

Valley County Planning and Zoning Commission

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Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

A G E N D A

Valley County Planning and Zoning Commission
September 11, 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: August 14, 2025 – Action Item

C. OLD BUSINESS:

- 1. 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. *Tabled from August 14, 2025.* Action Item
- 2. C.U.P. 21-36 Tamarack Resort P.U.D. Montelago – Final Plat:** Idaho Pacific Investments LLC 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 an eight-lot single-family residential subdivision on 13 acres; the final plat requests nine lots. Lots will be accessed from private roads onto an existing easement to West Mountain RD. The site is in NE ¼ Section 8, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item.

D. NEW BUSINESS:

- 1. C.U.P. 25-017 Smith Solar Panels:** Will Smith is requesting a conditional use permit for a ground-mounted solar panel array for residential use and C.U.P. 20-31 Tall Timbers Sawmill. The 5-acre site is Long Valley # 1 Lots 4A and 5B, addressed at 228 Maki Lane, and located in the SWSW Section 8, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. C.U.P. 25-018 Idaho Power Cascade Switching Station:** Idaho Power Company is requesting a conditional use permit for an electrical switching station. The proposal includes a transformer, breakers, a 65-ft x 27-ft concrete masonry control building, microwave tower, and a chain-link fence with two gates. Access would be from Warm Lake Road. The 5.5-acre site is part of RP14N03E250005, located in the SESW Section 4, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

3. **C.U.P. 25-019 Idaho Power Scott Valley Switching Station:** Idaho Power Company is requesting a conditional use permit for an electrical switching station. The proposal includes a transformer, regulator, breaker, reclosers, an 18-ft x 12-ft concrete masonry control building, and a chain-link fence with one gate. Access would be from Warm Lake Road. The 0.5-acre site is part of RP14N05E074475, located in the NW ¼ Section 7, T.14N, R.5E, Boise Meridian, Valley County, Idaho. Action Item.
4. **C.U.P. 25-020 Idaho Power Stibnite Substation:** Idaho Power Company is requesting a conditional use permit for an electrical substation. The proposal includes transformers, breakers, a 60-ft x 20-ft concrete masonry control building, and a 7-ft tall fence with four gates. Access would be from Stibnite Road. The 4-acre site is part of parcel RP18N09E115495 located in the SW ¼ Section 11, T.18N, R.9E, Boise Meridian, Valley County, Idaho. Action Item.
5. **C.U.P. 25-021 Perpetua Resources Office:** Perpetua Resources INC is requesting a conditional use permit for a 2,193-sqft office in the village of Yellow Pine. The former Silver Dollar Grill building, addressed at 345 Yellow Pine Avenue, would be remodeled. Access would be from Yellow Pine Avenue and Arnold Alley, both public roads. The 0.28-acre site is Townsite of Yellow Pine Lots 5A and 6, Block C, located in the SWSW Section 21, T.19N, R. 8E, Boise Meridian, Valley County, Idaho. Action Item.
6. **C.U.P. 25-022 Paikka Bakery - Amendment of C.U.P. 22-13:** Finn Place LLC is requesting an amendment to a conditional use permit to allow the public to pick up orders on-site five days per week, to modify approved site plan, and to add an additional greenhouse. The existing septic system and individual wells would be used. The 3-acre site is addressed at 14118 Highway 55 and located in Finn Barn Subdivision Lot 1 Block 1 in the SENE Section 18, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
7. **SUB 25-019 HWY 55 Storage – Preliminary Plat:** Pearson Storage Partners LLC is requesting a conditional use permit for a subdivision on 28.5 acres. Block 1 would include 108 condominium storage units and two offices/bathroom units. Individual septic systems and individual wells are proposed. The use for Block 2 is undefined. Access would be from a joint driveway onto State Highway 55. The site, addressed at 14014 Highway 55, includes parcel RP18N03E331807 and Vandal Flats Subdivision Lot 2 Block 1, located in the NE ¼ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 25-015 Vore Solar Panels
- SUB 25-015 Devil's View Subdivision
- SUB 25-016 South Ranch

Agenda subject to change.

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