



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 meeting minutes are included in the record and were sent to the Board of County Commissioners.

Appellant / Applicant / Property Owners:
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 appealed the decision. The Board of County Commissioners held a public hearing on the appeal on January 12, 2026. The public hearing was closed, and deliberations were tabled to February 9, 2026.

On February 9, 2026, the Board requested additional information from the applicant: 1) A third-party hydrology report and 2) A Memorandum of Understanding (MOU) or other written acknowledgement from Gem County.

On April 15, 2026, the applicant's representative submitted a hydrology report prepared by Idaho Water Engineering LLC. A letter from Gem County Road Department was submitted stating that Gem County is aware that the proposed subdivision would increase daily traffic on High Valley Road. Gem County will not change any roadway maintenance practices for the roadway within Gem County to accommodate additional traffic.

Continued on Reverse Side

PUBLIC HEARING (In-Person)

June 1, 2026

1:30 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".

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., May 26, 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

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

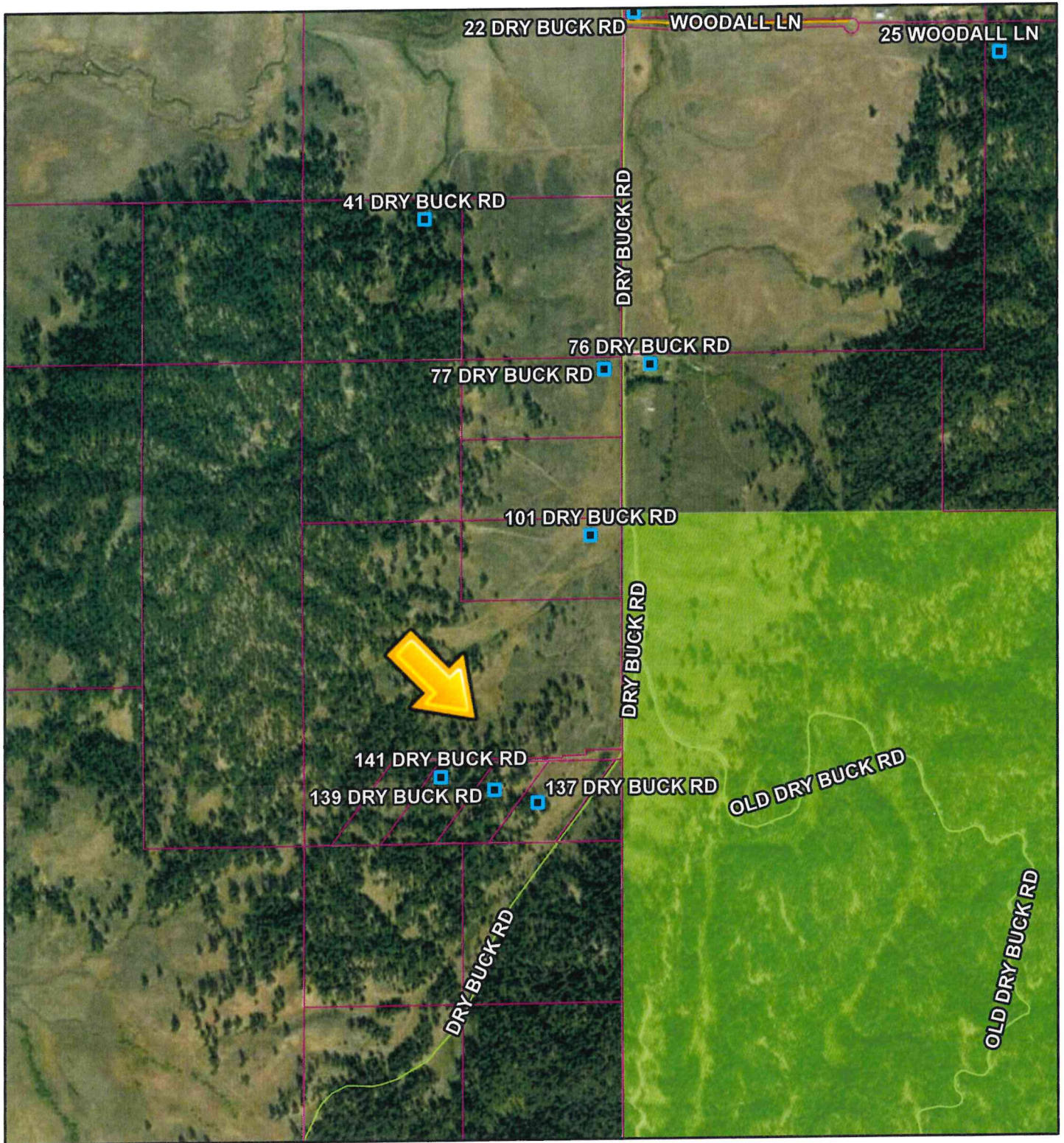
Maps and the preliminary plat are attached.

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, submittal from applicant's representative, and staff report, will be posted online at:

www.co.valley.id.us

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

