

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
October 16, 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: September 11, 2025 – Action Item

C. OLD BUSINESS:

1. **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. *Tabled from September 11, 2025.* Action Item.
2. **C.U.P. 21-15 360° Ranch - Phase 2 - Final Plat:** GFL Holdings 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. This plat consists of three single-family residential lots. Building sites are specified. Lots would be accessed from Norwood Road onto Compass Lane, a private road. The 8.5-acre site is in the SW ¼ Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. *Not a public hearing.*
3. **C.U.P. 21-09 Copper Rock Subdivision – Final Plat Extension Request:** Biltmore Investments is requesting a 3-month extension of final plat approval to January 20, 2026. The plat contains 13 single-family residential lots, two common lots, and road dedication of a portion of Dawn Drive. The 6.4-acre site is a Parcel RP16N03E167640 in the SESE Section 16, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. *Not a public hearing.*

D. NEW BUSINESS:

1. **C.U.P. 21-43 Huckleberry Ridge- Extension Request:** Sal Gallucci is requesting a four-year extension of the conditional use permit and preliminary plat approval that expire on December 31, 2025. Approval was for a 9-lot single-family residential subdivision. Access would be from a new private road onto West Mountain Road, a public road. The 40-acre site includes parcel RP17N02E230004 and RP17N02E230065 located in the NE ¼ Section 23, T.17N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.
2. **C.U.P. 25-023 Restoration Pro:** Matthew Evans is requesting a conditional use permit for the office and equipment storage of a business. An individual well and individual septic system would be used. Access is from both Highway 55 and Garden Lane, a public road. The 1-acre parcel, addressed at 13995 Highway 55, is in the NWSE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

3. **C.U.P. 25-024 North Fork Championship:** North Fork Championship INC is requesting a conditional use permit to hold the North Fork Championship Kayak events on and along the North Fork of the Payette River between Smith's Ferry and Banks. Parking, camping and festival events would be based out of Wellington Snow Park and Campground sites located in the SW¼ Section 10, T.11N, R.3E, Boise Meridian. Overflow camping is also proposed at Smiths Ferry Subdivision Lots 57 - 60, Block 6, addressed at 23 Smiths Ferry Drive. Parking, campground use, and highway use will be affected between highway mile markers 78 and 98. Action Item.
4. **SUB 25-017 Moss Landing - Preliminary Plat:** Living 3M Ranch LLC is requesting a conditional use permit for an 11-lot, single-family residential subdivision on 39 acres. Proposed lot sizes range from 2 acres to 4 acres. Individual septic systems and individual wells are proposed. Lots would be accessed from a new private road onto State Highway 55. A variance is requested for a cul-de-sac road longer than 900-ft. The site is part of parcel RP17N03E157655 located in the SE ¼ Section 15, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
5. **SUB 25-018 Tripod View - Preliminary Plat:** Steven Emerson is requesting a conditional use permit for a 12-lot, single-family residential subdivision on 46 acres. Proposed lot sizes range from 1.8-acres to 4.2 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from a new private road onto Dry Buck Road, a public road. Variances are requested for shared driveways and a cul-de-sac road longer than 900-ft. The site is part of parcels RP1ON02E130606 and RP1ON02E131915 located in the NE¼ Section 13, T.1ON, R.2E, Boise Meridian, Valley County, Idaho. Action Item.
6. **VAC 25-001 Zrile Vacation of Utility Easements:** Albin Zrile is requesting vacations of 12-ft utility easements that are centered on the lot lines between Little Donner Subdivision Tract 11 Lots 29, 30, and 33 in order to build over the easements. The 2.62-acre site is addressed at 67, 73, and 77 Mountain Air Drive and located in the NE¼ Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
7. **C.U.P. 25-025 Intermountain Sports Rentals and Repair:** Brian and Cindy Patterson are requesting a conditional use permit for retail, rental, and repair of power sport equipment. The proposal includes an office, a 50-ft by 90-ft building, fencing, and landscaping. An individual well and individual septic system would be used. Access is from Gold Dust Road, a public road. The 80-acre parcel RP13N04E049005 is in the S ½ SE ¼ Section 4, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

E. OTHER:

1. **Is Conditional Use Permit Needed for Additions to Northwest District of the Bible Missionary Church at 825 Elo Road, McCall? Action Item.**
2. **C.U.P. 12-01 - Is Conditional Use Permit Needed for Additional RV pedestals within Murph's RV Park, Yellow Pine? Action Item.**
3. **Is Conditional Use Permit Needed for Dirt Bike Racetrack for Personal Use? Action Item.**

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 25-016 Harvey Property Management and Equipment Storage
- C.U.P. 25-017 Smith Solar Panels
- C.U.P. 25-018 Idaho Power Cascade Switching Station
- C.U.P. 25-019 Idaho Power Scott Valley Substation
- C.U.P. 25-020 Idaho Power Stibnite Substation
- C.U.P. 25-021 Perpetua Resources Office

Agenda subject to change.

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