

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

February 12, 2026

Valley County Court House – 219 N Main ST, 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: January 8, 2026 – Action Item

C. OLD BUSINESS:

- 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 January 8, 2026.** Action Item
- SUB 25-019 Rocky Mountain Storage – Preliminary Plat:** Pearson Storage Partners LLC is requesting a conditional use permit for a subdivision on 18.47 acres. Block 1 would include 105 condominium storage units and two offices/bathroom units. Individual septic systems and individual wells are proposed. Access would be from a shared driveway onto State Highway 55. The site, addressed at 14014 Highway 55, is parcel RP18N03E331807 in the NE ¼ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **Tabled from November 13, 2025.** Action Item.

D. NEW BUSINESS:

- SUB 25-021 Hummingbird Haven Subdivision – Preliminary and Final Plat:** Bennett and Alexandria Childs are requesting a conditional use permit for a two-lot single-family residential subdivision on 6 acres. Proposed lot sizes are 1.3 acres and 4.7 acres. Individual septic systems and individual wells are proposed. Access would be from a shared driveway onto Ilka Lane, a private road. The site, addressed at 62 Ilka Lane, is parcel RP18N03E274204 in the NW ¼ Section 27, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- C.U.P. 25-036 Maini Solar Panels:** Mike Maini is requesting a conditional use permit for three existing ground-mounted solar panel arrays for agricultural use. Maximum height is 10 feet. Access is from Margot Drive, a public road. The 31-acre parcel is RP16N03E202115, addressed at 194 Margot Drive, and located in the SE ¼ Section 20, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

E. MCCALL AREA BUSINESS

1. **PUD-23-02, C.U.P-23-11, DR-23-28, and SR-23-18 Alpine Storage:** Cam Echanis is requesting approval of the final development plan for a self-storage facility. Two buildings with 34 units will total 38,808-sqft. Total lot coverage is 31.7%. An individual septic system and individual well are proposed. A public pedestrian pathway would run along the eastern property line. Access would be from S. Samson Road, a public road. The 2.81 acres, addressed at 450 South Samson Trail, is parcel RP18N03E169755 located in the SESE Section 16, T.18N, R3E, Boise Meridian, Valley County, Idaho. Action Item. *Not a public hearing.*

F. OTHER:

1. **McCall Funeral Home – Is a Conditional Use Permit required to install a crematorium at 155 S Samson Trail?** Action Item.
 2. **Approval of Professional Forester Under Valley County Code Title 10-7 – Colin Chambers**
 3. **Discussion on Valley County Code 9-5A-4 Landscaping**
 4. **Discussion on Public Comments**
- G. FACTS AND CONCLUSIONS – Action Items:**
- C.U.P. 25-033 Brown Commercial Lease Space
 - C.U.P. 25-034 Bambic Campground

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