

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

December 11, 2025

Valley County Court House
219 North Main, 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: November 13, 2025 – Action Item

C. NEW BUSINESS:

1. C.U.P. 21-38 Jug Mountain Ranch P.U.D. 97-1 – Phase 3 Village South – Extension

Request: Jug Mountain Ranch LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval that expire on December 21, 2025. Original approval was for 8 single-family residential lots plus 1.48 acres of open space. The Jug Mountain Ranch central sewer and central water systems will be used. Lots will be accessed from Jug Mountain Ranch Road, a private road, onto Farm-to-Market Road, a public road. The 3.33-acre site is located in the SW ½ Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

2. C.U.P. 24-22 - Lake Fork Village Mixed Use - Extension Request and SUB 25-020 Lake Fork Crossing Preliminary and Final Plat:

2 North Homes is requesting a one- year extension of the conditional use permit for two office/residential buildings and an 8-unit storage building; approval expires on December 31, 2025. In addition, the applicant is requesting approval of a mixed-use subdivision containing four live/work apartment units, 8 storage units, and common areas. A shared well and individual septic systems are proposed. Access would be from Pleasant Acres Drive. The 1.6-acre site, addressed at 4 Pleasant Acres DR, is Pleasant Acres Subdivision Tax No. 165 in Lot 8 in Section 3, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

3. C.U.P. 25-030 Olsen Solar Panels:

Shayne Olsen is requesting a conditional use permit for 8 ground-mounted solar panel arrays to operate and maintain equipment for timber management. Panels would be in a 20-ft by 20-ft site with a maximum height of 14-ft, approximately 653 feet from the nearest property line. The 110-acre parcel is RP12N04E039225, addressed at 16 East Mountain Drive, and located in the SE ¼ Section 3 and NE ¼ Section 10, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

4. C.U.P. 25-031 Sterling Landscaping:

Jody Hurst is requesting a conditional use permit for a landscaping business. The existing home would be used for housing; an 1800-sqft shop is proposed. A variance for a 30-ft setback instead of 100-ft from the front setback along

Highway 55 is requested. An individual well and individual septic system would be used. Access would be from one driveway onto Highway 55. The 0.99-acre parcel RP18N03E339481, addressed at 13965 Highway 55, is in the SESE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item

E. OTHER:

- 1. Is Conditional Use Permit Needed for Additional Structures at Camp Ee Da How, Parcel RP16N03E278705, 12850 Northwind RD? Action Item.**
- 2. C.U.P. 25-005 Lex Multiple Residences:** Is amendment required to long-term rent primary residence? Action Item.
- 3. Compatibility Rating Versus Checklist Discussion.**

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 25-023 Restoration Pro
- SUB 25-018 Tripod View
- VAC 25-002 Trumpour Vacation of Easement
- C.U.P. 25-027 Alzar School Staff Housing
- VAR 25-001 Vaughn Variance from Building Envelope
- C.U.P. 25-028 Smith Short-Term Rental
- C.U.P. 25-029 Yellow Pine Fuel Station

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