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

CUP 15-06
Shoreline Chalets
Extension Request

Applicant/Property Owner: William Rhoads

Location: 1111 W Roseberry Rd
Parcel RP009220000000 in the
NENE Section 16 T.16N R.3E,
Boise Meridian, Valley County, Idaho

Project Description: William Rhoads is requesting a five-year extension for CUP 15-06 which expires on December 31, 2026.

The approval included converting 45 campsites into 45 affordable dwelling units reusing existing infrastructure at each campsite.

At this time five homes have been finished with occupancy permits and eight more are nearly finished.

The project has been delayed due to IDEQ requirements to convert from an engineered septic system to a connection to the North Lake Sewer District.

The 3.4-acre site is accessed off W Roseberry Road, a public road.

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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.

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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 Annex at 700 South Main Street in Cascade, Idaho.

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

www.valleycountyid.gov/meetingdashboard

PUBLIC HEARING

December 10, 2026
4:00 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.

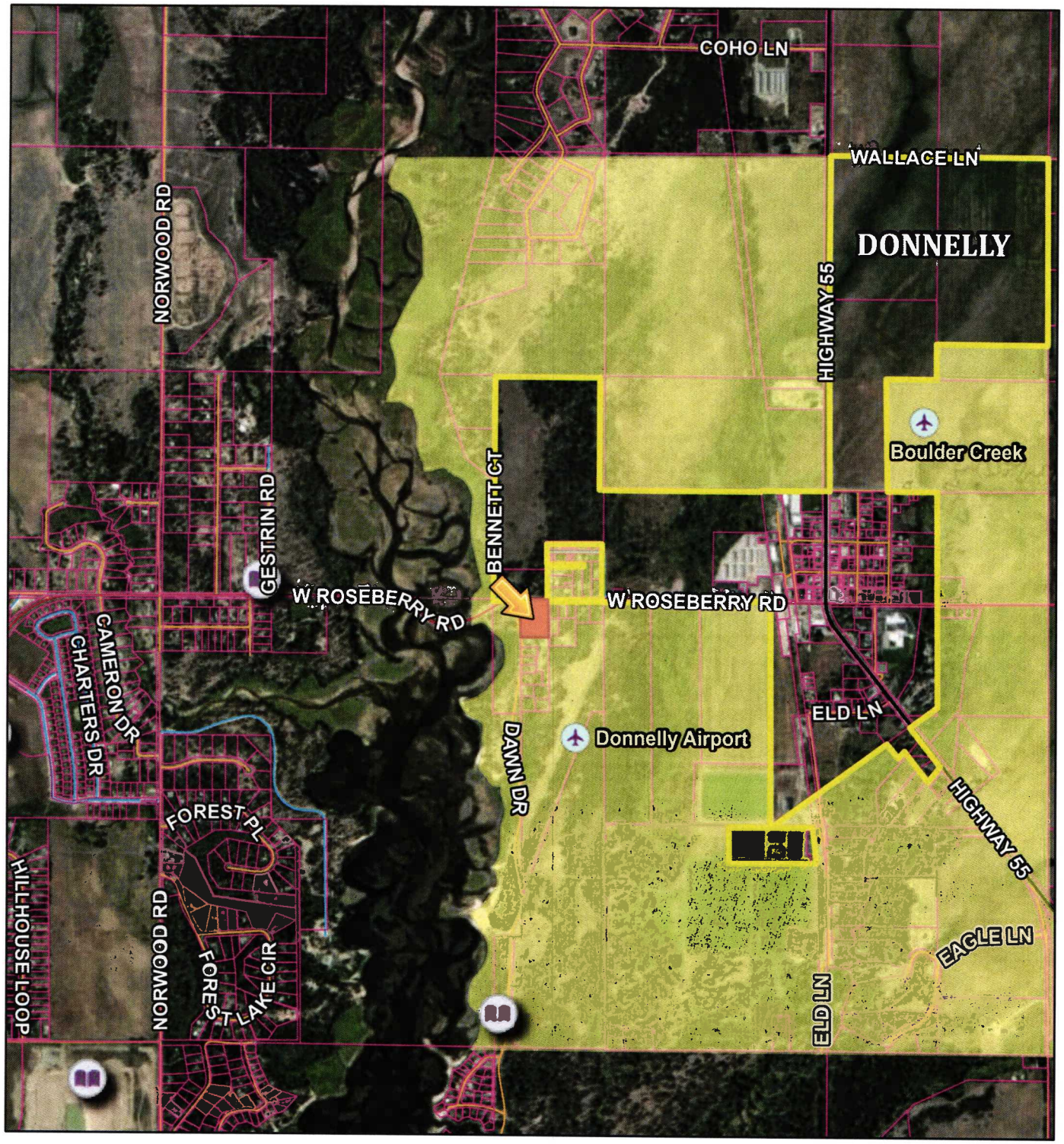
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, December 2, 2026.

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

CUP 15-06 Location Map



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0 0.15 0.3 0.6 mi

0 0.28 0.55 1.1 km

- Airstrips
- Municipal Boundaries
- City Impact Areas
- Parcel Boundaries

Roads

- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

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support@co.valley.id.us
208-382-7106, Vantor

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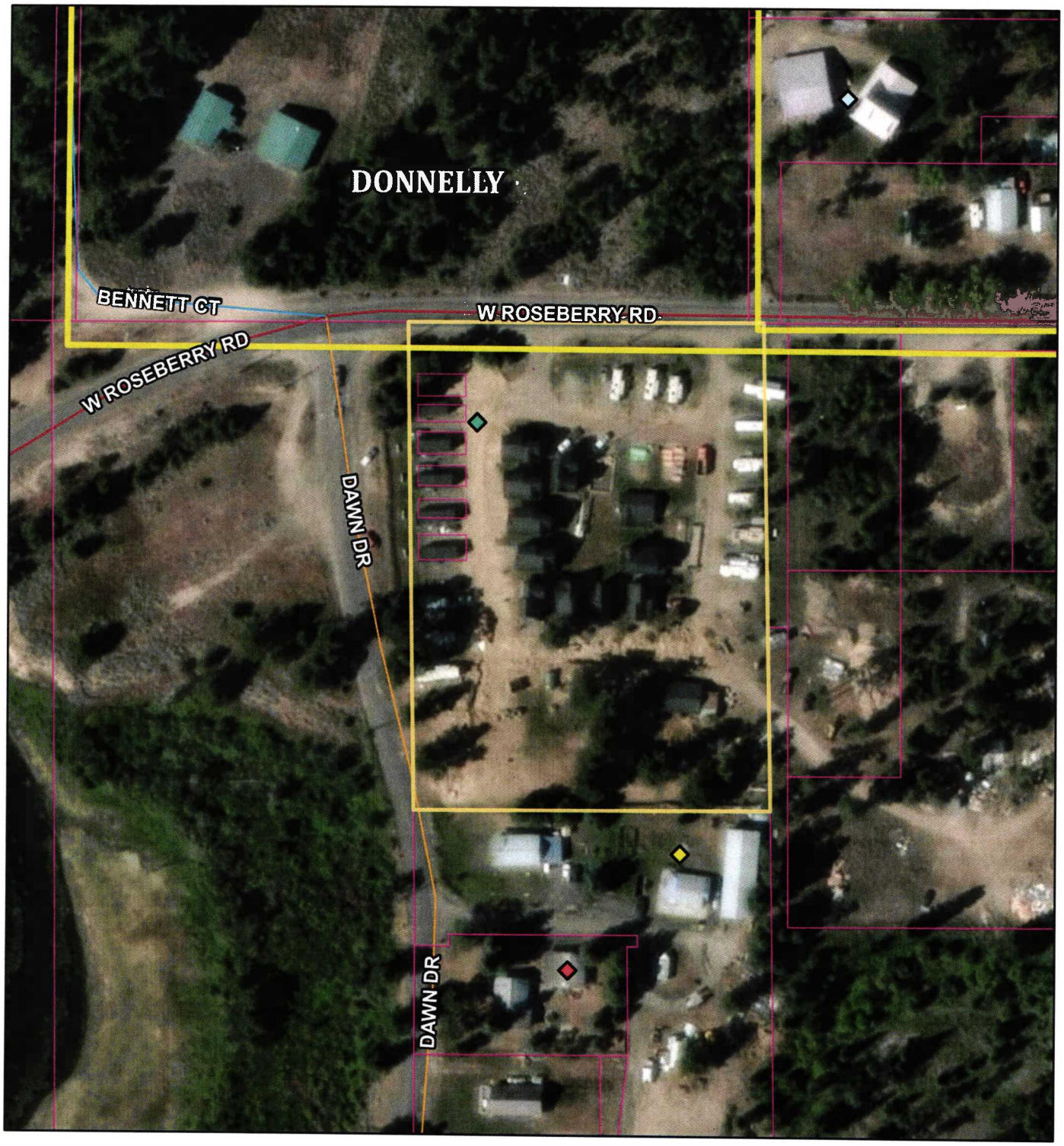
CUP 15-06 Aerial Map



10/27/2026, 1:57:10 PM

1:2,191

Permits
- CUP
- ADU
- FP
- GF
- EXC
- Privy

- RES
- RVC
- STR
- STS
- VAC
- VAR
- PSP

- HBB
- Undefined
- Airstrips
- Municipal Boundaries
- Parcel Boundaries

Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

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NOTES:

1. LOCATIONS OF HOMESITES SHOWN ARE NOT ACCURATE AND ARE CONCEPTUAL IN NATURE. THE INTENT IS TO REPLACE EXISTING RV PADS W/CABINS. HOMESITE DIMENSIONS SHOWN ARE NOT LESS THAN 30' WIDE x 40' LONG.

2. THERE ARE 43 EXISTING R.V. PADS/POTENTIAL HOMESITES SHOWN ON PARCEL 0158. ACCORDING TO OWNER, THERE ARE ACTUALLY 45 EXISTING R.V. PADS WITH HOOK-UPS.

LEGEND:

- APPROX. PROPERTY BOUNDARY
- APPROX. ADJACENT LOT LINES
- APPROX. EXISTING EDGE OF PAVEMENT
- APPROX. EXISTING ROAD CENTERLINE
- APPROX. EXISTING EDGE OF GRAVEL DRIVEWAY
- APPROX. EDGE OF TREELINE
- APPROX. HIGH WATER LINE OF RESERVOIR
- APPROX. EXISTING DOMESTIC WATER WELL
- APPROX. POTENTIAL CABIN SITE/EXISTING R.V. PAD
- PROPOSED COMMON AREA
- PROPOSED SNOW STORAGE AREA