



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

C.U.P. 26-009 CM Backcountry Rentals Shop and Lodge Amendment of CUP 24-07

Applicant: CM Backcountry Rentals

Property Owner: CM Property Holdings LLC

Location: 11 Rogers Lane
Hinson Acres Subdivision Lot 1 located in
NWNW Section 3 and NENE Section 4
T13N, R4E, Boise Meridian, Valley County,
Idaho

Project Description: CM Backcountry Rentals LLC is requesting an amended conditional use permit to add an 8,000-sqft storage building to the site.

A conditional use permit (C.U.P. 24-07) permitted a two-story building for a shop, equipment storage, and lodging for employees and guests. The new steel building would be similar design to the existing building. Outside storage includes vehicles and snowmobiles. No public office or store front is at this location.

The site has an individual well and individual septic system.

The 4.8-acre parcel is addressed at 11 Rogers Lane. Access is from Rogers Lane, a public 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 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.

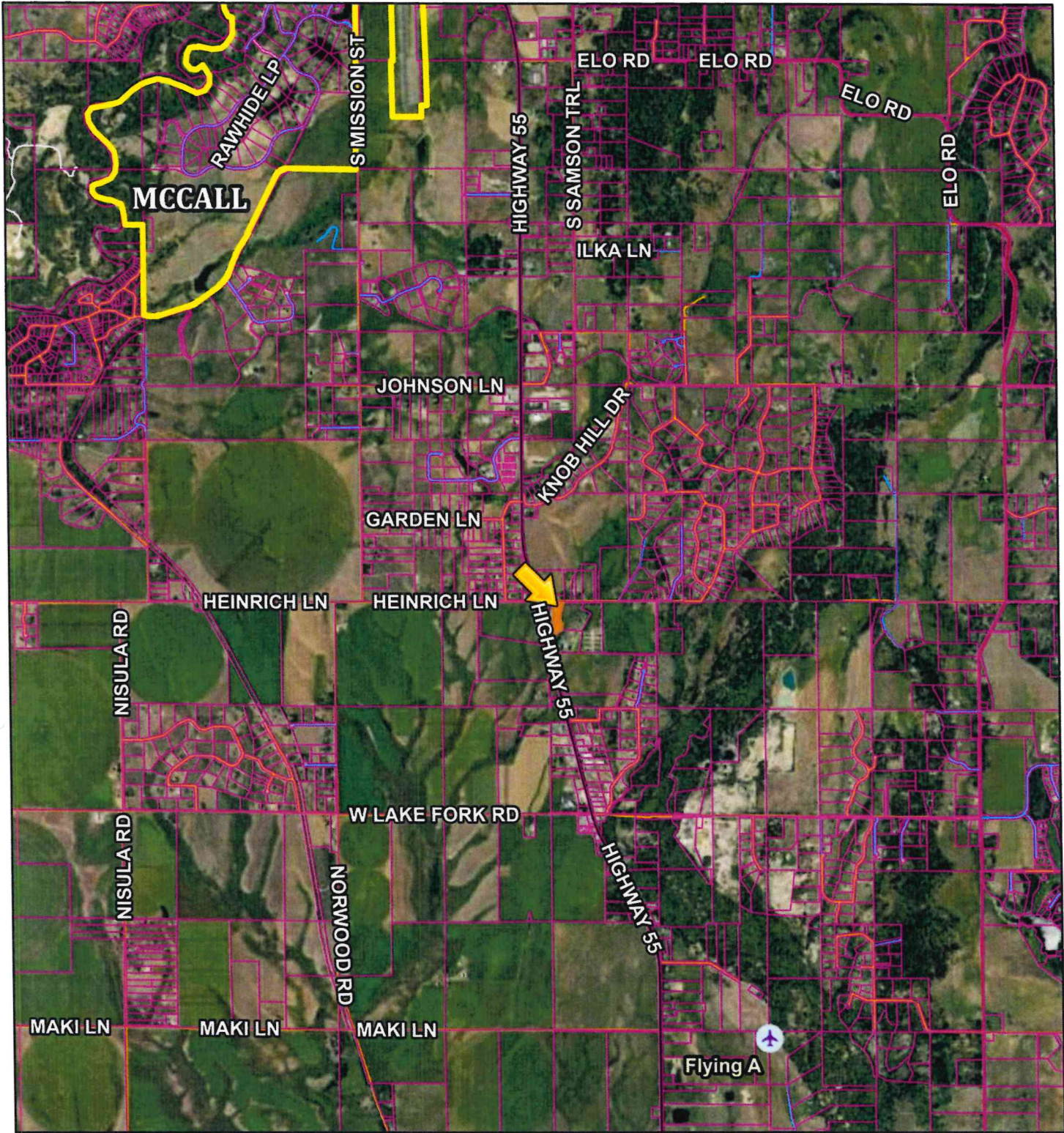
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, June 3, 2026.

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












Direct questions and written comments to:

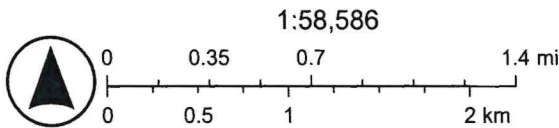
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

CUP 26-009 Location Map



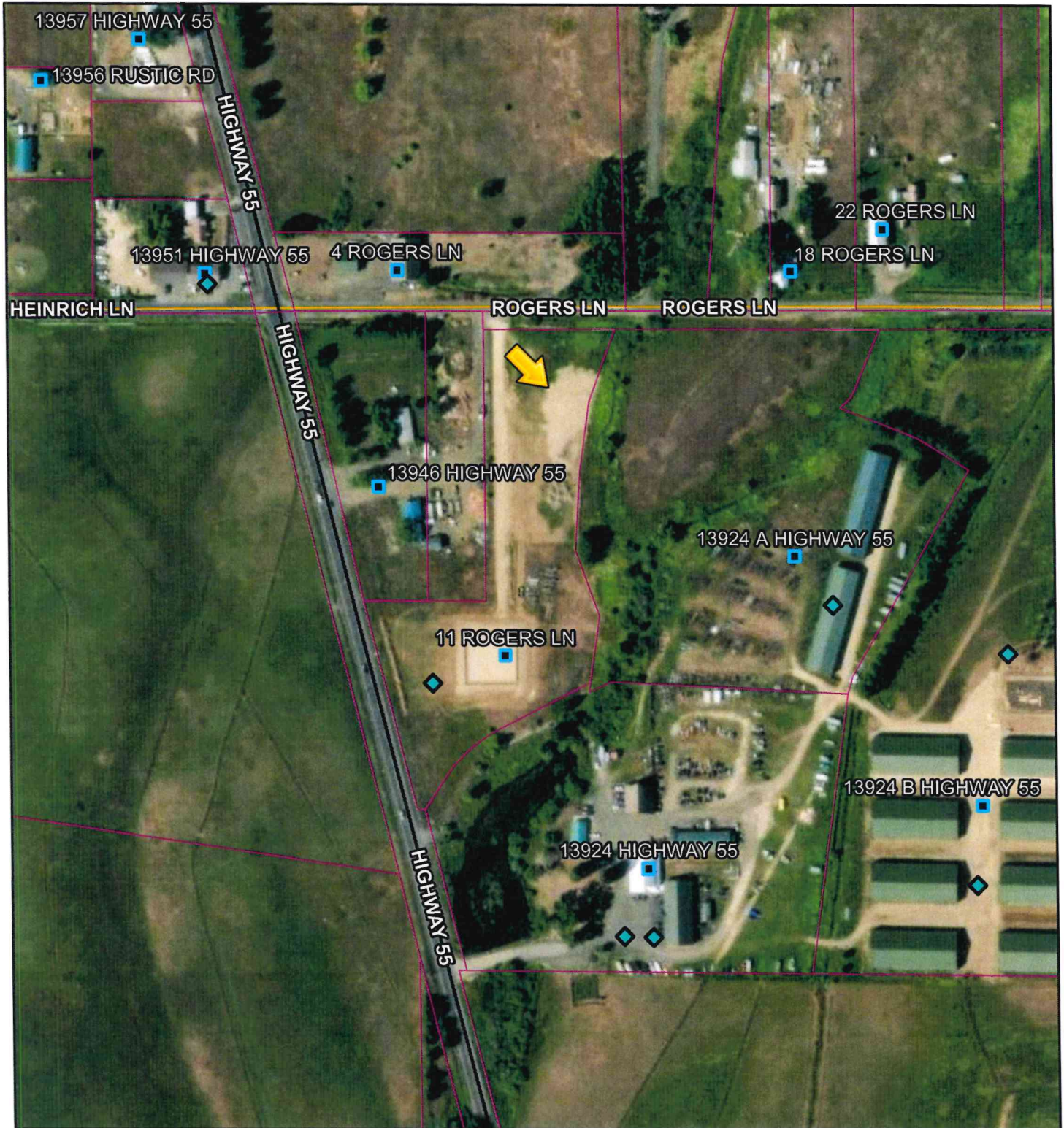
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-  Airstrips
-  Municipal Boundaries
-  Parcel Boundaries
- Roads
 -  MAJOR
 -  MINOR COLLECTOR
 -  COLLECTOR
 -  URBAN/RURAL
 -  USFS
 -  PRIVATE
 -  OTHER
 -  Other



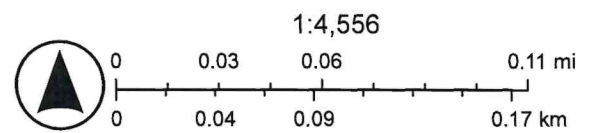
Earthstar Geographics

CUP 26-009 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

Plot Plan

