



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

CUP 26-006 Idaho Tree Equipment Storage and Employee Housing

Applicant: Idaho Tree and Utility Solutions

Property Owner: Jeffrey & Debra Bitton

Location: 13480 Gunsmoke Road
Big Valley Estates Lots 2 and 3 in the
SE ¼ Section 27, T.17N, R.3E, Boise
Meridian, Valley County, Idaho

Project Description: Idaho Tree and Utility Solutions is requesting a conditional use permit for storage of equipment, materials, parking, a approximate 6,000-sqft shop, and two (2) approximately 1,200-sqft employee houses for employees. RVs would be used for housing until structures are built. Construction would occur within five (5) years of approval.

An individual well and individual septic system are proposed.

Two access sites are proposed:

- A 70-ft wide shared-access easement from Highway 55 currently used by C.U.P. 19-28 and 20-27 Ed Staub and Sons and
- Gunsmoke Road, a private road within a public road right-of-way.

The 5.58-acre site is addressed at 13480 Gunsmoke Road.

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 700 South Main Street in Cascade, Idaho.

More information, including the staff report, will be posted online on the meeting dashboard at:

www.co.valley.id.us/meetingdashboard

PUBLIC HEARING

May 14, 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.

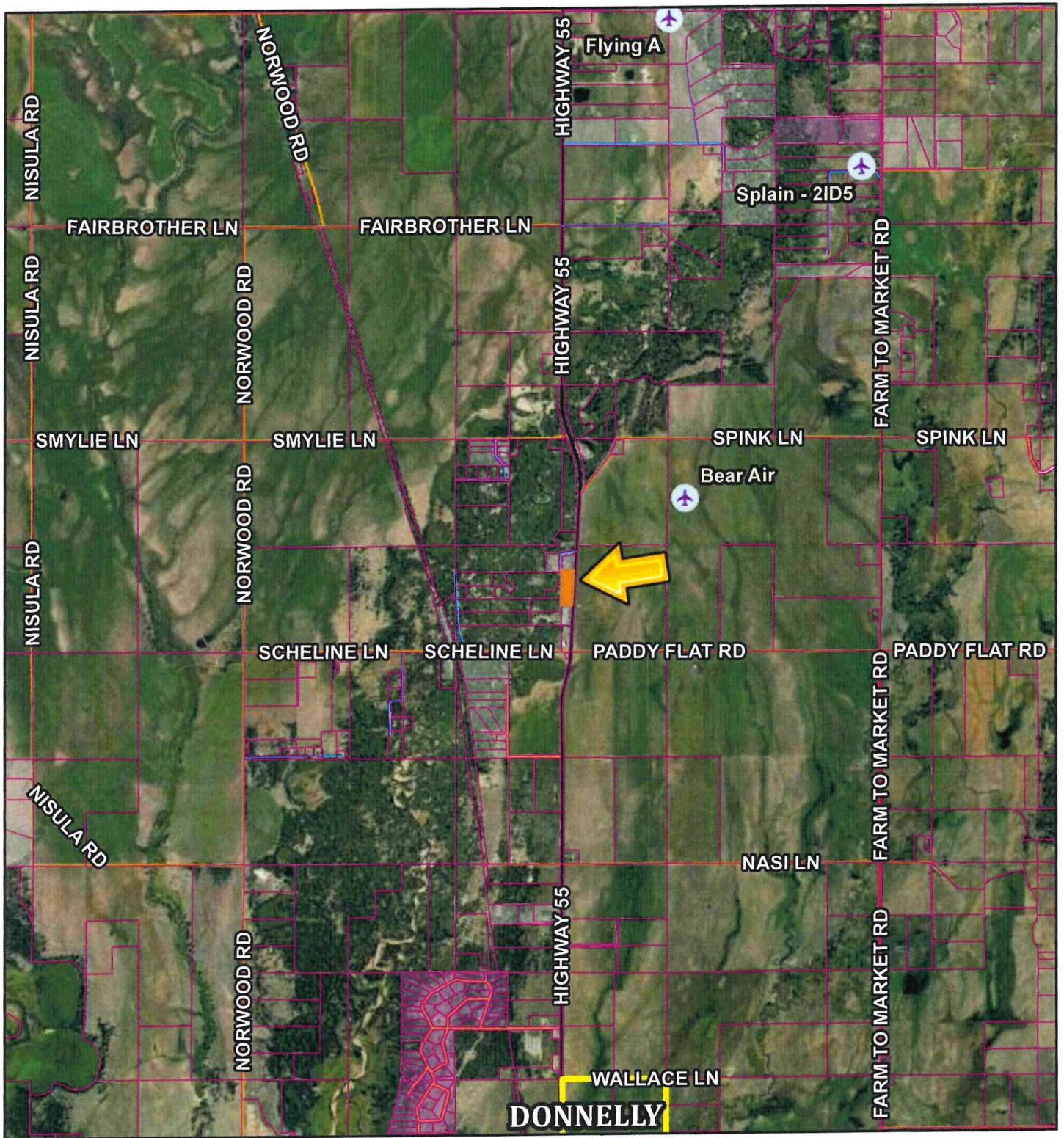
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday,
May 6, 2026.

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

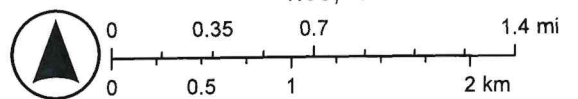
C.U.P. 26-006 Location Map



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- Airstrips
- Municipal Boundaries
- Parcel Boundaries
- Roads**
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other



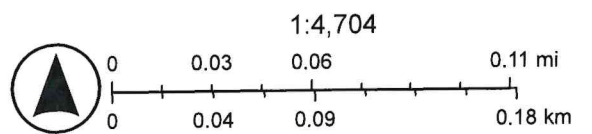
Earthstar Geographics

CUP 26-006 Aerial Map

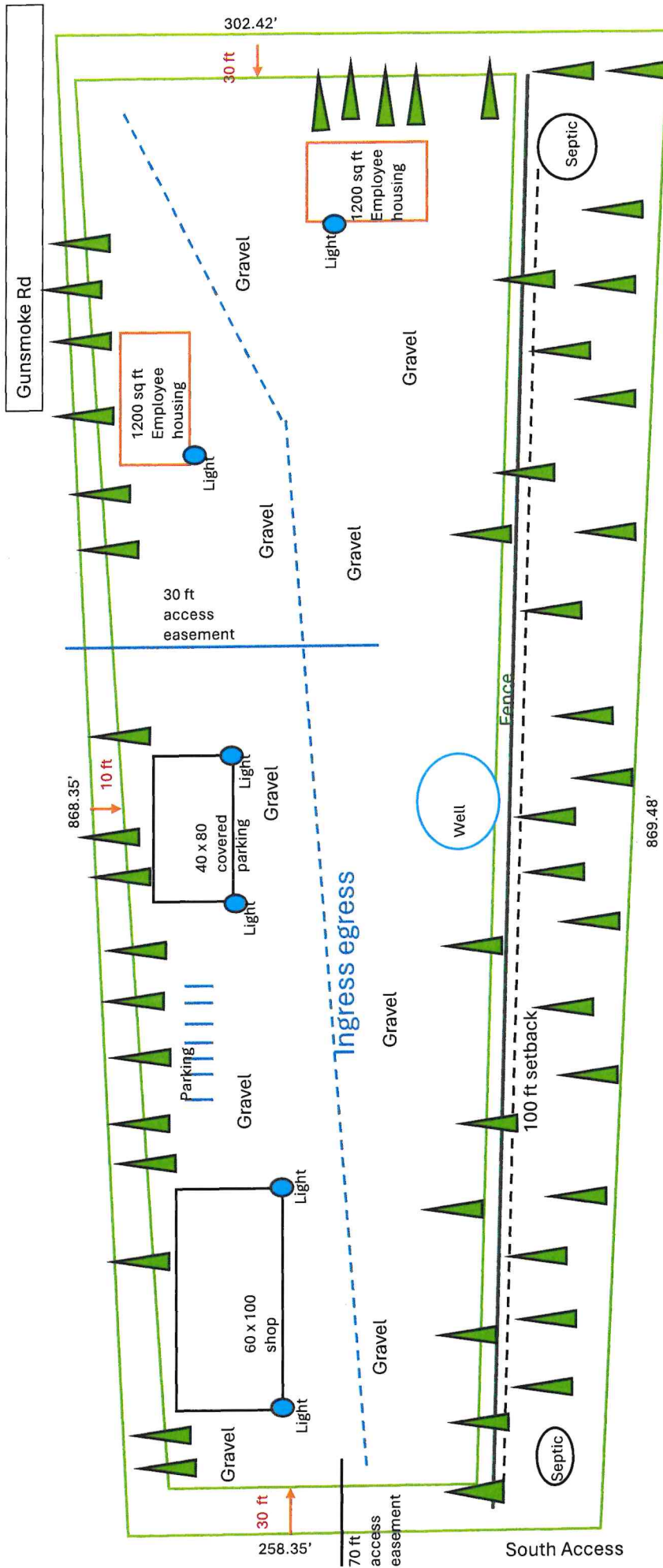


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|---------|-------|------------------------|---------------|
| Permits | ◇ RVC | ○ Undefined | — COLLECTOR |
| ◇ CUP | ◇ STR | ✈ Airstrips | — URBAN/RURAL |
| ◇ ADU | ◇ STS | ■ Address Points | — USFS |
| ◇ FP | ◇ VAC | ▭ Municipal Boundaries | — PRIVATE |
| ◇ GF | ◇ VAR | ▭ Parcel Boundaries | — OTHER |
| ◇ EXC | ◇ PSP | — Roads | — Other |
| ◇ Privy | ◇ HBB | — MAJOR | |
| ◇ RES | | — MINOR COLLECTOR | |



Vantor



Hwy 55