



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

SUB 26-001 Bitton Subdivision Preliminary and Final Plat

Applicant / Property Owners: Jeffrey & Debra Bitton
and Thaddeus & Katy Jones

Location: 13706 and 13708 Highway 55
Parcel RP17N03E151805 in the NE ¼
Section 15, T.17N, R.3E, Boise Meridian,
Valley County, Idaho

Project Description:

Jeffrey and Debra Bitton and Thaddeus and Katy Jones are requesting a conditional use permit for a three-lot single-family residential subdivision on 24.9 acres. Proposed lot sizes are 4.9, 6.6, and 13.3 acres.

Individual septic systems and individual wells are proposed.

Access would be from a shared driveway onto State Highway 55,

A Wildlife Urban Interface Fire Protection Plan (short form) has been submitted.

The site currently has two residences and two RV sites permitted by C.U.P. 22-01.

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 Valley County website:

www.co.valley.id.us/meetingdashboard

PUBLIC HEARING

March 12, 2026

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,
March 4, 2026.

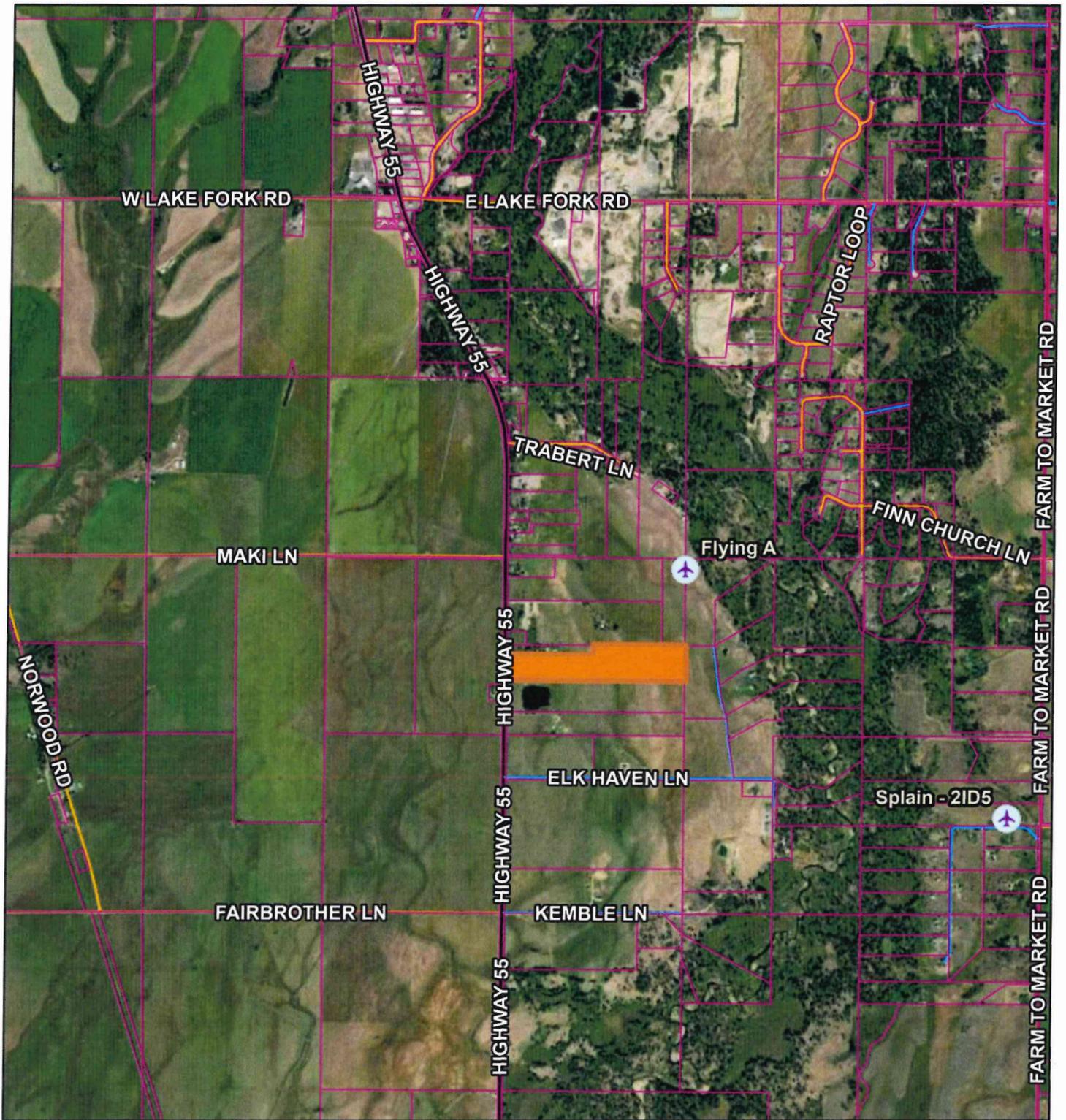
If you do not submit a comment, we will assume you have no objections.

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

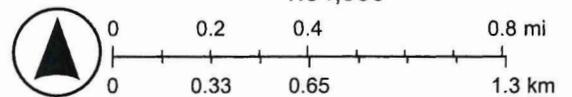
SUB 26-001 Location Map



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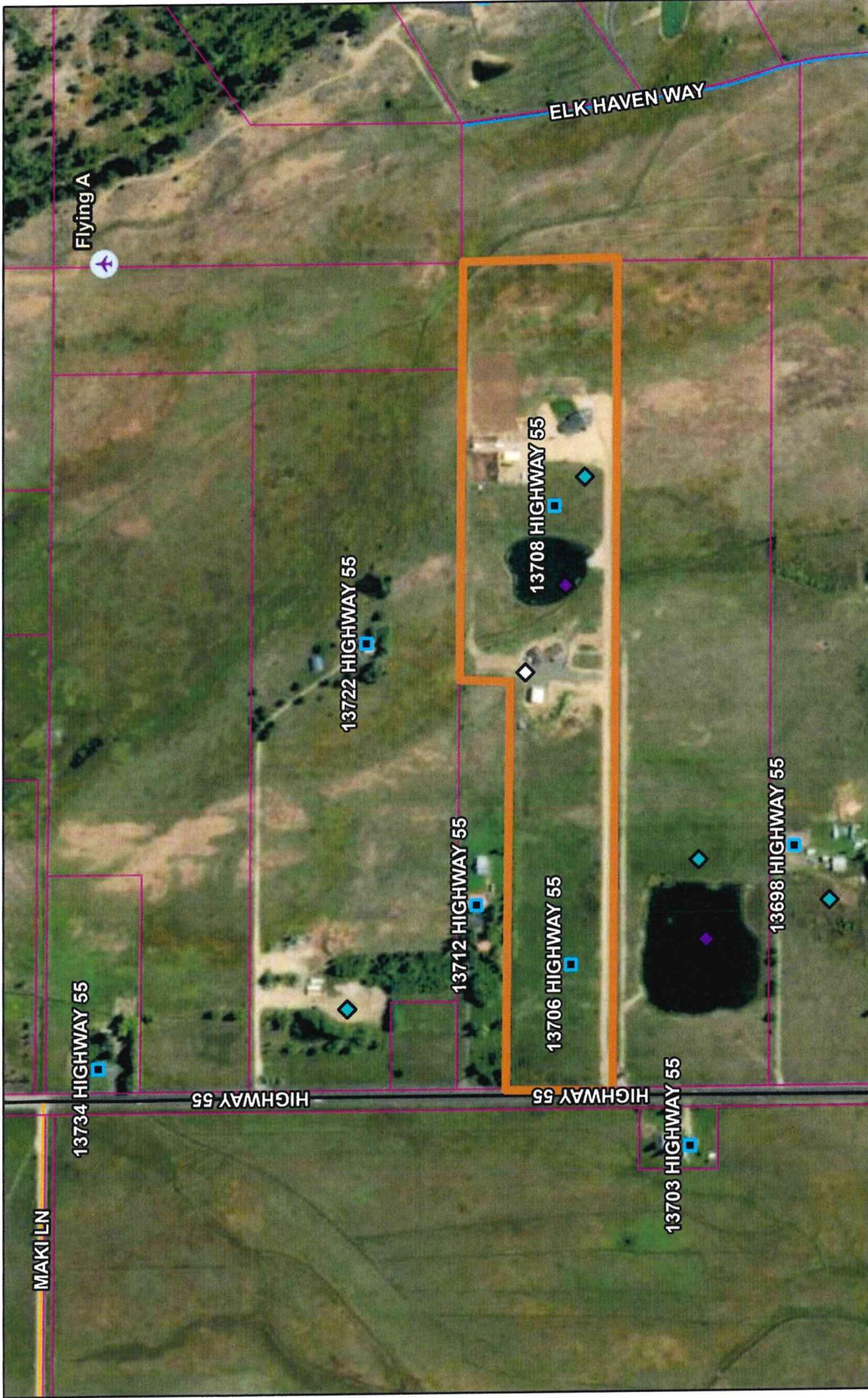
1:34,993

-  Airstrips
-  Parcel Boundaries
- Roads
 -  MAJOR
 -  COLLECTOR
 -  URBAN/RURAL
 -  PRIVATE



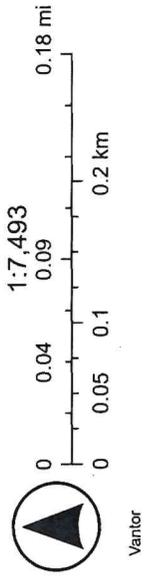
Earthstar Geographics

SUB 26-001 Aerial Map



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- Permits
 - ◆ CUP
 - ◆ EXC
 - ◇ PSP
 - ✈ Airstrips
 - Address Points
- Parcel Boundaries
 - URBAN/RURAL
 - PRIVATE
- Roads
 - MAJOR



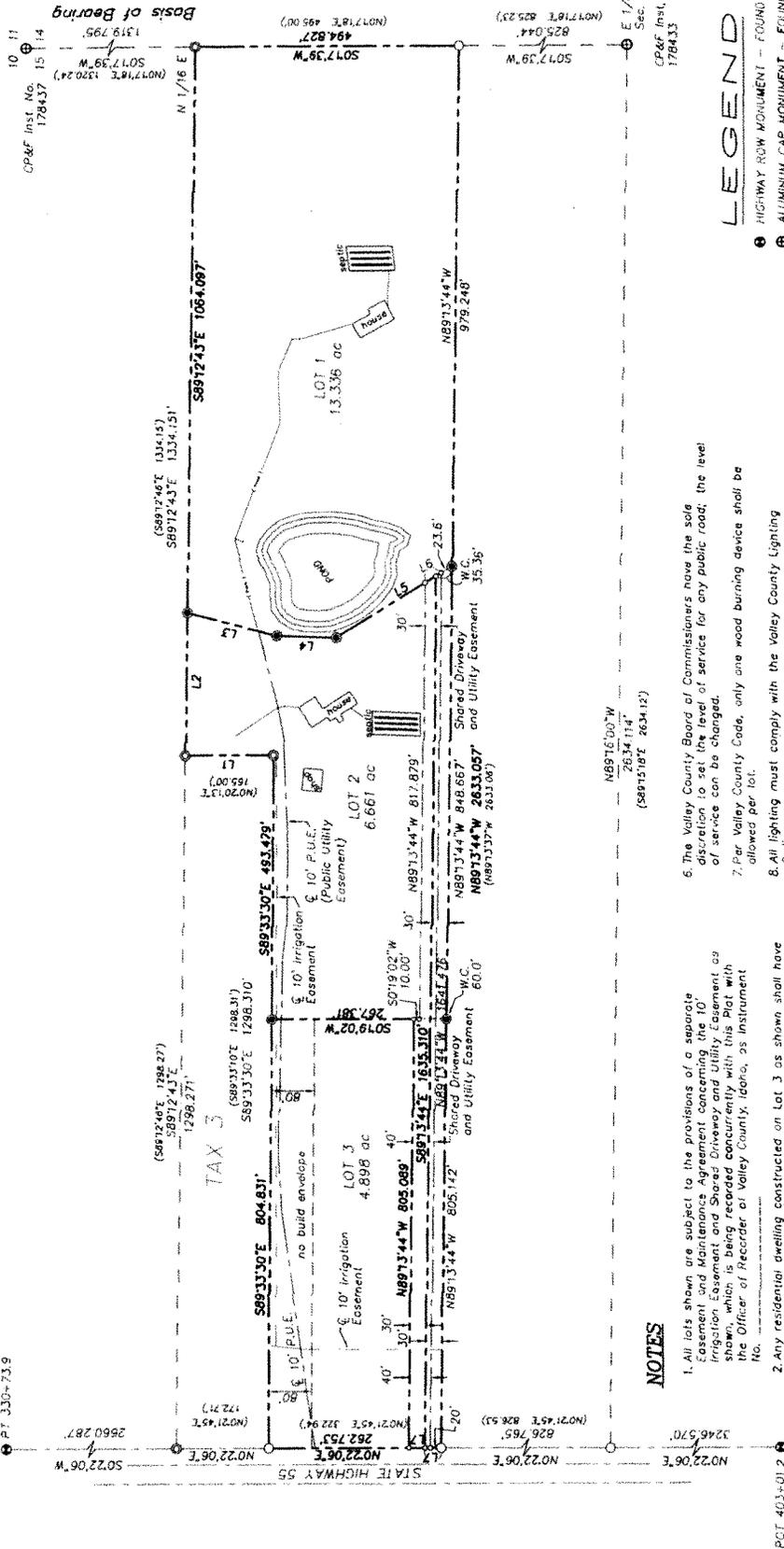
BITTON SUBDIVISION

A PORTION OF THE N 1/2 S 1/2 NE 1/4 OF
SECTION 15
TOWNSHIP 17 NORTH, RANGE 3 EAST, BOISE MERIDIAN
VALLEY COUNTY, IDAHO

Narrative

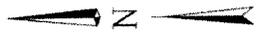
This Plot is filed to create three parcels within RPT#17003E151805 as shown. The boundary of the parcel was determined by locating existing parcel corners as noted in RPS Inst. No. 412412. Property corners located along the east boundary of this plat are shown as being on Highway 55. Approximately one foot of said Highway 55, including the aluminum cap Government land corners were used for section control.

Reference Surveys
R05 Inst. No. 412412 (Bk 13, Pg 142)
FAP No. 130-8 (shs. 8 & 9)



CP&F Inst. No. 178437 15 114
10 11
Basis of Bearing
1319.795
S071°39'W 1520.24'
S071°18'E 1520.24'

Elk Haven
Subdivision
Inst. No. 237219
Bk. 9, Pg. 1



CP&F Inst. No. 178433
E 1/4 cor. Sec. 15
S071°39'W 825.044'
(N071°18'E 825.23)
S071°39'W 825.044'
CP&F Inst. No. 178433

LEGEND
 ● HIGHWAY ROW MONUMENT - FOUND
 ○ ALUMINUM CAP MONUMENT - FOUND
 ○ 5/8" REBAR - FOUND
 ○ 5/8" x 30" REBAR - SET
 ○ 1/2" REBAR - FOUND
 ○ CALCULATED POINT
 --- PROPERTY BOUNDARY LINE
 --- SECTION/ALLOT PART LINE
 --- UNDERGROUND POWER
 (xxx.xx) DATA OF RECORD

NO	BEARING	LENGTH
1	N0720°38'E	165.004'
2	S8933°30'E	270.051'
3	S150°28'W	172.781'
4	S270°28'W	111.947'
5	S311°05'0"E	219.477'
6	S311°05'0"E	35.356'
7	N072°06'E	30.000'

NOTES

- All lots shown are subject to the provisions of a separate Easement and Maintenance Agreement concerning the 10' Irrigation Easement and Shared Driveway and Utility Easement as shown, which is being recorded concurrently with this Plat with the Office of Recorder of Valley County, Idaho, as Instrument No. _____.
- Any residential dwelling constructed on Lot 3 as shown shall have a minimum of one (1) five hundred (500) square foot living space.
- There shall be no further division of any Lot depicted on this Plat, as provided in the General Declaration and without prior approval from the Health Authority and Valley County.
- This Plat is subject to compliance with Idaho Code Section 31-3905. Irrigation is not provided.
- Flood zones shown on this plat are per FEMA FIRM panel #16085C 1004C, Effective February 1, 2018.
Flood Zones: Zone X
Base Flood Elevation: N/A
Flood Zones are subject to change by FEMA and all land within a floodway of floodplain is regulated by Title 9 and Title 11 of the Valley County Code.

- The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
- Per Valley County Code, only one wood burning device shall be allowed per lot.
- All lighting must comply with the Valley County Lighting Ordinance.
- Surrounding land uses are subject to change.

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES TO THE PREMISES UNLESS THE PREMISES UNTIL SANITARY RESTRICTIONS REQUIREMENTS ARE SATISFIED.

Skinner Land
Survey Co. Inc.
138 N. State Street
Grangerille, Idaho 83630
(208)-963-2517
greg@skinnerlandsurvey.com

Drawn By: JW
Date: Jan. 13, 2026
Surveyed By: JW
Job No. BITTONSUB



CENTRAL DISTRICT HEALTH, EHS
INSTRUMENT NO. _____
DATE _____