

# Valley County Planning & Zoning Commission

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Johanna Defoort, Chairman  
Scott Freeman, Vice-Chair

Brian Benton, Commissioner  
Ray Cooper, Commissioner  
Neal Thompson, Commissioner

## AGENDA

Valley County Planning and Zoning Commission  
**September 10, 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](mailto:cherrick@co.valley.id.us).

**A. OPEN:** Call to Order

**B. MINUTES:** August 13, 2020 – *Action Item*

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

- 1. C.U.P. 20-13 Ted's Place:** 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 FROM AUGUST 13, 2020**
- 2. 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. **POSTPONED FROM AUGUST 13, 2020 – WITHDRAWN BY APPLICANT**

**D. NEW BUSINESS:**

1. **C.U.P. 20-21 Coleman's RV Site:** Trent and Kim Coleman are requesting approval of a conditional use permit for a Recreational Vehicle Park to allow five 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 and electrical power. Sewage waste disposal is by self-contained RVs. The five-acre site is addressed at 12720 Smoky Drive, located in the SWNW Sec. 34, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item
  
2. **C.U.P. 20-22 Chapy's Sawmill and Woodworks:** Mike Chapman is requesting approval for a sawmill and woodworking business. The 1.4-acre site is addressed as 100 and 102 E Prospectors Drive. It is Gold Dust Ranch 2 lots 223 and 224, in the SESW Section 10, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item

**E. OTHER**

1. **Common Area Improvements on RP16N03E274656 owned by Wagon Wheel Ranch Recreation Corporation.** Action Item.
  
2. **Planning and Zoning Discussion:** Will discuss how to proceed with the possibility of creating different zones in the county or leaving all properties in a Multiple Use zone. Action Item.

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

- C.U.P. 20-14 RMC / Pinetop Office
- C.U.P. 20-18 Byrne's RV Site
- C.U.P. 20-19 Rocking K Ranch Event Venue
- C.U.P. 20-20 The Gathering Place Event Venue:

*Agenda subject to change.*

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