



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

C.U.P. 25-031 Sterling Landscaping

Applicant / Property Owner: Jody Hurst

Location: 13965 Highway 55
Parcel RP18N03E339481 in the SESE
Section 33, T.18N, R.3E, Boise Meridian,
Valley County, Idaho

Project Description:

Jody Hurst is requesting a conditional use permit for a landscaping business. The existing home would be used for housing; a new 1,800-sqft shop is proposed south of the home. Outside storage of landscape materials is proposed.

A variance for a 30-ft setback instead of 100-ft from the front setback along Highway 55 is requested.

An individual well and individual septic system would be used.

Access would be from one driveway onto Highway 55.

The 0.99-acre parcel RP18N03E339481 is addressed at 13965 Highway 55.

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 Annex at 700 S Main Street, Cascade, Idaho.

**More information, including the application
and staff report, will be posted on the
meeting dashboard at:**

www.co.valley.id.us

PUBLIC HEARING

**December 11, 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.

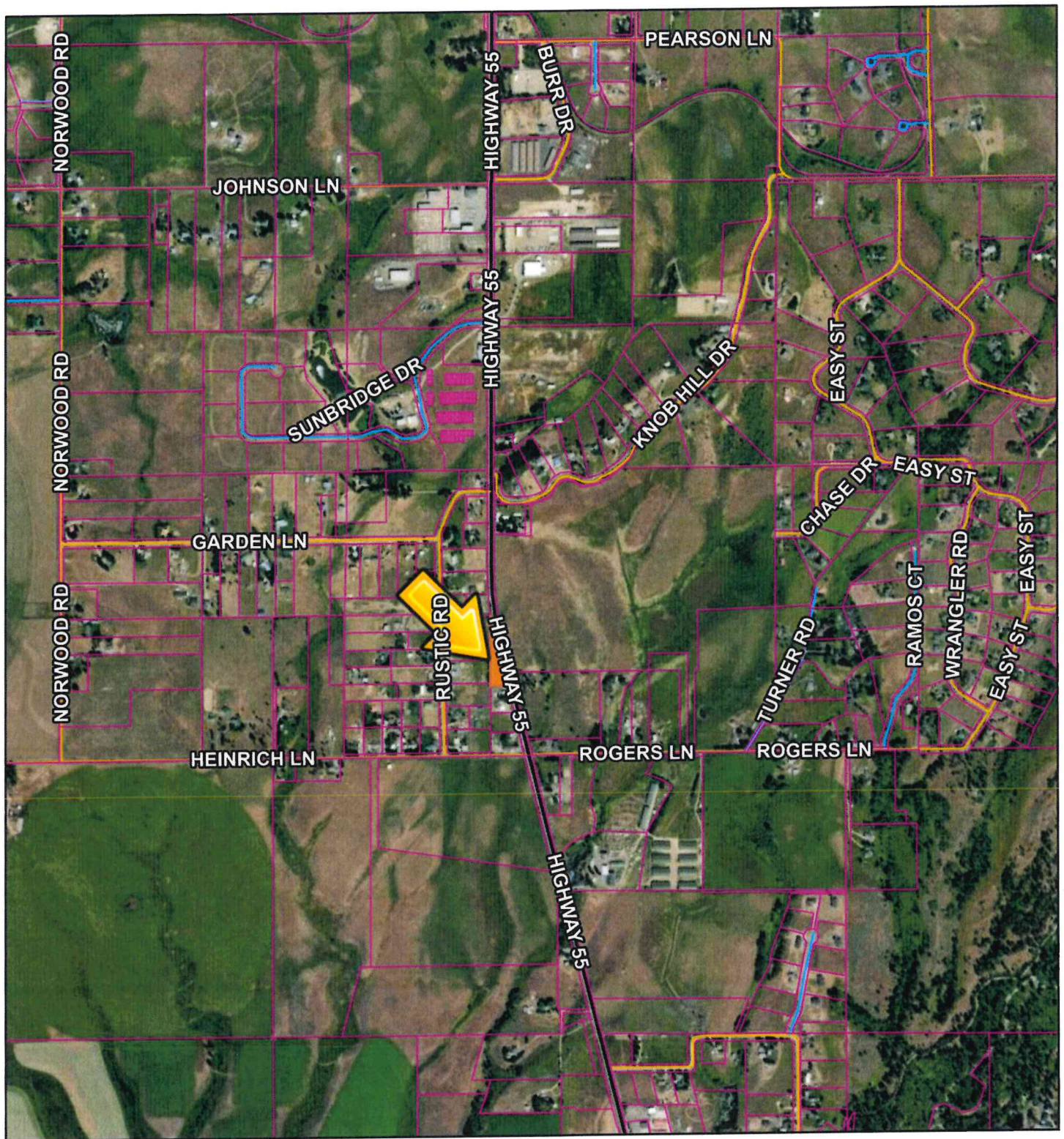
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday,
December 3, 2025.

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. 25-031 - Location map



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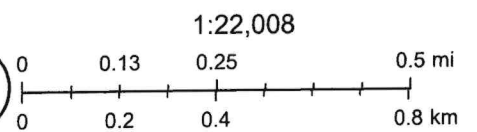
 Parcel Boundaries

Roads

 MAJOR

 URBAN/RURAL

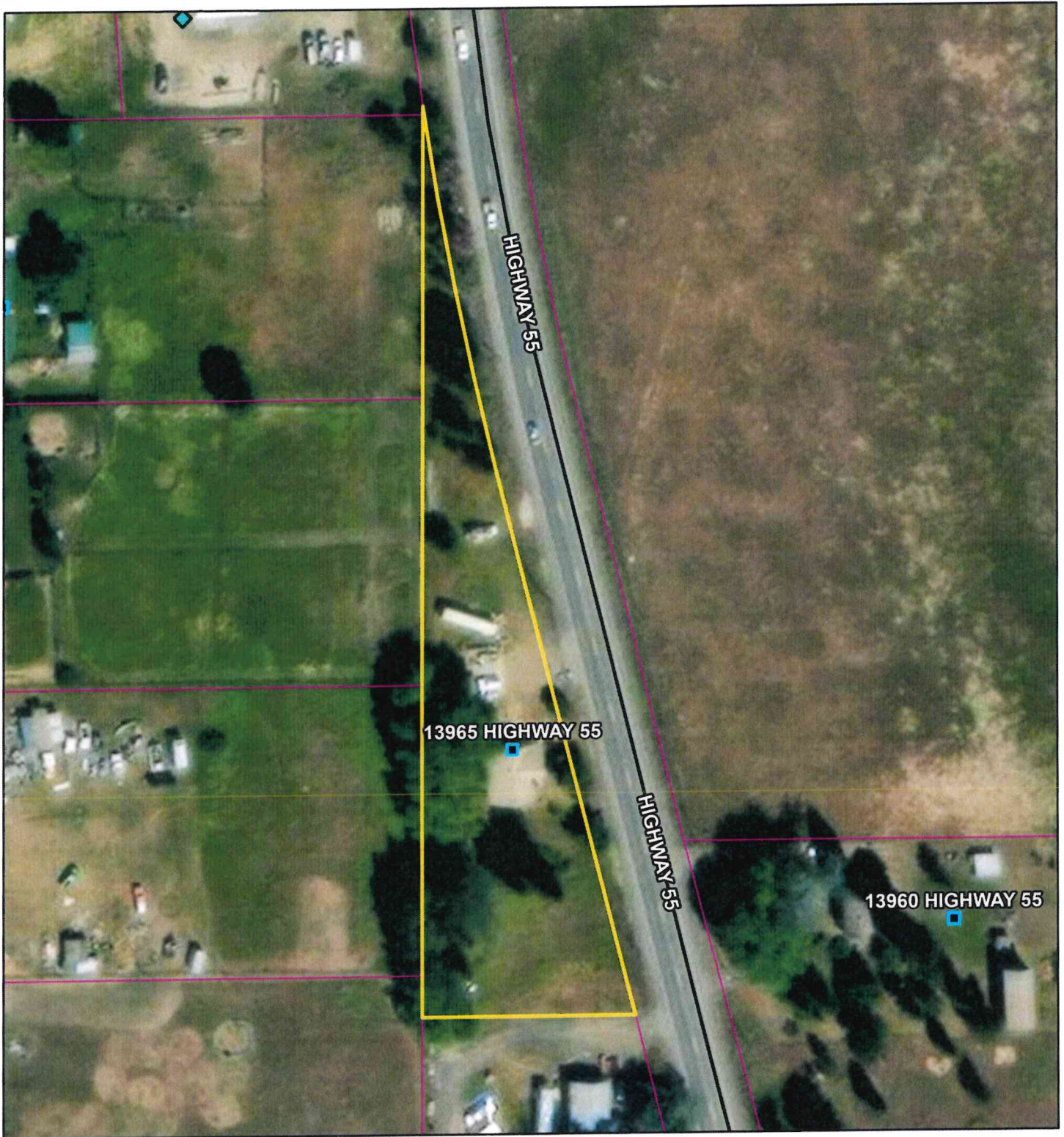
 PRIVATE



Vantor

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C.U.P. 25-031 Aerial Map



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Permits

◆ CUP

■ Address Points

Parcel Boundaries

Roads

MAJOR



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Microsoft, Vantor

