to the Board of County Commissioners.

A vicinity map is attached.

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

www.co.valley.id.us/public-hearing-information

PUBLIC HEARING

October 13, 2020

2:00 p.m.

Courthouse Building

2nd Floor

219 North Main Street

Cascade, ID

Social distancing will be required, requiring telephonic testimony and/or limited access. Please call for further information.

Written comments must be received by mail, fax, or email no later than 5:00 p.m., October 6, 2020.

To listen to the hearing, please go to www.co.valley.id.us

and click on link labeled

"Watch Commissioner Meetings Live"

Instructions will be provided.

To comment telephonically or in-person, call 208-382-7102 prior to 5:00 p.m.

October 9, 2020

OR

email dmiller@co.valley.id.us until testimony is opened.

Direct questions and written comments to:

Cynda Herrick, AICP, CFM

Planning & Zoning Administrator

PO Box 1350

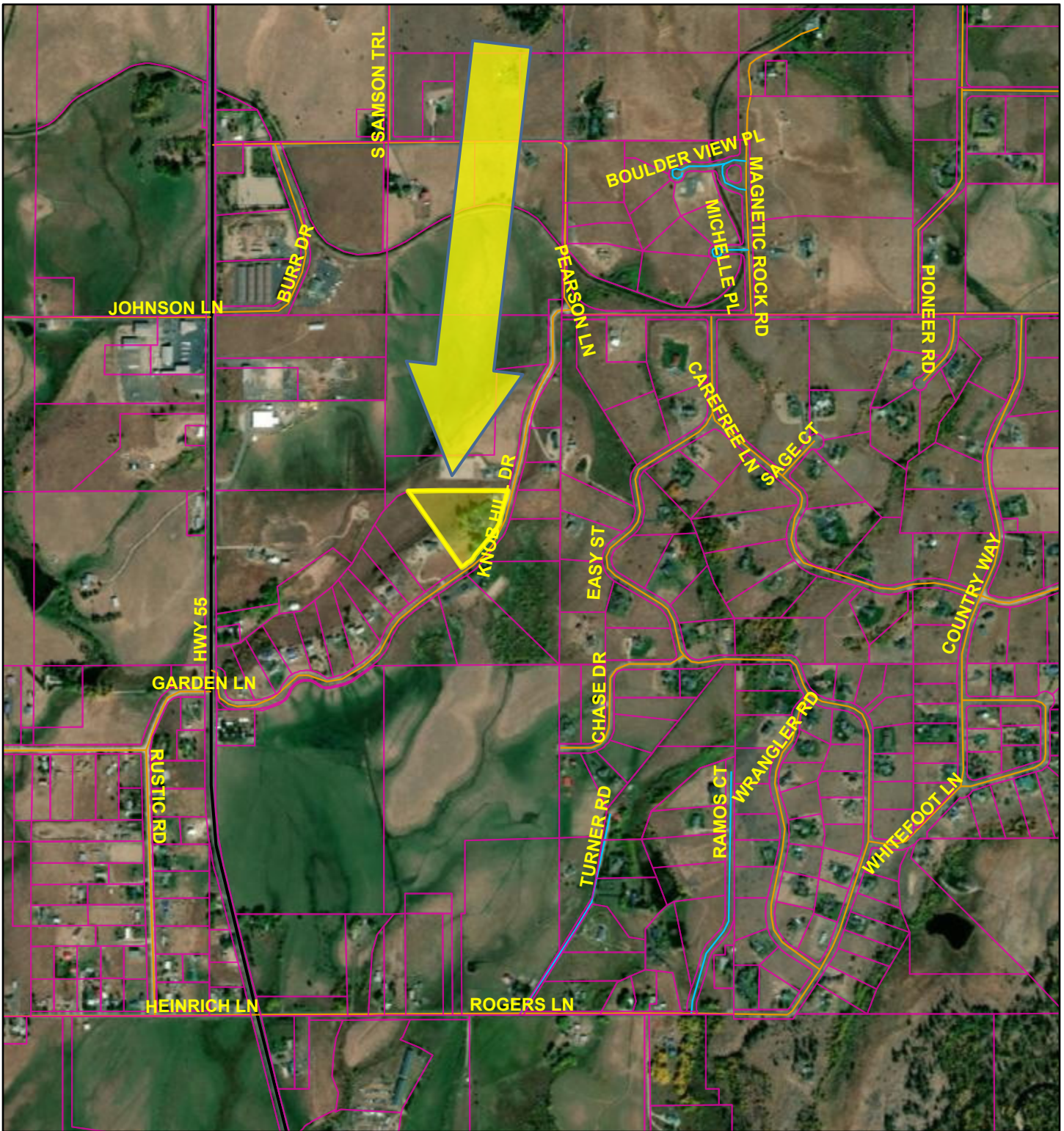
Cascade, ID 83611

208-382-7115 (phone)

208-382-7119 (fax)

cherrick@co.valley.id.us

C.U.P. 20-20 at 52 Knob Hill



7/2/2020, 1:40:38 PM

1:18,056

 Parcel Boundaries

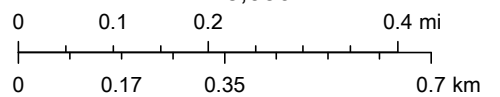
Roads

All Road Labels

 MAJOR

 URBAN/RURAL

 PRIVATE



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community