



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

CUP 26-026 Hazzard Bunkhouse Rental

Applicant/Property Owner: Kelsey Hazzard

Location: 156 Boulder Place
Boulder Creek Meadows Sub Lot 81
SWSW Section 22, T.16N, R.3E,
Boise Meridian, Valley County, Idaho

Project Description: Kelsey Hazzard is requesting a conditional use permit to short-term rent a bunkhouse. The proposed structure would be an approximately 500-sqft detached A-frame on the rear portion of a lot. The existing 1,156-sqft home is also being short-term rented. The lot is 0.46 acres.

The bunkhouse structure would be expected to accommodate 2-4 guests.

The bunkhouse would contain a bathroom, a sleeping area, and potentially a sleeping loft. There would be no full-size kitchen.

On-site parking would be provided for the bunkhouse guests by extending the driveway.

Access would be from a shared driveway onto Boulder Place, a public road.

Existing water, sewer, and electrical services would be extended to the bunkhouse.

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.

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.co.valley.id.us/meetingdashboard

PUBLIC HEARING

October 8, 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.

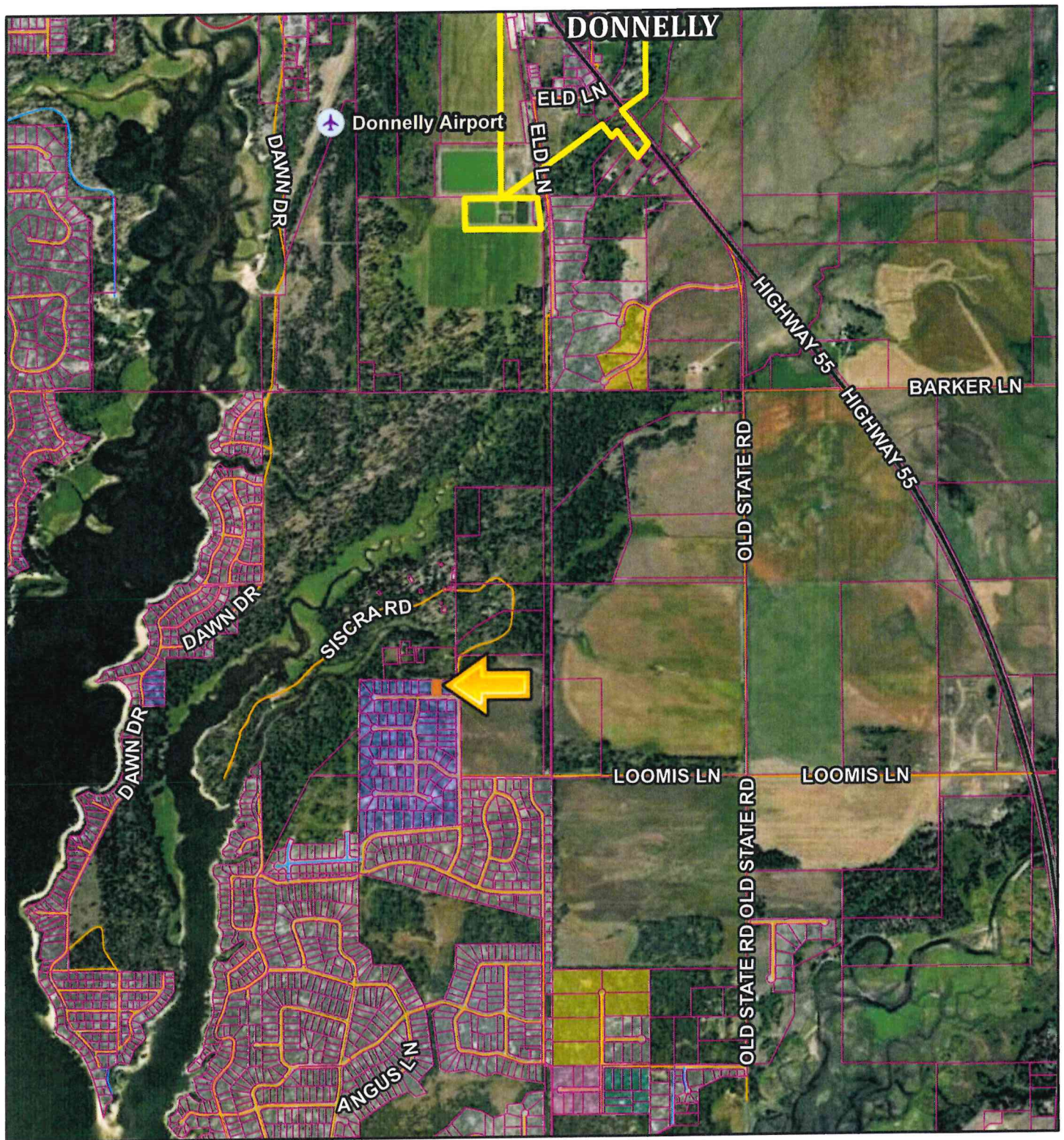
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, September 30, 2026.

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 26-026 Location Map

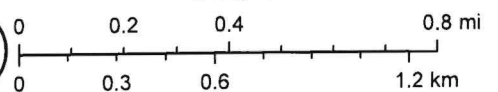


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|  Airstrips |  COLLECTOR |
|  Municipal Boundaries |  URBAN/RURAL |
|  Parcel Boundaries |  USFS |
| Roads |  PRIVATE |
|  MAJOR |  OTHER |
|  MINOR COLLECTOR |  Other |



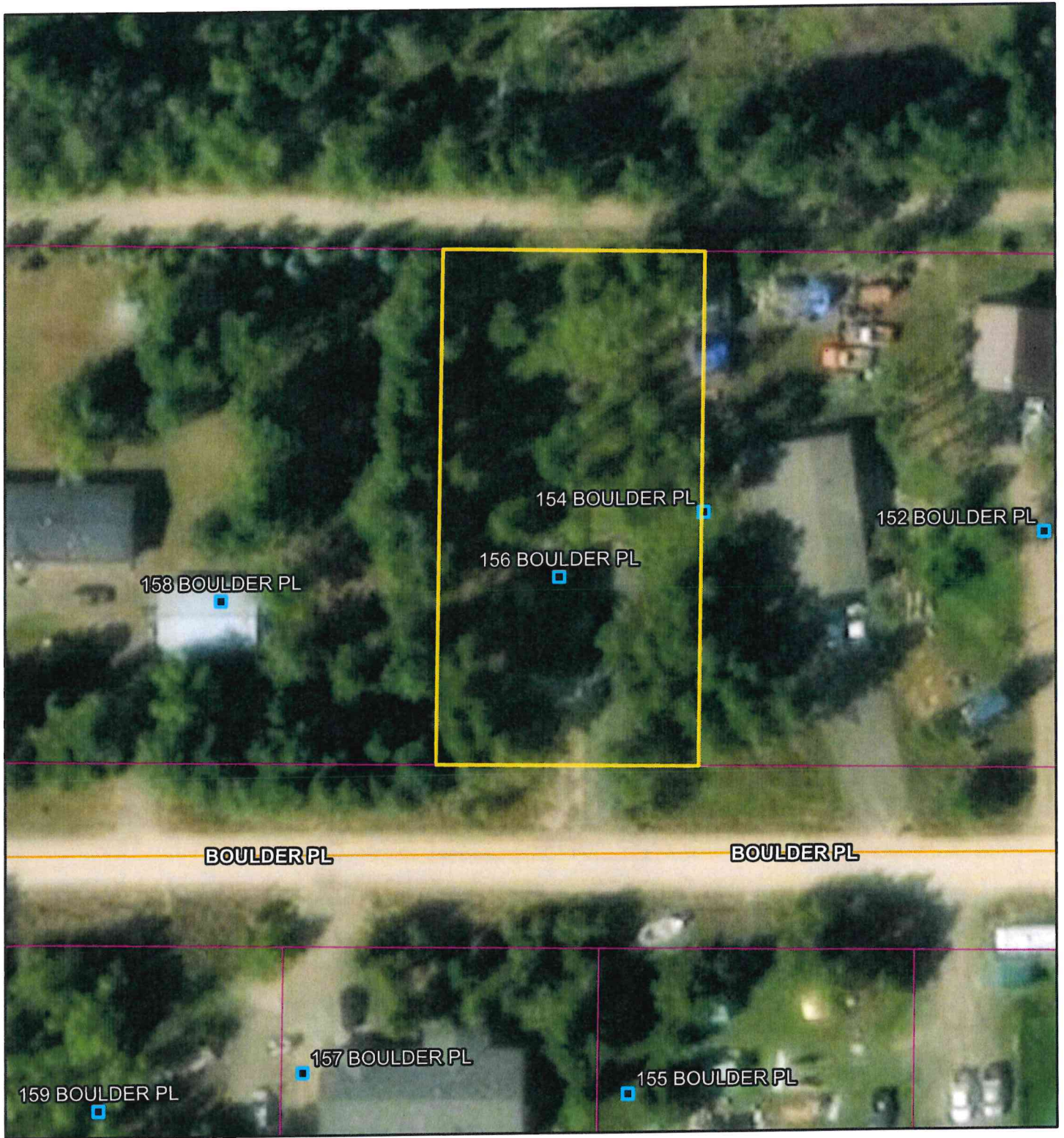
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support@co.valley.id.us
208-382-7106, Vantor

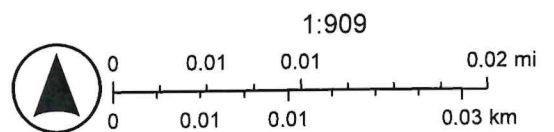
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CUP 26-026 Aerial



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- Airstrips
- Address Points
- Municipal Boundaries
- Parcel Boundaries
- Roads**
 - MAJOR
 - MINOR COLLECTOR
 - COLLECTOR
 - URBAN/RURAL
 - USFS
 - PRIVATE
 - OTHER
 - Other



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Site Grading and Plot Plan

