



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

SUB 26-011 North Valley Landing Preliminary Plat

Applicant: Jon Vanderhoef

Property Owner: Knife River Corporation and
CCD Investments One LLC

Location: 16 and 18 Loomis Land
Parcels RP16N03E238450, RP16N03E238421,
and RP16N03E237985 in the SE ¼ Section 23,
T.16N, R.3E, Boise Meridian, Valley County,
Idaho

Project Description: Jon Vanderhoef is requesting a conditional use permit a 27-lot flex-use development that will provide residential living, small business activity, and functional shop spaces on 46.9 acres. Lot size ranges from 1.01 acres to 2.3 acres. An open space lot and two ponds are proposed. Individual septic and wells are proposed.

The lots would be accessed by new private, paved roads with one access point onto Loomis Lane, a public road. A gravel emergency access road onto Highway 55 is proposed on the north part of the site.

The site has water rights. Water rights would be used to support and maintain water levels in the proposed ponds.

A wildland urban interface fire protection plan and draft CCRs have been submitted.

The applicant has proposed dedicating road right-of-way to Valley County for Loomis Lane, a public road.

Two Phases are proposed.

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

July 9, 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.

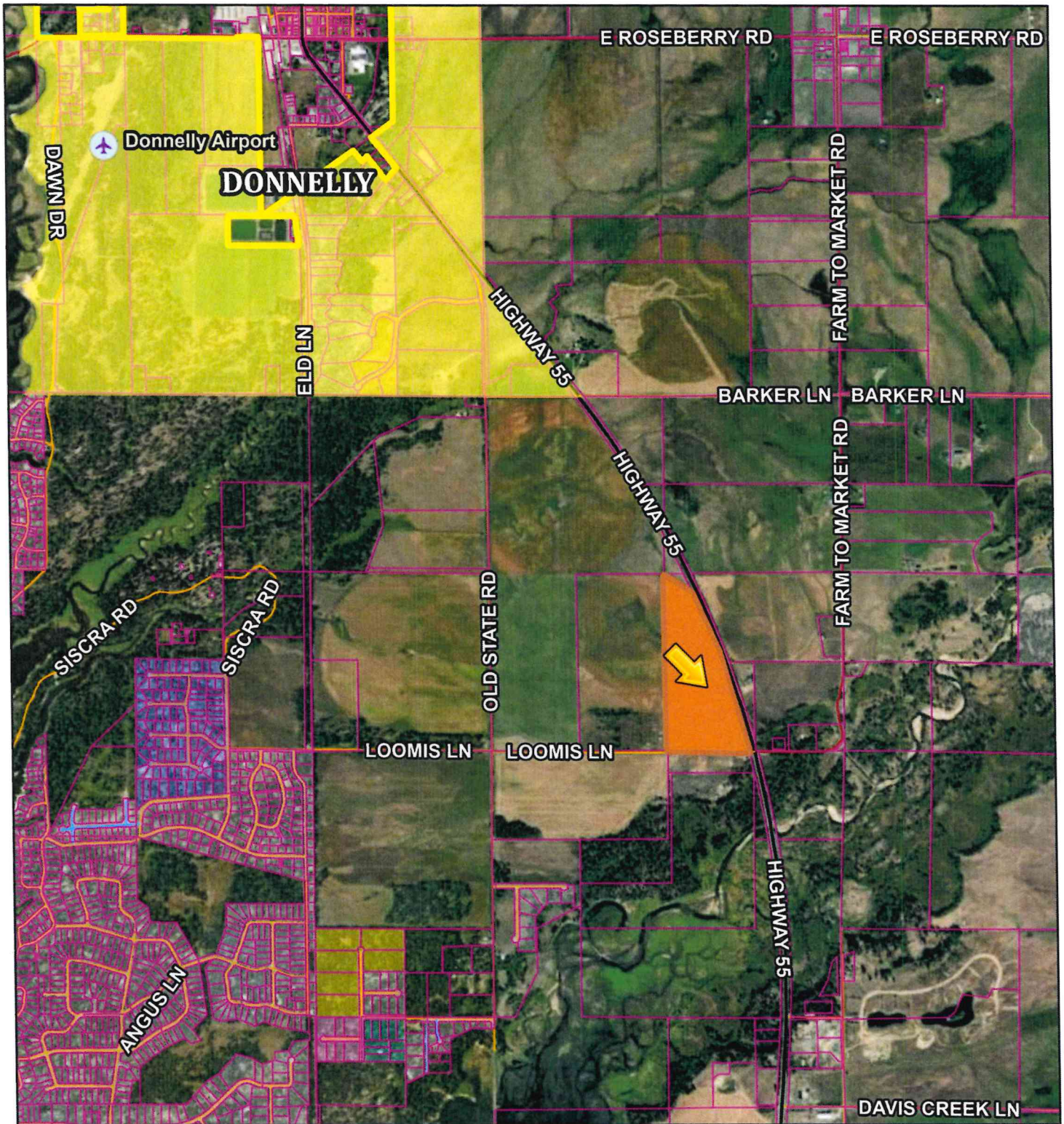
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, July 1, 2026.

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





SUB 26-011 Location Map

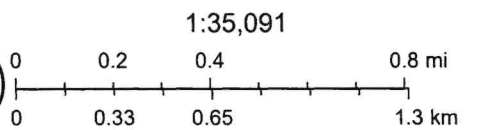


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-  Airstrips
-  Municipal Boundaries
-  City Impact Areas
-  Parcel Boundaries

- Roads
-  MAJOR
 -  MINOR COLLECTOR
 -  COLLECTOR
 -  URBAN/RURAL

-  USFS
-  PRIVATE
-  OTHER
-  Other



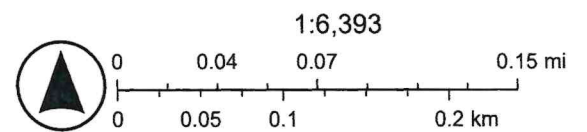
Earthstar Geographics

SUB 26-011 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

