

# 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  
**November 13, 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](http://www.co.valley.id.us) and click on “Watch Meetings Live”.

**A. OPEN:** Call to Order

**B. MINUTES:** October 16, 2025; October 23, 2025 – Action Item

**C. OLD BUSINESS:**

- 1. 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. *Tabled from September 11, 2025.* 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. *Tabled from October 16, 2025.* Action Item.
- 3. 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 NE ¼ Section 13, T.1ON, R.2E, Boise Meridian, Valley County, Idaho. *Tabled from October 16, 2025.* Action Item.

**D. NEW BUSINESS:**

- 1. VAC 25-002 Trumpour Vacation of Easement:** Lynda Trumpour is requesting vacation of a 10-ft easement that is centered on the lot line between Round Valley Snow Haven No. 2 Lots 10 and 11 in order to build over the easements. The 1.36-acre site is addressed at 135 Skidoo Place and located in SWSW Section 21, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

2. **C.U.P. 25-027 Alzar School Staff Housing:** Alzar School INC is requesting a conditional use permit for 8 additional staff residences. An individual well and individual septic systems would be used. The homes would be accessed from Airport Way, a public road. The 80-acre parcel RP13N04E082406 is in the NW ¼ Section 8, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
3. **VAR 25-001 Vaughn Variance from Building Envelope:** Larry Vaughn is requesting a variance to build outside of the platted building envelope. The 3.06-acre site, addressed 28 Compass Lane, is 360° Ranch Subdivision Phase 1 Lot 7 Block 2, in the W ½ Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
4. **C.U.P. 25-028 Smith Short-Term Rental:** Todd Smith is requesting a conditional use permit for the short-term rental of an accessory dwelling unit (ADU 2022-12). This 625-sqft residence is above the detached garage. The property owners would reside in the main residence. An individual well is used; North Lake Recreational Sewer and Water District provides sewer services. The 0.9-acre site, addressed at 22 Norwood Place, is The Woods on Norwood Lot 3 located in the NW ¼ Section 16, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
5. **C.U.P. 25-029 Yellow Pine Fuel Station:** Connell Oil INC and CO-Energy are requesting a conditional use permit for fuel tanks and pumps. Fuel would be available to the public for purchase. Access would be from Yellow Pine Ave and Ellison ST, both public roads. The 0.17-acre parcel, addressed at 320 Yellow Pine Ave, is Townsite of Yellow Pine Lot 14 Block D in the SWSW Section 21, T.19N, R.8E, Boise Meridian, Valley County, Idaho. Action Item.

**E. OTHER:**

1. **Is a subdivision plat required to split parcel RP16N02E128626 or is the parcel eligible to be split into two pieces divided by No Business Road? Action Item.**
2. **C.U.P. 24-28 Ore and Husk Office and Warehouse: Does obtaining a building permit adequately meet the condition of approval requiring use to be established by October 22, 2025? Action Item.**

**F. FACTS AND CONCLUSIONS – Action Items:**

- VAC 25-001 Zrile Vacation of Utility Easements
- C.U.P. 25-022 Paikka Bakery - Amendment of C.U.P. 22-13
- C.U.P. 25-024 North Fork Championship
- C.U.P. 25-025 Intermountain Sports Rentals and Repair
- SUB 25-017 Moss Landing
- Revisions to Valley County Comprehensive Plan and Valley County Code

*Agenda subject to change.*

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