

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

April 9, 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”.
All items are Action Items.

A. OPEN: Call to Order

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

C. OLD BUSINESS:

- 1. 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, 7 $\frac{3}{4}$ -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 SESW Section 7, T.17N, R.4E, Boise Meridian, Valley County, Idaho. **Tabled from January 8, 2026.** Action Item.
- 2. 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 $\frac{1}{4}$ Section 27, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **Tabled from February 12, 2026.** Action Item.

D. NEW BUSINESS:

- 1. SUB 26-003 Green Acres Subdivision - Preliminary Plat:** Andrew Wheeler is requesting a conditional use permit for a single-family residential subdivision with four buildable lots and two common lots on 1.76 acres. Proposed buildable lot sizes range from 12,031-sqft to 15,156-sqft. Individual wells are proposed. Central sewer would be provided by North Lake Recreational Sewer and Water District. The lots would be accessed from a new private road onto Vickery Court, a private road. The site, addressed at 12850 Vickery CT, includes parcels RP16N03E279491 and RP16N03E279505 located in the SESE Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
- 2. C.U.P. 26-003 Lamon Solar Panels:** Jim Lamon is requesting a conditional use permit for ground-mounted solar panel arrays for agricultural and residential uses. Access is from Corral Creek Road, a public road. A variance from property line setbacks is requested. The panels are located on RP13N04E154805 and RP13N04E150006 located in Section 15, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

3. **C.U.P. 26-004 Maxton Short-Term Rental:** Maxton Restoration Company LLC is requesting a conditional use permit for short-term rental of the existing home and monthly rental of the studio apartment attached to a detached shop. The residences share an individual well and individual septic system. The 1.26-acre site, addressed at 761 Stockton Drive, is West Place Subdivision Lot 6D Block 3, located in the SW ¼ Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Postponed to May 14, 2026.**
4. **C.U.P. 21-07 Jug Mountain Ranch Storage Units – Extension Request:** Jug Mountain Ranch LLC is requesting a two-year extension of a conditional use permit for four new buildings for recreational vehicle storage. Construction was to be completed by April 20, 2026. The 22.8-acre site, addressed as 280 Jug Mountain Ranch Road, is within the Jug Mountain Ranch P.U.D. and located in the SW ¼ Section 1, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
5. **SUB 26-004 Orange Sky Subdivision - Preliminary Plat:** Leo Stoddard is requesting a conditional use permit for a two-lot single-family residential subdivision on 2.42 acres. Lot sizes are 1.0 and 1.4-acres. Individual septic systems and individual wells are proposed. The lots would be accessed from Stockton Drive, a public road. The site, addressed at 651 Stockton Drive, is West Place Subdivision Tax No. 43 in Lot 15 Block 1, in the SWSW Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Postponed to May 14, 2026.**
6. **SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat:** Pine Creek Ranch LLC is requesting a conditional use permit for a four-development parcel subdivision on 90.87 acres. Permanent public right-of-ways with privately maintained 28-ft wide gravel roads would be platted. The site would be accessed from Stockton Court, a public road. The site, addressed at 389 Stockton Court, is parcel RP18N03E154641 in the S ½ Section 15, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Postponed to May 14, 2026.**
7. **C.U.P. 21-05 Lake Fork Industrial Center – Extension Request:** Draper Development LLC is requesting an extension of a conditional use permit for two mixed-use buildings and a storage building. Approved commercial uses include office, retail, and light industrial. The 2.5-acre site would be accessed from Pleasant Acres Drive using a shared driveway. The site, addressed at 5 Pleasant Acres Drive, is Lots 7A & 7B of Krueger’s Folly Subdivision in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Withdrawn by Applicant.**
8. **C.U.P. 26-005 Amendment to C.U.P. 25-025 Intermountain Sports Rentals and Repair:** Brian and Cindy Patterson are requesting an amendment to allow three shipping containers and to allow test driving of equipment within the two-acres of the parcel that includes the business. Existing approval includes retail, rental, and repair of power sport equipment; an office; a 50-ft by 90-ft building; fencing; and landscaping. Access is from Gold Dust Road, a public road. The 80-acre parcel RP13N04E049005, addressed at 56 Gold Dust Road, is in the S ½ SE ¼ Section 4, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

E. FINAL PLATS:

1. **C.U.P. 24-13 Saddle Rock Subdivision Phase 4 – Final Plat:** Ryan and Heidi Schneider are 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 23-lot single-family residential subdivision on 79 acres in two phases. Phase 3 with seven lots has been recorded. Phase 4 would add 11 lots. Access would be from private roads onto State Highway 55. The site is located within the East ½ of Section 18 and NW ¼ Section 17, T.12N, R.4E, Boise Meridian, Valley County, Idaho. *Not a public hearing.* Action Item.

2. **C.U.P. 24-02 River Fork Ranch – Final Plat:** Lake Fork Ranch LLC 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. The plat has 30 single-family residential lots and three common lots. Access would be from private roads onto Spink Lane, a public road. The site is located within the SE ¼ Section 22, T.17N, R.3E, Boise Meridian, Valley County, Idaho. *Not a public hearing.* Action Item.
3. **SUB 25-04 Herrick North – Final Plat:** L&P Holdings LLC 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. The plat is for a 12-lot single-family residential subdivision on 37 acres. Access would be from private roads onto State Highway 55. The site is parcel RP12N04E087220 located in the E ½ Section 8, T.12N, R.4E, Boise Meridian, Valley County, Idaho. *Not a public hearing.* Action Item.

E. OTHER:

1. **Discussion On Standard Final Plat Notes and CCR Recommendations.** Action Item.
2. **C.U.P. 24-07 CM Backcountry** – Appeal of Administrative Decision to require an amended conditional use permit to add an additional building for equipment storage. Action Item.
3. **SUB 26-002 Newton Subdivision** – Does the exclusion of both the Clara Foltz Ditch and the portion of Lot 4 east of the ditch and a reduction in buildable lots constitute a change in nature or scope that would require a new application? Action Item.

F. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 25-035 Albright Camping Sites
- SUB 26-001 Bitton Subdivision
- C.U.P. 26-001 Murph’s RV Park Expansion – Amendment of C.U.P. 88-2 and 12-1
- C.U.P. 26-002 Harris Cove Lodge
- SUB 26-002 Newton Subdivision

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