



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

C.U.P. 26-008 Troutner Multiple Residences

Applicant / Property Owner:

Jeffrey C & Kathy F Troutner Living Trust

Location:

84 Elk Haven Way
Elk Haven Subdivision Lot 9 located in the
NW ¼ Section 14, T.17N R.3E, Boise
Meridian, Valley County, Idaho

Project Description: Jeff and Kathy Troutner are requesting a conditional use permit to allow two residences on one 18.67-acre parcel.

There is an existing 3,750-sqft home that was built in 2006. The additional shop with living space would add 1,296-sqft of living space.

Each home would have an individual septic system; the existing well would be shared.

Access would be from a shared driveway onto Elk Haven Way, a private road.

The existing home is addressed at 84 Elk Haven Way.

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 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

PUBLIC HEARING

June 11, 2026

4:00 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.

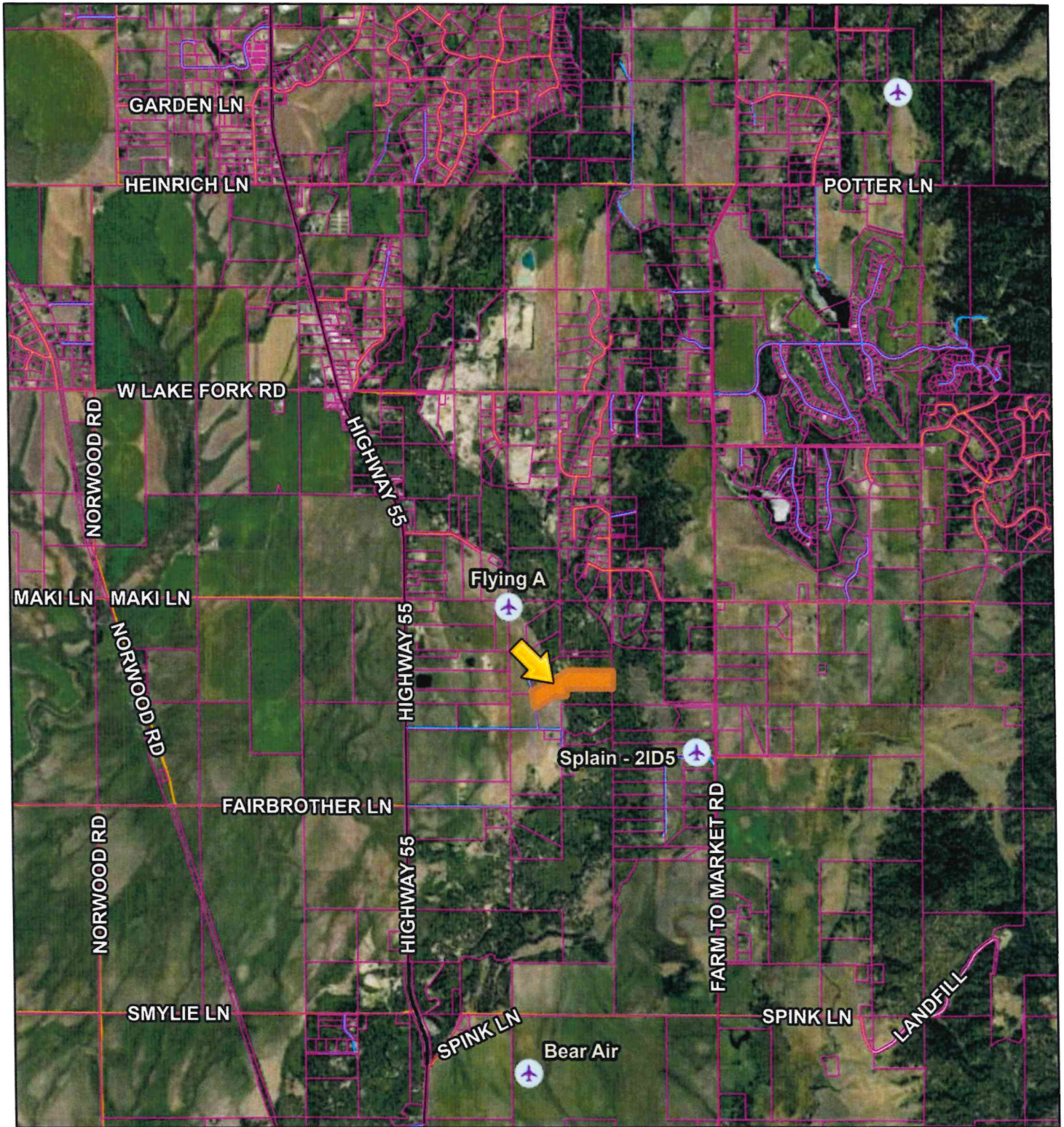
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, June 3, 2026.

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

Direct questions and written comments to:

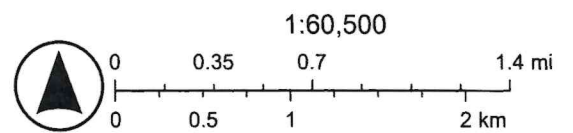
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

CUP 26-008 Location Map



4/30/2026, 12:00:39 PM

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



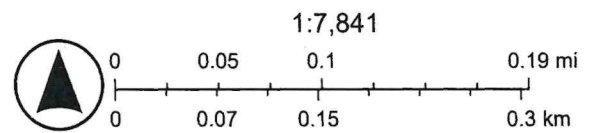
Earthstar Geographics

CUP 26-008 Aerial Map

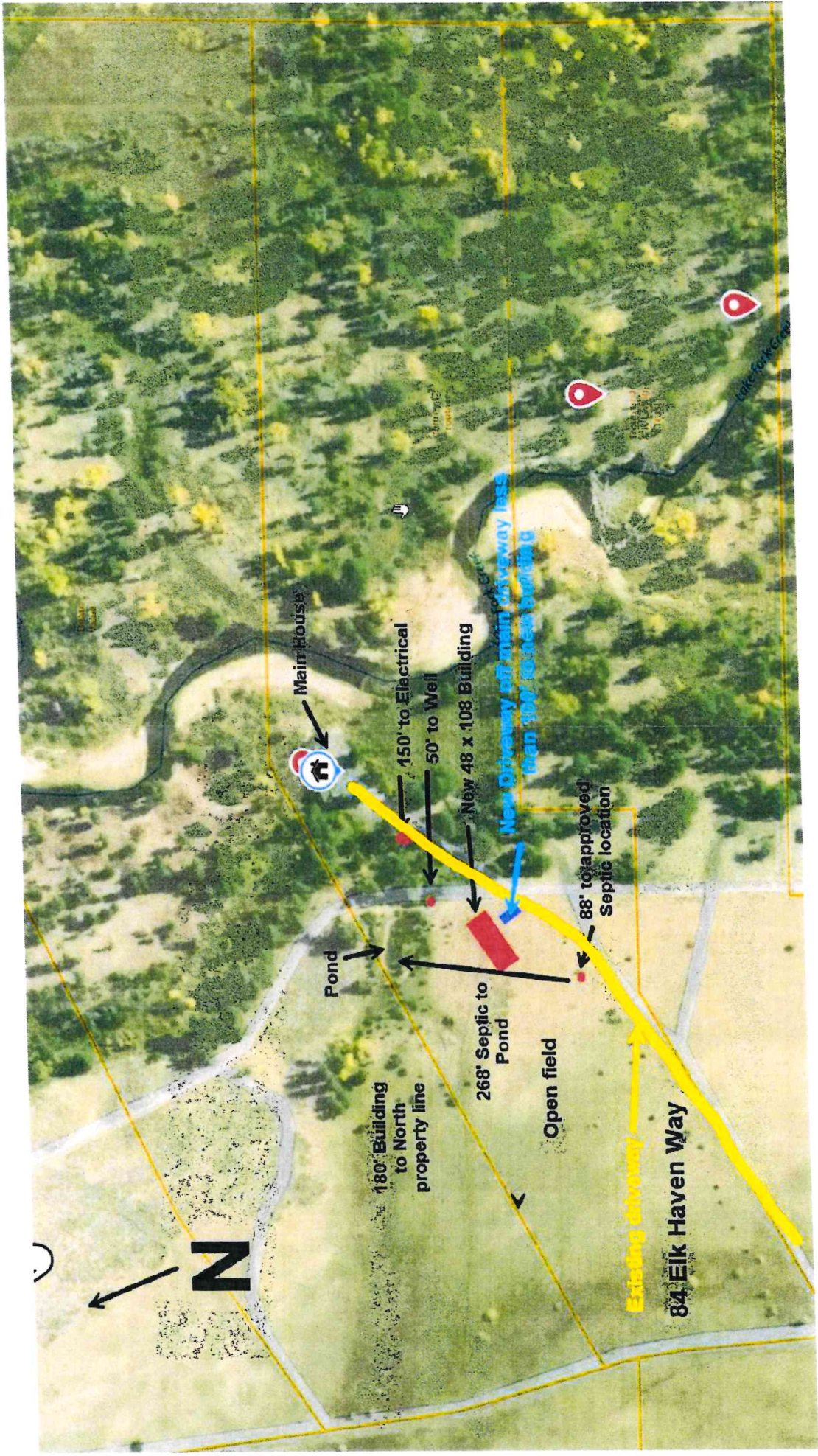


4/30/2026, 11:57:35 AM

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



Vantor



Main House

150' to Electrical

50' to Well

New 48 x 108 Building

New Driveway off main driveway less than 100' to new building

Pond

180' Building to North property line

268' Septic to Pond

Open field

88' to approved Septic location

Existing driveway

84 Elk Haven Way

N