



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

SUB 25-018 Tripod View Preliminary Plat

Applicant / Property Owner: Steven Emerson

Location: Part of parcels RP10N02E130606 and RP10N02E131915 located in the NE ¼ Section 13, T.10N, R.2E, Boise Meridian, Valley County, Idaho

Project Description: Steven Emerson is requesting a conditional use permit for a 12-lot, single-family residential subdivision on 46 acres. Proposed lot sizes range from 1.8-acres to 4.2 acres.

Individual septic systems and individual wells are proposed.

The lots would be accessed from a new private road onto Dry Buck Road, a public road. Variances are requested for a cul-de-sac longer than 900-feet long (Valley County Code 10-4-4.F.6) and shared driveways.

Road right-of-way would be dedicated to Valley County for Dry Buck Road. Dry Buck Road currently receives summer maintenance only by Valley County.

A wildland urban interface fire protection plan will be submitted prior to final plat approval.

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.

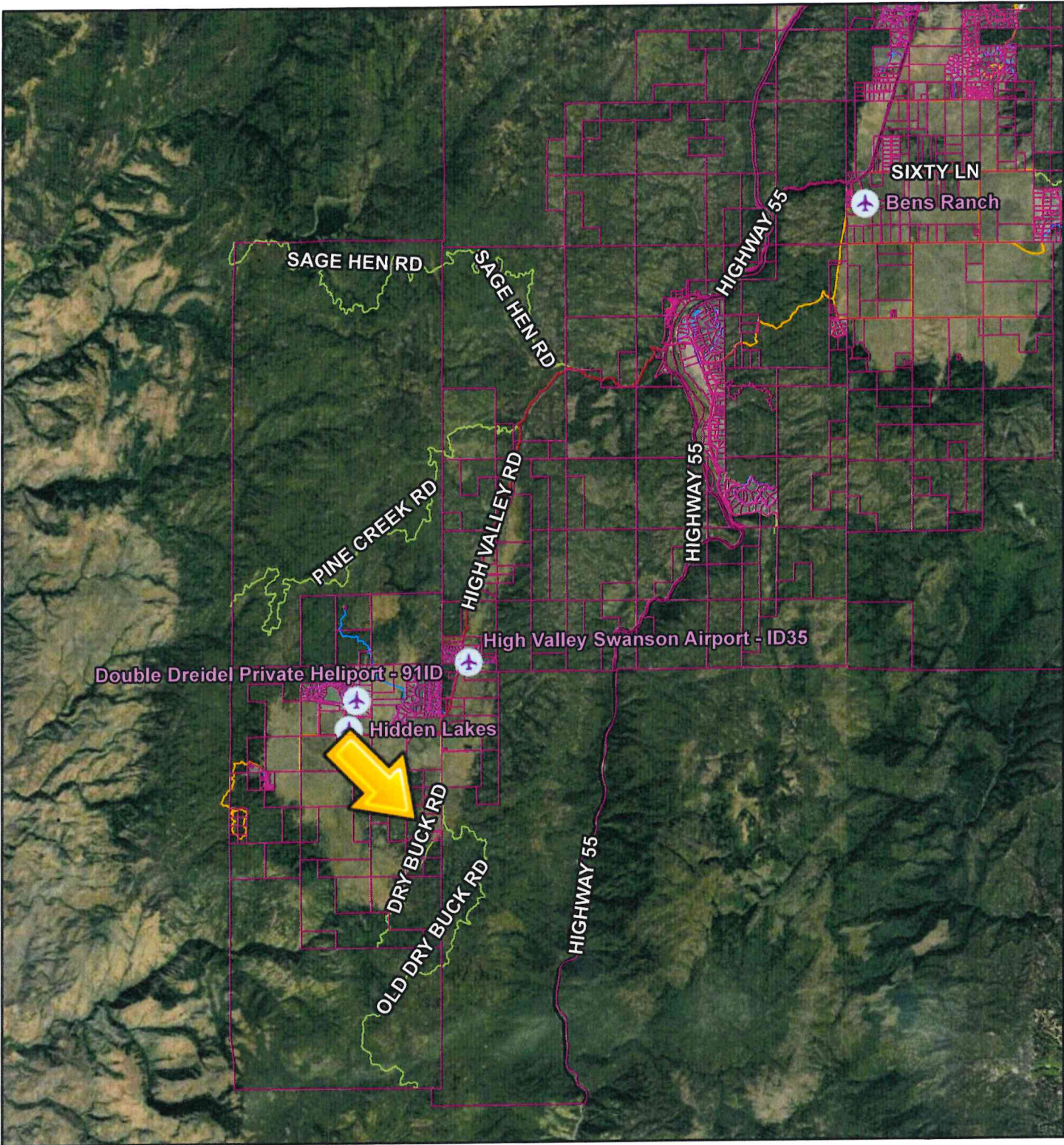
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, Oct. 8, 2025.

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

Direct questions and written comments to:

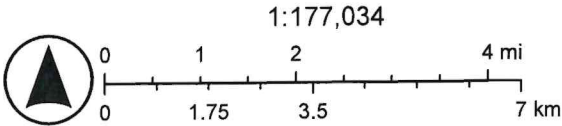
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

SUB 25-018 Location Map



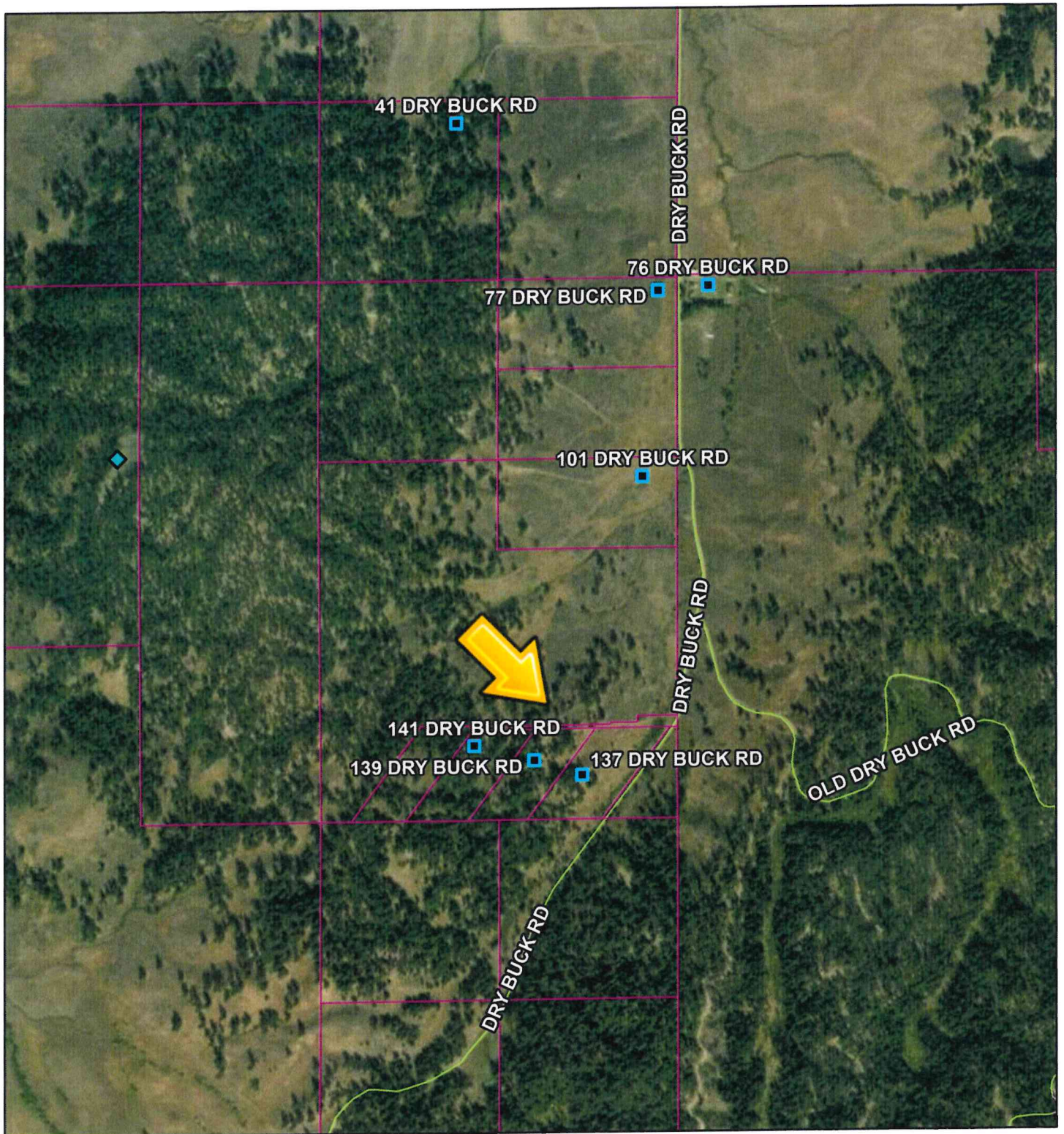
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-  Airstrips
-  Parcel Boundaries



Earthstar Geographics

SUB 25-018 Aerial Map



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Permits

-  CUP
-  Address Points
-  Parcel Boundaries



0 0.1 0.2 0.4 mi
0 0.15 0.3 0.6 km

Maxar

