



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

C.U.P. 25-025 Intermountain Sports Rentals and Repair

Applicant / Property Owner: Brian & Cindy Patterson

Location: To Be Determined Gold Dust Road
RP13N04E049005 is in the S ½ SE ¼
Section 4, T.13N, R.4E, Boise Meridian,
Valley County, Idaho

Project Description:

Brian and Cindy Patterson are requesting a conditional use permit for retail, rental, and repair of power sport equipment. The proposal includes an office, a 50-ft by 90-ft building, fencing, and outside storage.

Proposed days of operation are Sunday through Saturday.

Proposed landscaping includes birch and pine trees at the entrance, in front of the building, and around the perimeter fence of the building and storage area.

An individual well and individual septic system would be used.

Access is from Gold Dust Road, a public road. The access and building site would be west half of the parcel.

This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

**More information, including the staff
report, will be posted online at:**

www.co.valley.id.us

PUBLIC HEARING

October 16, 2025

6:00 p.m.

**Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho**

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Meetings Live".

The meeting is in-person. We no longer provide call-in service. This service was discontinued by our provider.

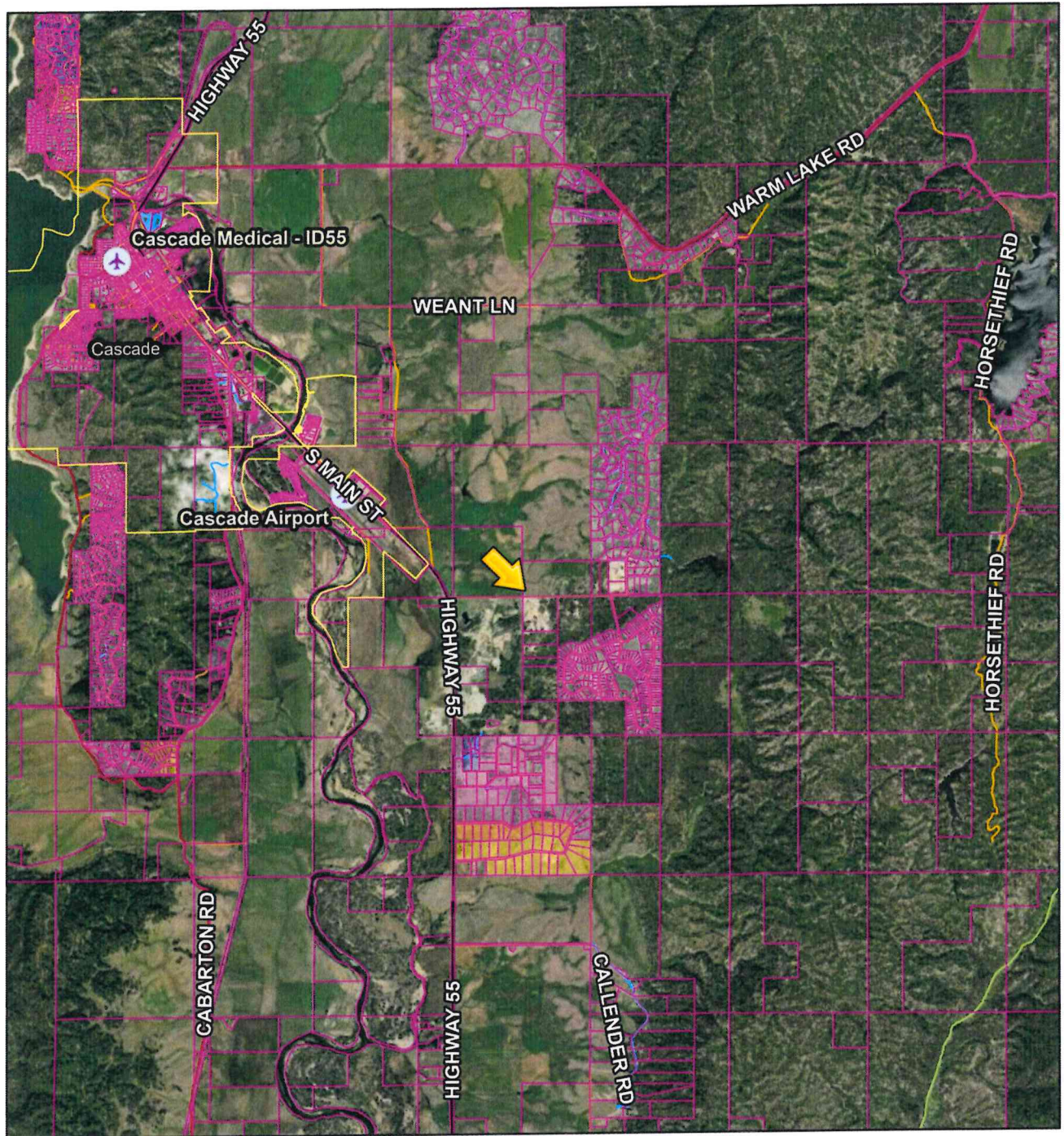
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, Oct. 8, 2025.

If you do not submit a comment, we will assume you have no objections.











Direct questions and written comments to:

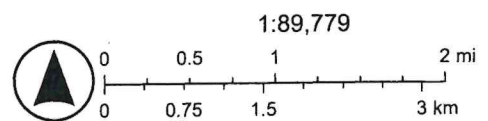
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

C.U.P. 25-025 Location Map



9/5/2025, 4:53:01 PM

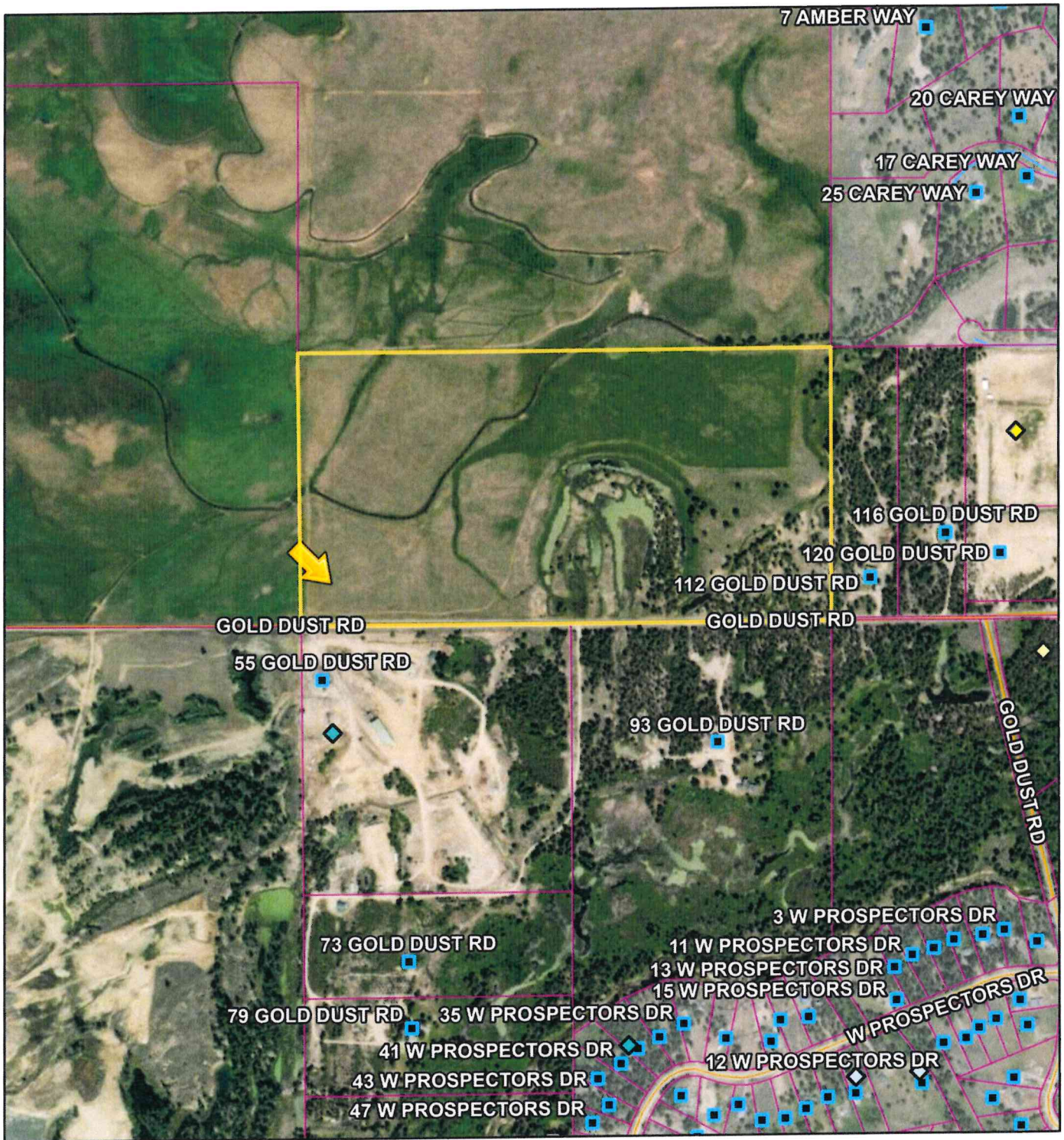
- | | |
|---|---|
|  Airstrips |  COLLECTOR |
|  Municipalities |  URBAN/RURAL |
|  Parcel Boundaries |  USFS |
| Roads |  PRIVATE |
|  MAJOR |  OTHER |
|  MINOR COLLECTOR | |



Earthstar Geographics

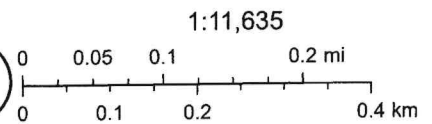
Created by Valley County

C.U.P. 25-025 Aerial Map



9/5/2025, 4:47:58 PM

- Permits
- ◆ CUP
 - ◆ FP
 - ◆ GF
 - ◆ RVC
 - ◆ STR
- Address Points
- Parcel Boundaries
 - Roads
 - URBAN/RURAL
 - PRIVATE



Maxar

Created by Valley County



Scale: 1"=60'

LEGEND

- Property Boundary Line
- Natural Ground Contour Line
- Edge Gravel Road
- X --- 6' Fence per Owners Direction

