

Valley County Planning and Zoning Commission

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner

Valley County Planning and Zoning Commission
September 3, 2026
Valley County Court House – 219 N Main ST, Cascade, Idaho
PUBLIC HEARING – 4:00 p.m.

You may view the hearing by going to www.co.valley.id.us and click on "Watch Meetings Live".
All items are Action Items.

A. OPEN: Call to Order

B. MINUTES: August 13, 2026- Action Item

C. OLD BUSINESS:

1. **SUB 26-011 North Fork Landing – Preliminary Plat:** Jon Vanderhoef is requesting a conditional use permit for a 27-lot flex-use development that will provide residential living, small business activity, and functional shop spaces on 46.9 acres. Lot sizes range 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 from Loomis Lane and an emergency access to Highway 55. The site includes parcels RP16N03E238450, RP16N03E238421, and RP16N03E237985, addressed at 16 and 18 Loomis LN, is in the SE ¼ Section 23, T.16N, R.3E, Boise Meridian, Valley County Idaho. Action Item. **Tabled from July 9, 2026.**
2. **CUP 26-015 Resolution Minerals RV Site:** Resolution Minerals Limited is requesting a conditional use permit to place RVs for use as employee housing. A total of six RVs would be connected to an existing septic system and public water and utilities. The 0.34-acre lot, addressed at 250 Westside Ave, is School Addition Subdivision Lot 7 Block 1 in the SWSW Section 21, T.19N, R.8E, Boise Meridian, Valley County, Idaho. Action Item. **Tabled from August 13, 2026.**

D. NEW BUSINESS:

1. **SUB 26-012 Buckcamp Meadows - Preliminary & Final Plat:** Chris and Andrea Reavis are requesting a conditional use permit for a two-lot single family residential subdivision. Lots are 2.405 and 1.75 acres in size. Individual wells and septic are proposed. One lot would be accessed from Moon Drive, and one from Hogue Hollow Drive. The 4.15-acre site is Buckcamp Subdivision Lot 10C, addressed at 222 Buckcamp LN, in the NWNE Section 31, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
2. **CUP 26-024 Westside Ranches LLC Laydown Yard:** Doris Allen is requesting a conditional use permit to lease one acre of land to Idaho Power and its contractors as needed for power pole and equipment storage for installations. The leased area would be part of parcels RP13N03E110825 and RP13N03E123005 located near the intersection of West Mountain RD and Lakeshore DR in the NESE Section 11 and NWSW Section 12, T.13N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

3. **VAC 26-002 Raynor Vacation of Utility Easements:** Angela and Russell Raynor are requesting a vacation of a 20-ft utility easement centered on the property line between Lots 14 and 15 of Lazy Seven Subdivision No. 2. The intent is to combine the lots and then build. The lots are addressed as 1471 and 1469 Crown Point Pkwy and located in the SWSE Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
4. **Proposed Ordinance - Design Guidelines and Landscaping Along Scenic Byways and Removal of Short-term Rental Codes:** An ordinance amending Title 6 and Title 9 of the Valley County Code to establish design guidelines and landscaping along scenic byways; and to remove any requirements for compliance with previously adopted short-term rental codes. Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- CUP 26-014 Ore and Husk Office & Warehouse
- CUP 26-016 Lafon Solar Panels
- CUP 26-017 West Mountain Aggregates Rock Pit
- CUP 26-018 Nokes Elo RD Solar Panels
- CUP 26-019 Wipf Solar Panels
- CUP 26-020 Nokes Ilka LN Solar Panels
- CUP 26-021 Gold Fork River Ranch Pond Borrow Sales & Reclamation
- VAR 26-005 Poulsen Setback Variance
- VAR 26-007 Kowalczyk Lot Coverage Variance

*Agenda subject to change.
Valley County adheres to ADA requirements. If anyone requires an accommodation,
please contact our office prior to the meeting.*