

# 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

**March 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](http://www.co.valley.id.us) and click on “Watch Meetings Live”.  
All items are Action Items.

**A. OPEN:** Call to Order

**B. MINUTES:** February 12, 2026 – Action Item

**C. OLD BUSINESS:**

- 1. SUB 25-003 Tamarack Resort Phase 3.7 Buttercup Villas – Final Plat:** Tamarack Resort Two LLC is requesting 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 10-lot single-family residential lots, an open space lot, and recreational easements. Clearwater Court (private) would be extended to access these lots. The site is a 4.3-acre portion of parcel RP00515006000B in the NESW Section 32, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item.  
**Postponed to May 14, 2026, on request of applicant.**

**D. NEW BUSINESS:**

- 1. 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. **Tabled from January 8, 2026.**
- 2. SUB 26-001 Bitton Subdivision – Preliminary and Final Plat:** Jeffrey and Debra Bitton and Thaddeus and Katy Jones are requesting a conditional use permit for a three-lot single-family residential subdivision on 24.9 acres. Proposed lot sizes are 4.9, 6.6, and 13.3 acres. Individual septic systems and individual wells are proposed. Access would be from a shared driveway onto State Highway 55. The site, addressed at 13706 and 13708 Highway 55, is parcel RP17N03E151805 in the NE ¼ Section 15, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 3. C.U.P. 26-001 Murph’s RV Park Expansion – Amendment of C.U.P. 88-2 and 12-1:** Perpetua Resources Idaho INC is requesting a conditional use permit to add 24 RV sites for worker housing to an existing RV Park / Trailer Court. The site, addressed at 420 Murphs

Avenue, Yellow Pine, is accessed from Murphs Avenue and Stibnite Road, both public roads. The 39.5-acre property is parcel RP19N08E216604 in the SESW Section 21, T.19N R.8E, Boise Meridian, Valley County, Idaho. Action Item.

4. **C.U.P. 26-002 Harris Cove Lodge:** William “Rick” Spaeth is requesting a conditional use permit for the short-term rental with a maximum of 20 guests per night. There is an existing approximately 3,100-sqft residence with central sewer and an individual well. Access is from a shared driveway from Eastside Drive, a public road. The 0.27-acre site, addressed at 2099 Eastside Drive, is Harris Cove Subdivision Tax #53 in Lot 23 in the NWNE Section 2, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
5. **SUB 26-002 Newton Subdivision – Preliminary Plat:** Growth Enterprises LLC is requesting a conditional use permit for a nine-lot single-family residential subdivision on 22.37 acres. Proposed lot sizes range from 1 acre to 4.4 acres. Individual septic systems and individual wells are proposed. Access would be from a new private road onto Pearson Lane, a public road. The site includes portions of parcels RP18N03E276760 and RP18N03E275256 in the SW ¼ Section 27, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

#### **E. OTHER**

1. **Appeal of Administrative Decision Denying Sign Placement for HWY 55 Storage Facility.** Action Item.
2. **C.U.P. 25-025 Intermountain Sports Rentals and Repair –** Request to 1) allow test-driving of equipment on 2-acres of parcel RP13N04E049005 and 2) Add shipping containers to approved site plan. Action Item
3. **Appeal of Administrative Decision to Allow continuing Nonconforming Setbacks in Harris Cove Subdivision Tax #69 in Lot 8 addressed at 2171 Lakeview Avenue. (Allow Systematic Demolition)** Action Item.

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

- C.U.P. 25-031 Sterling Landscaping
- SUB 25-019 Rocky Mountain Storage
- C.U.P. 25-036 Maini Solar Panels

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