

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

August 14, 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: July 10, 2025 – Action Item

C. OLD BUSINESS:

1. **C.U.P. 24-13 Saddle Rock Subdivision Phase 3 – Final Plat:** Ryan and Heidi Schneider are requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. Original approval for Phase 3 and 4 was for a 23-lot single-family residential subdivision on 79 acres. Phase 3 contains 7 lots on 40 acres. Access would be from private roads onto State Highway 55. The site contains portions of RP12N04E087006, RP12N04E172646, and RP12N04E174093, located within Sections 17, and 18, T.12N, R.4E, Boise Meridian, Valley County, Idaho. *Not a public hearing.* Action Item.
2. **SUB 25-009 Wood Run Heights – Final Plat:** Brundage Mountain Resort LLC is requesting is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. Original approval was for a 14-lot single-family residential subdivision on 27.6 acres. Access would be from a new private road onto Norwood Road, a public road. A variance for a 50-ft wide road right-of-way is requested from the standard 70-ft. The site is a portion of parcel RP18N03E290007 located in the NE ¼ Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Not a public hearing.* Action Item.

D. NEW BUSINESS:

1. **SUB 25-015 Devil’s View Subdivision – Preliminary and Final Plat:** Ben Dreier is requesting a conditional use permit for a one-lot, single-family residential subdivision on 2.6 acres. An individual septic system and individual well are proposed. The lot would be accessed from Redtail Lane, a private road. The site is part of parcel RP17N03E027805 located in the NWSE Section 2, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

2. **C.U.P. 25-015 Vore Solar Panels:** Abram Vore is requesting a conditional use permit for a ground-mounted solar panel array for residential use. The 10-acre parcel is RP17N04E082403, addressed at 420 Silver Fox Spur, and located in the NENW Section 8, T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
3. **SUB 25-016 South Ranch – Preliminary and Final Plat:** Tommy Ahlquist is requesting a conditional use permit for a four-lot, single-family residential subdivision on 36 acres. Proposed lot sizes range from 5.7 acres to 10.8 acres. Individual septic systems and individual wells are proposed. The subdivision would be recorded in two phases with two lots per phase. The lots would be West Mountain Road, a public road, onto new private roads. The site is part of parcel RP17N02E120635 located in the West ½ of Section 12, T.17N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.
4. **C.U.P. 25-016 Harvey Property Management and Equipment Storage:** Karen and Aaron Harvey are requesting a conditional use permit for the operation and equipment storage of a property management business using an existing shop. An individual well and individual septic system would be used. Access is from an easement across 13978 Rustic Road to Rustic Road, a public road. The 1-acre parcel, addressed at 13978 B Rustic Road, is the east half of Lot 3 of Eld's Country Subdivision in the NWSE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

E. OTHER:

1. **Co-Energy Request for 320 and 330 Yellow Pine Avenue, Townsite of Yellow Pine Lots 11 and 14, Block D.** Action Item

F. WORK SESSION:

1. **Valley County Comprehensive Plan Review:** The P&Z Commission is reviewing updates to the Valley County Comprehensive Plan. The public is welcome to attend and listen; however, this is not a public hearing. A public hearing will be scheduled at a future date.

G. OTHER:

1. **Attendance at Idaho American Planning Association Conference, October 1-3, 2025.**

H. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 25-012 Widman Short-Term Rental
- C.U.P. 25-013 CO Energy Fuel Site
- C.U.P. 25-014 McCall Tree Equipment Storage
- SUB 25-013 Eld Ranch Estates
- SUB 25-014 Herrick North

Agenda subject to change.

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