

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

July 9, 2026

Valley County Court House – 219 N Main ST, Cascade, Idaho

PUBLIC HEARING – 4:00 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: June 11, 2026, & June 25, 2026 – Action Item

C. OLD BUSINESS:

- 1. CUP 22-37 Tamarack Falls Estates No. 1 – Final Plat:** Hess Properties 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 124 residential lots and 5 landscape lots on 115 acres. This plat includes 38 residential lots and 4 common lots on 43 acres. The lots would be accessed from private roads Tamarack Falls Road and Norwood Road, both public roads. The site is in the NE ¼ Section 20, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item.
- 2. VAR 26-001 Walcom Setback Variance:** Michael & Dena Walcom are requesting a variance to relax the rear yard setback 15 feet, from the required 20 feet to 5 feet to build an addition to the home. The site is Crown Point Subdivision #2 Lot 15 addressed at 31 Robbins Drive. The 0.66-acre lot is located in Section 23, T.14N, R.3E, Boise Meridian, Valley County, Idaho. **Tabled from May 14, 2026.** Action Item.

Please note this item will start after 6:00 p.m.

D. NEW BUSINESS:

- 1. SUB 26-006 Bears Den 2 Subdivision – Preliminary Plat:** Kenneth Purdom is requesting a conditional use permit for a five-lot single-family residential subdivision. Lots are approximately 10 acres in size. Individual septic and wells are proposed. The lots would be accessed off Nisula Road, a public road. The site is 52.5 acres of 236.35-acre parcel RP16N03E050605, addressed at 13261 Nisula Rd, in the NW ¼ Section 5, T.16N, R.3E, Boise Meridian, Valley County Idaho. Action Item.
- 2. SUB 26-010 Starview Estates Subdivision – Preliminary Plat:** Sound Holdings LLC is requesting a conditional use permit for a two-lot single-family residential subdivision. Proposed lots are 9.10 and 10.23 acres in size. Individual wells and septic are proposed. Lots would be accessed by an extension of Johnson Lane. The 20.46-acre parcel

RP18N03E298375, addressed at 102 Johnson LN, is in the W ½ SE Section 29, T.18N, R.3E, Boise Meridian, Valley County Idaho. Action Item.

3. **SUB 26-011 North Fork Landing – Preliminary Plat:** Jon Vanderhoef is requesting a conditional use permit for a 27-lot flex-use development that will provide residential living, small business activity, and functional shop spaces on 46.9 acres. Lot sizes range from 1.01 acres to 2.3 acres. An open space lot and two ponds are proposed. Individual septic and wells are proposed. The lots would be accessed by new private paved roads with one access from Loomis Lane and a emergency access to Highway 55. The site includes parcels RP16N03E238450, RP16N03E238421, and RP16N03E237985, addressed at 16 and 18 Loomis LN, is in the SE ¼ Section 23, T.16N, R.3E, Boise Meridian, Valley County Idaho. Action Item.
4. **VAR 26-005 Poulsen Setback Variance:** Marsha Poulsen is requesting a variance to relax the front yard setback from 30 feet as described on the Pelican Heights subdivision plat to 10 feet due to the slope of the property. The 2-acres site is Pelican Heights Subdivision Lot 5, addressed at 1497 Pine Ridge Drive, in the NESW Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
5. **CUP 26-013 Brown RV Camp:** Ben Brown is requesting a conditional use permit to have four or five RVs on his property. The RVs sties will be temporary, used by friends and family, and not rented. One RV uses a septic system hookup; the rest would be self-contained. The 0.69-acre site is Fox Subdivision Lot 2, addressed at 1201 Mount Vista Drive in the SWSE Section 23, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
6. **VAR 26-006 Merrick Setback Variance:** Joseph Larrea is requesting a variance to relax both setbacks from the rear property line and the high-water line to 14.5 feet. The owners wish to replace the existing non-conforming deck. The 0.29-acre site, addressed at 2090 Payette Drive, is Tax #19 in Amended Payette Lake Cottage Sites Subdivision Lots 30 and 31 in Section 32, T.19N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

E. MCCALL AREA BUSINESS

1. **PUD-22-04, CUP-22-04, DR-25-14, and SR-25-05 STOR-IT McCall:** Hatch Design Architecture is requesting approval of the final development plan for expansion of the STOR-IT self-storage facility. The new building footprint would be 151,771-sqft. Total lot coverage would be 29%. Access would be from Elo Road, a public road. The site, addressed at 379 & TBD Elo RD, is parcels RP18N03E217354 and RP18N03E217205 in the SE ¼ of Section 21 T18N, R3E, Boise Meridian, Valley County, Idaho. Action Item. *Not a public hearing.*

F. FACTS AND CONCLUSIONS – Action Items:

- CUP 26-008 Troutner Multiple Residences
- CUP 26-009 CM Backcountry Rentals Shop and Lodge Amendment of CUP 24-07
- CUP 26-010 Time Construction & Management
- CUP 26-011 Andersen Multiple Residence
- CUP 26-012 Schneider Propane Storage
- SUB 25-019 Rocky Mountain Storage
- SUB 26-005 Pine Creek Ranch South Subdivision
- SUB 26-007 Gestrin Grove Subdivision
- SUB 26-008 Serenity Fields Subdivision
- SUB 26-009 Paradise Cove II Subdivision
- VAC 26-001 Boyer Vacation of Utility Easement
- VAR 26-003 Rogers Cabin LLC Setback Variance
- VAR 26-004 Holden Setback Variance

Agenda subject to change.

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