

Valley County Planning and Zoning Commission

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Ken Roberts, Chairman
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Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

July 10, 2025

Valley County Court House - Cascade, Idaho

PUBLIC HEARING – 6:00 p.m.

You may view the hearing by going to www.co.valley.id.us and click on “Watch Meetings Live”.

A. OPEN: Call to Order

B. MINUTES: June 12, 2025 – Action Item

C. OLD BUSINESS:

- 1. C.U.P. 22-16 Camp Modern – Annual Review:** The Planning and Zoning Commission will assess impacts and compliance with the approved conditional use permit. The 3-acre site is addressed at 12817 Highway 55, parcels RP16N03E269260 and RP16N03E269290, and located in the SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item **Postponed from May 8, 2025.**
- 2. C.U.P. 23-22 Activity Barn – Review:** The Planning and Zoning Commission will assess mitigations and compliance with the approved conditional use permit. This permit added additional activities, capacity, employee housing, and a revised parking lot and access. The 116-acre site is parcel RP18N03E290007, addressed as 141 Moonridge Drive, and located in the N ½ Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 3. C.U.P. 23-29 Gearheard Glamping Site – Review:** The Planning and Zoning Commission will assess mitigations and compliance with the approved conditional use permit. This permit allowed short-term rental of a geodome on a wooden deck that does not qualify as a residential dwelling. The 0.9-acre site, addressed at 41 Stanley DR, is Crown Point Subdivision No. 9 Lot 14 Block 3, located in the NENE Sec. 14, T.14N R.3E, Boise Meridian, Valley County, Idaho. Action Item.

D. NEW BUSINESS:

- 1. C.U.P. 25-012 Widman Short-Term Rental:** Spencer and Jamie Widman are requesting a conditional use permit for the short-term rental of an existing home. The apartment above the garage would be used by the property owners. An individual well and individual septic system are used. The 2-acre site, addressed at 64 Salmon Loop, is Coho Estates Subdivision Lot 64 located in the NE ¼ Section 9, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. SUB 25-013 Eld Ranch Estates – Preliminary Plat:** Greater Good Investments LLC is requesting a conditional use permit for a single-family residential subdivision on 54 acres.

The plat includes 20 buildable lots and two open space lots. Individual septic systems and individual wells are proposed. The lots would be accessed from new private roads onto Gold Fork Road, a public road. The site is parcel RP16N04E199005 located in the SE ¼ Section 19, T.16N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

3. **SUB 25-014 Herrick North – Preliminary Plat:** L&P Holdings LLC is requesting a conditional use permit for a 12-lot single-family residential subdivision on 36 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from private roads onto Highway 55. The site is parcel RP12N04E087220 located in the E ½ Section 8, T.12N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
4. **C.U.P. 25-013 CO Energy Fuel Site:** CO-Energy is requesting a conditional use permit for a private fuel distribution site. Access would be from Highway 55. The site is part of RP13N04E096606, addressed at 11144 Highway 55, and located in the SW ¼ Section 9, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
5. **C.U.P. 25-014 McCall Tree Equipment Storage:** Colton Newsom is requesting a conditional use permit for storage of work vehicles and employee parking at his residence. An individual well and individual septic system are available. Access is from Maki Lane, a public road. The 2-acre parcel, addressed at 236 Maki Lane, is Tax # 91 in Lots 1 & 2 of Long Valley Subdivision No. 1 in the SWSW Section 8, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

E. OTHER:

1. **Agricultural Protection Area – Ties to the Land Workshop Scheduling**
2. **Reschedule PZ Commission Meeting in October 2025**

F. FACTS AND CONCLUSIONS – Action Items:

- SUB 25-003 Phase 3.7 Buttercup
- C.U.P. 25-008 Idaho Power Clear Creek Substation
- C.U.P. 25-010 Saddle Rock Signage
- C.U.P. 25-011 East Fork Cafe

Agenda subject to change.

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