

Valley County Planning and Zoning Commission

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A G E N D A
Valley County Planning and Zoning Commission
January 8, 2026
Valley County Court House
219 North Main Street, 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: December 11, 2025 – Action Item

C. OLD BUSINESS:

- 1. C.U.P. 24-31 Pearson Ranch – Final Plat:** Jeremy Sands 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 five-lot single-family residential subdivision on 10.5 acres. Access would be from a new private road onto Pearson Lane, a public road. The site, parcels RP18N03E289001 and RP18N03E276155, are addressed at 25 Pearson Lane and located in the SWSW Section 27 and SESE Section 28, T.18N, R.3E. *Not a public hearing.* Action Item.
- 2. 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. **Tabled from December 11, 2025.** Action Item

D. NEW BUSINESS:

- 1. PUD 23-01 and C.U.P. 23-10 Garnet Valley - Extension Request:** Timberline Development LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval. Phase 1 Final Plat was to be recorded by January 17, 2026. Approval was for 306 multi-family units, 10 single-family residential homes, community amenities, and common areas. Access would be from W. Roseberry Road (public), Moore Road (private), Price Street (private), and Timberline Drive (private). The 39-acre site includes parts of Parcels RP16N03E170945, RP16N03E170965, and RP16N03E171485 in the NE ¼ Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

2. **C.U.P. 25-032 McClellan/Smith Solar Panels:** Magic Valley Electric LLC is requesting a conditional use permit for a 45-ft x 10-ft ground-mounted solar panel array for residential use. Maximum height would be 17-ft, 7¾-in. Access is from Flicker Road, a public road. The 8.7-acre parcel is RP17N04E076605, addressed at 30 Flicker Road, and located in the SSW Section 7, T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
3. **C.U.P. 25-033 Brown Commercial Lease Space:** Colt and Kendra Brown are requesting a conditional use permit for an open commercial space for leasing by businesses needing outdoor storage, operational yard area, or temporary workspaces. No permanent buildings or utilities are proposed. Access would be from Loomis Lane, a public road. The 10-acre site is parcel RP16N03E260605 located in NWNE Section 7, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
4. **C.U.P. 25-034 Bambic Campground:** Brianna Bambic is requesting a conditional use permit for eight 16-ft x 16-ft campsites. Access would be from an existing driveway off Norwood Road, a public road. Porta-potties, a ground shower, solar lights, and fire rings are proposed. Phase 2 would add a shower and bathroom. The 40.5-acre site, addressed at 14112 Norwood RD, is parcel RP18N03E283005 located in NWNW Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
5. **C.U.P. 25-035 Albright Camping Sites:** Lea' and Wyatt Albright are requesting a conditional use permit for one RV pad and four elevated platforms for tent camping sites. The RV site would be equipped with water, septic, and electric hookups. A porta-potty would be used at the tent sites. Access would be from an existing driveway off West Mountain Road, a public road. The applicants live on-site. The 20.9-acre site, addressed at 3731 West Mountain Road, is parcel RP18N02E247655 located in SE ¼ Section 24, T.18N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- SUB 25-020 Lake Fork Crossing
- C.U.P. 25-030 Olsen Solar Panels

F. OTHER – Action Items:

- Election of Officers
- Meeting Dates for 2026

Agenda subject to change.

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