



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

## CUP 26-010

### Time Construction & Management

**Applicant:** Time Construction & Management LLC

**Property Owner:** Malco LLC

**Location:** 13876 Highway 55  
Pleasant Acres Subdivision Lot 5N in the SW  
¼ Section 3, T.17N, R.3E, Boise Meridian,  
Valley County, Idaho

#### Project Description:

Time Construction & Management LLC is requesting a conditional use permit to operate a sheet metal and roofing company.

The applicant was not aware that that the site they are leasing required a new conditional use permit for this type of use.

Businesses currently operating at the site are:

- Mountain Metal Structures
- McCall Roofing & Supply
- Long Valley Sheetmetal

No new buildings are proposed.

The 0.97-acre site is addressed at 13876 Highway 55

A conditional use permit was previously approved at the site for CUP 17-16 Redline Recreational Toys.

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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.

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Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

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

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

## PUBLIC HEARING

### June 11, 2026

### 4:00 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".

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, June 3, 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](mailto:cherrick@valleycountyid.gov)

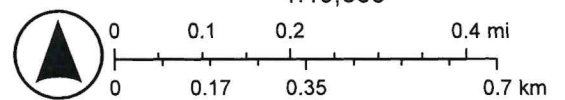
# CUP 26-010 Location Map



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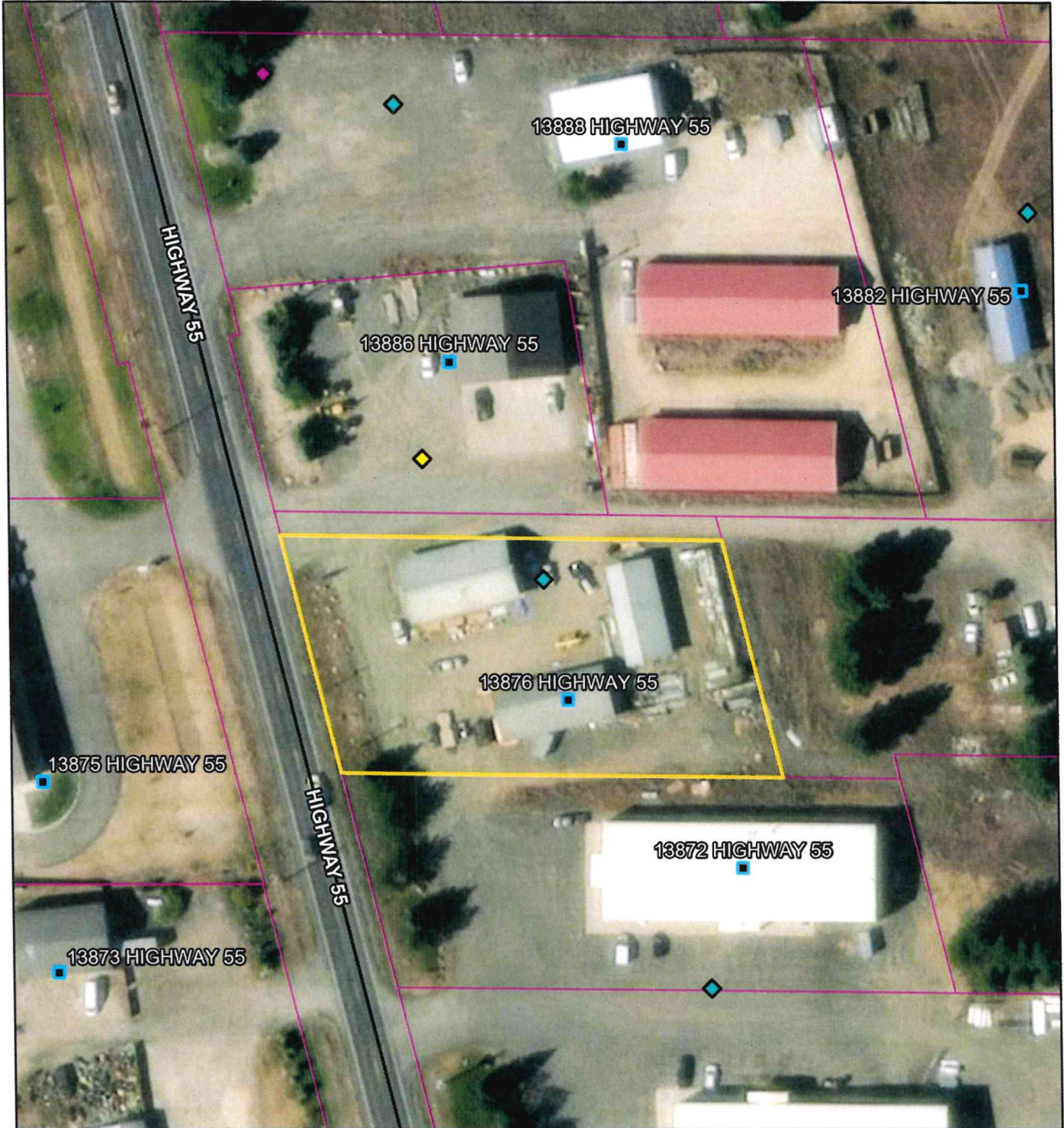
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- |       |                      |  |             |
|-------|----------------------|--|-------------|
|       | Airstrips            |  | COLLECTOR   |
|       | Municipal Boundaries |  | URBAN/RURAL |
|       | Parcel Boundaries    |  | USFS     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



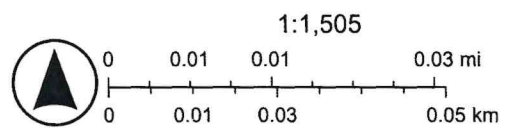
Vantor

# CUP 26-010 Aerial Map



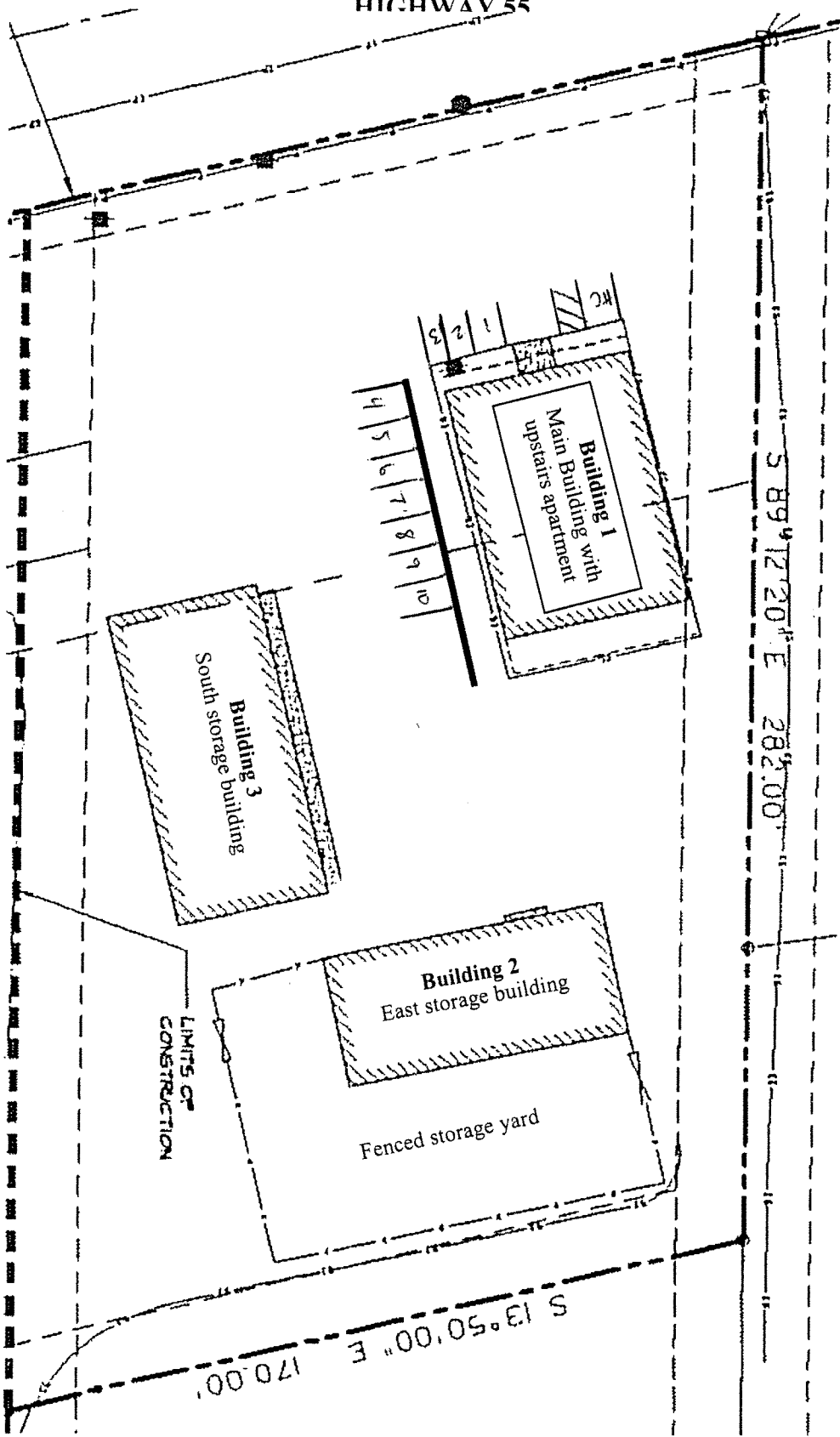
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- |         |       |                        |               |
|---------|-------|------------------------|---------------|
| Permits | ◆ RVC | ○ Undefined            | — COLLECTOR   |
| ◆ CUP   | ◆ STR | ✈ Airstrips            | — URBAN/RURAL |
| ◆ 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      |               |



Microsoft, Vantor

HIGHWAY 55



LIMITS OF CONSTRUCTION

S 13° 50' 00" E 170.00'

S 89° 12' 20" E 282.00'

Building 2  
East storage building

Building 3  
South storage building

Building 1  
Main Building with  
upstairs apartment

1  
2  
3  
4  
5  
6  
7  
8  
9  
10