

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

June 11, 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: **May 14, 2026; May 21, 2026 – Action Item**

C. OLD BUSINESS:

- 1. C.U.P. 24-08 White Meadow Subdivision – Final Plat Extension** Happy Mountain Group LLC is requesting a two-year extension of the conditional use permit and final plat approval that expires on June 25, 2026. The 2.86-acre site is parcel RP17N03E330720 located in the NWNE Section 33, T.17N, R.3E, Boise Meridian, Valley County Idaho. Action Item. Not a public hearing.
- 2. SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat:** Pine Creek Ranch LLC is requesting a conditional use permit for a subdivision that will contain four-development parcels on 90.87 acres. Permanent public rights-of-way with privately maintained 28-ft wide gravel roads would be platted with the potential to provide emergency access to development within the city of McCall. 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. **Tabled from May 14, 2026.** Action Item.

D. NEW BUSINESS:

- 1. 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 103 condominium storage units and two offices/bathroom units. Individual septic systems and individual wells are proposed. Access would be from a new private road onto Highway 55. The site, addressed at 14014 Highway 55, is parcel RP18N03E331807 and part of Vandal Flat Subdivision Lot 2 in the NE ¼ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **The Board of County Commissioners has remanded this item to the PZ Commission for further consideration of new information including the Traffic Impact Study and mitigation of visual impacts. Tabled from May 14, 2026.** Action Item.
- 2. VAC 26-001 Boyer Vacation of Utility Easement:** Warren Boyer is requesting vacation of a 12-ft utility easement centered on the lot line between Lot 29 and Lot 30 of Lake Cascade Ranch Subdivision in order to build a shop over the lot lines. Each lot is 0.45 acres and

addressed at 13128 Tucker RD and 13126 Tucker RD. The site is located in the W ½ of the NW ¼ Section 16, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

3. **C.U.P. 26-008 Troutner Multiple Residences:** Jeff and Kathy Troutner are requesting a conditional use permit for two residences on one parcel. The homes would share a well and an individual septic system is proposed. Access would be from a shared driveway onto Elk Haven Way, a private road. The 18.67-acre parcel, addressed at 84 Elk Haven Way, is Elk Haven Subdivision Lot 9, located in the NW ¼ Section 14, T.17N, R.3E, Boise Meridian, Valley County Idaho. Action Item.
4. **SUB 26-008 Serenity Fields Subdivision – Preliminary Plat:** Serenity Fields LLC is requesting a conditional use permit for a four-lot single-family residential subdivision on 10.5 acres. Lots would range from 1.6 acres to 5.6 acres in size. Individual well and septic are proposed. Access would be from a new private gravel road onto Highway 55. The site is part of a 27.46-acre parcel RP18N03E281774, addressed at 14091 Highway 55, and located in the S ½ of Section 28, T.18N, R.3E, Boise Meridian, Valley County Idaho. Action Item.
5. **SUB 26-007 Gestrin Grove Subdivision - Preliminary and Final Plat:** Michelle Basye and Ellis Leon Renz are requesting a conditional use permit for a four-lot single-family residential subdivision on 1.35 acres. Lots are 0.34 acres in size. Central sewer provided by North Lake Recreational Sewer and Water District and individual wells are proposed. Lots would be accessed from Gestrin Road and West Roseberry Road, both public, paved roads. The site is Fran-Dot Subdivision No. 3 Lot 2 in the SWSW Section 9, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item
6. **VAR 26-003 Rogers Cabin LLC Setback Variance:** Rogers Cabin LLC is requesting a variance to relax the rear setback from 7.5 feet to 4.5 feet to replace the existing deck. The existing deck footprint would not change. The 0.30-acre site is Big Smoky No. 1 Subdivision Lot 20, addressed at 12969 Sandy Drive, and located in Section 21, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
7. **CUP 26-009 CM Backcountry Rentals Shop and Lodge Amendment of CUP 24-07:** CM Backcountry Rentals LLC is requesting an amended conditional use permit to add an 8,000-sqft storage building to the existing shop, storage, and lodging quarters. The 4.8-acre parcel, addressed at 11 Rogers Lane, is Hinson Acres Subdivision Lot 1 in the NWNW Section 3 and NENE Section 4, T.17N, R.3E, Boise Meridian, Valley County Idaho. Action Item.
8. **SUB 26-009 Paradise Cove II Subdivision – Preliminary Plat:** Loomis Homes INC is requesting a conditional use permit for a two-lot single-family residential subdivision on 2.38 acres. Proposed lots are 1.12 acres. North Lake Recreational Sewer and Water District would provide central sewer; individual wells are proposed. The lots would be accessed from Paradise Lane, a public gravel road. The site is part of parcels RP15N03E0300605 and RP15N03E030006 located in the N ½ of the NE ¼ Section 3, T.15N, R.3E, Boise Meridian, Valley County Idaho. Action Item.
9. **CUP 26-010 Time Construction & Management:** Time Construction & Management LLC is requesting a conditional use permit to operate a sheet metal and roofing company. The 0.97-acre site, addressed at 13876 Highway 55, is Pleasant Acres Subdivision Lot 5N in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County Idaho. Action Item.
10. **CUP 26-011 Anderson Multiple Residence:** Tim Anderson is requesting a conditional use permit for two residences on one parcel. The homes would share a well; individual septic systems are proposed. Access would be from a shared driveway onto Sixty Lane, a public road. The 60-acre site, addressed at 222 Sixty LN, is parcel RP12N04E287806 in the SE ¼ Section 28, T.12N, R.3E, Boise Meridian, Valley County Idaho. Action Item.

11. VAR 26-004 Holden Setback Variance: Timothy Holden is requesting a variance to relax the front yard setback from 20 feet to 7.5 feet for placement of a shipping container. The 1.0-acre site is Gold Dust Ranch No. 2 Subdivision Lot 146, addressed at 90 W Prospectors DR, and located in the NESE Section 9 and the NWSW Section 10, T.13N, R.4E, Boise Meridian, Valley County Idaho. Action Item.

12. CUP 26-012 Schneider Propane Storage: Heidi and Ryan Schneider are requesting a conditional use permit to lease approximately two acres of a proposed 5.88-acre parcel to a propane distribution company for the purpose of propane tank storage and delivery. Access would be from Challis Lane, a private road, to Highway 55. The future parcel is a portion of RP12N04E172646 located in the NW ¼ Section 17, T.12N, R.4E, Boise Meridian, Valley County Idaho. Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- VAR 26-002 Koskella Shared Driveway Variance
- CUP 26-004 Maxton Short-Term Rental
- SUB 26-004 Orange Sky Subdivision
- CUP 26-006 Idaho Tree Equipment Storage and Employee Housing
- CUP 26-007 Idaho Fish and Game Office and Employee Housing

Agenda subject to change.

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