



## Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

### Appeal of PZ Commission Denial of SUB 25-018 Tripod View

\*\*\*\*\*

Previous written and emailed comments and the  
PZ Commission meeting minutes will be included in the  
record and sent to the Board of County Commissioners.

\*\*\*\*\*

**Appellant / Applicant / Property Owner:** Steven Emerson  
and Jonna 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 requested a conditional  
use permit for a 12-lot, single-family residential subdivision on  
46 acres. Proposed lot sizes range from 1.8-acres to 6.2  
acres. Individual septic systems and individual wells were  
proposed.

The lots would be accessed from a new private road onto Dry  
Buck Road, a public road. Variances were requested for a cul-  
de-sac longer than 900-feet long (Valley County Code 10-4-  
4.F.6) and shared driveways. A wildland urban interface fire  
protection plan was submitted. 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.

On November 13, 2025, the Valley County Planning and  
Zoning Commission denied the application and preliminary plat  
in a split vote. The applicant has appealed the decision.

#### Reasons for Appeal:

- 1) The project meets the required standards of approval for a  
conditional use and subdivision.
- 2) Valley County Code 9-5-2C encourages conditional uses;  
noncompatible aspects should be mitigated where  
appropriate.
- 3) The residential subdivision is compatible with the current  
use of the property and also serves to reserve agricultural  
use where feasible and viable.
- 4) The Applicant has worked to address concerns related to  
fire suppression, water supply, and High Valley Road.
- 5) The PZ Commission decision contains deficiencies. The  
Commission failed to consider the information contained in

*Continued on Reverse Side*

### PUBLIC HEARING

(In-Person)

**January 12, 2026**

**1:45 p.m.**

**Valley County Courthouse  
2<sup>nd</sup> 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](http://www.co.valley.id.us),  
and click on "Watch Meetings Live".

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., January 5, 2026.

#### **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](mailto:cherrick@valleycountyid.gov)

Contact Douglas Miller,  
Valley County Clerk, at 208-382-7100,  
if you need special accommodations.

the record and failed to identify relevant contested facts to explain noncompliance with the applicable criteria or how such facts could not be alleviated with certain conditions of approval. The two Commissioners opposing the application failed to provide reasons and evidence on why they believed the application did not meet the criteria of Valley County Code 9-5-2C.

\*\*\*\*\*

Maps and the preliminary plat are attached.

\*\*\*\*\*

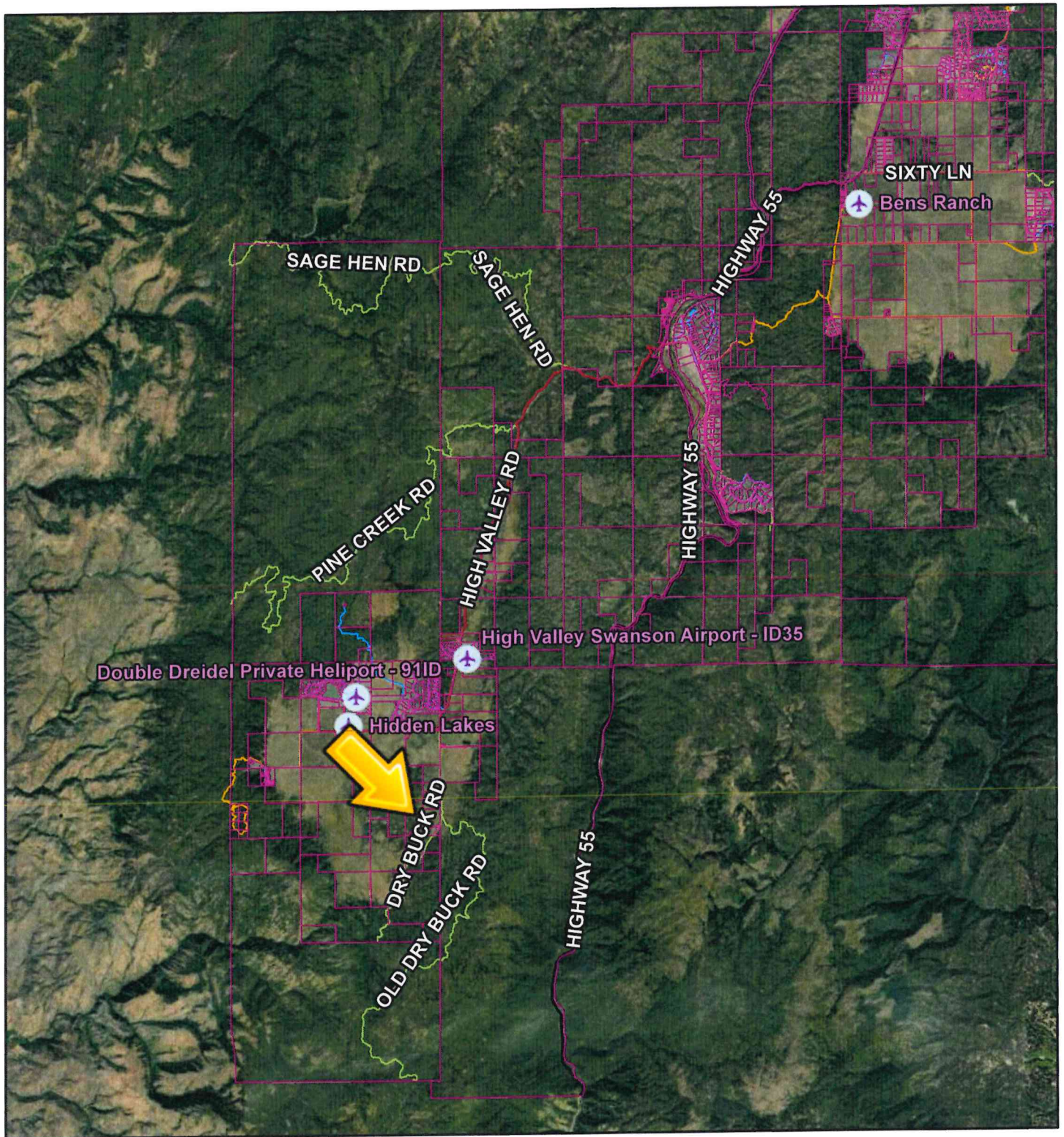
Application and the contents of the file can be reviewed at the Planning and Zoning office within the Valley County Courthouse at 700 South Main Street in Cascade, Idaho.

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

**[www.co.valley.id.us](http://www.co.valley.id.us)**

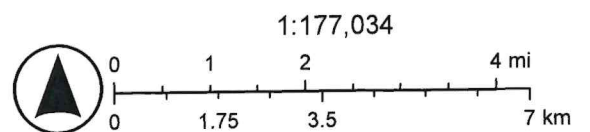


# SUB 25-018 Location Map



7/8/2025, 11:53:38 AM

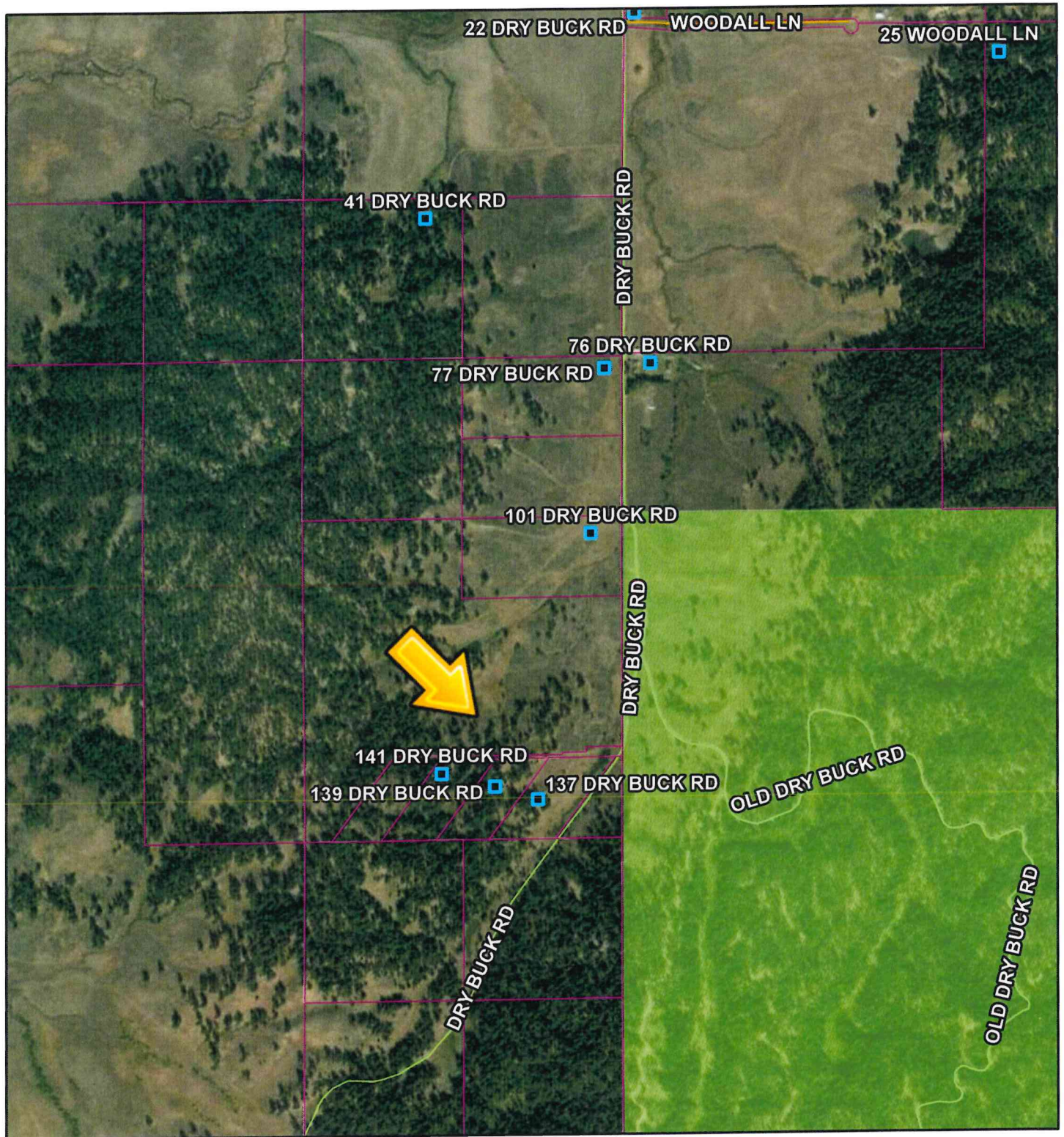
-  Airstrips
-  Parcel Boundaries



Earthstar Geographics

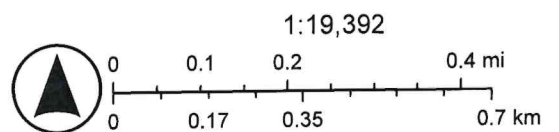


# SUB 25-018 Aerial Map



9/29/2025, 3:50:00 PM

- Address Points
- Parcel Boundaries
- Roads
- USFS
- USFS Surface Ownership
- Boise National Forest
- URBAN/RURAL



Maxar





NOTES  
CONTOUR INTERVALS ARE 2 FOOT MINOR AND 10 FOOT MAJOR  
TOTAL AREA: 46.03 ACRES  
AREA OF PRIVATE ROAD: 3.78 ACRES

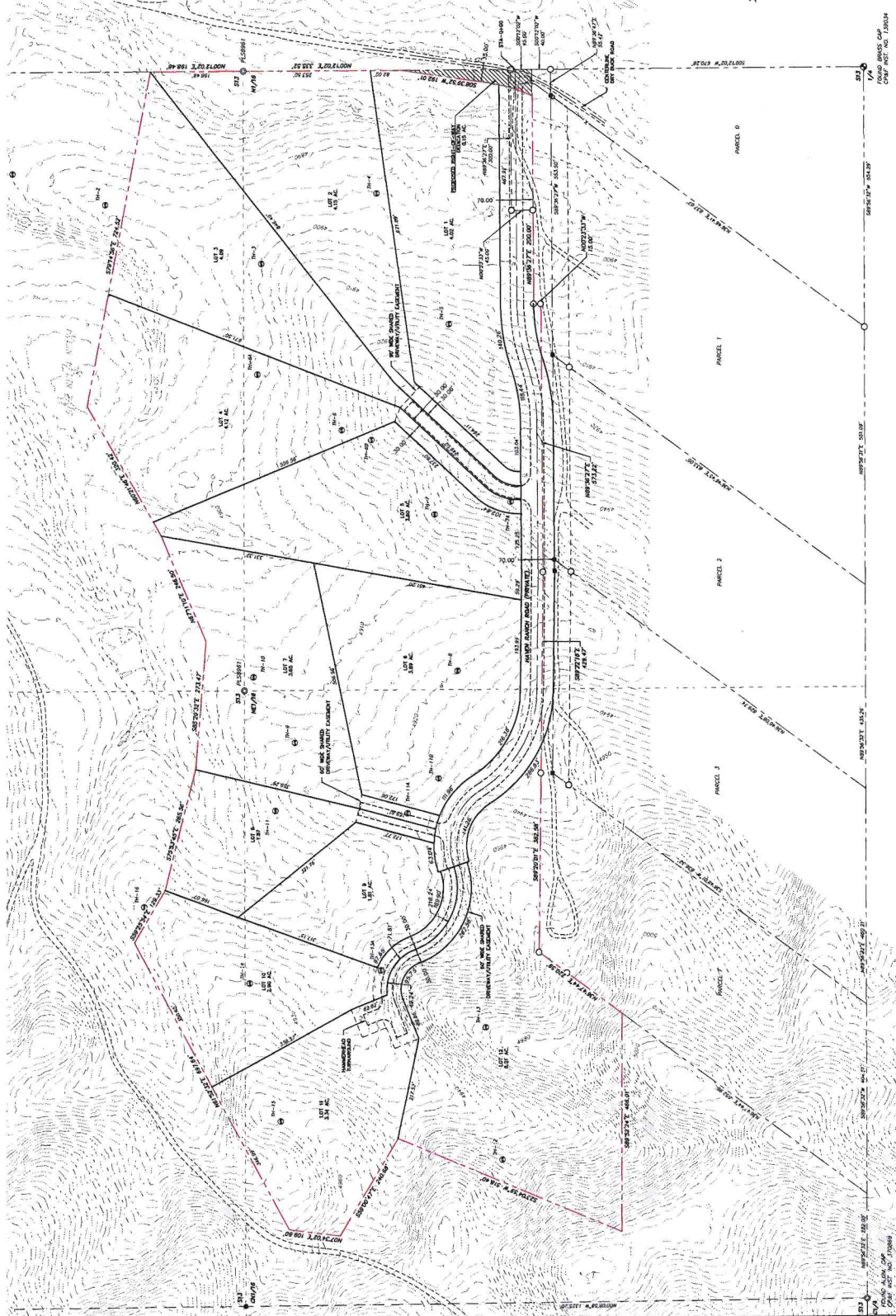
## NOTES

- [illegible]

**PRELIMINARY PLAT  
TRIPOD VIEW SUBDIVISION**



25 COYOTE TRAIL  
CASCADE, ID 83611  
PHONE: (208) 634-6896  
WWW.DUNNLANDSURVEYS.COM

[illegible]

### Utility Warning

The underground utilities shown have been located from field survey information and existing records. The underground utilities shown are not a guarantee of the actual location of such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are at the most location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Quinn Land Surveys, Inc.