Valley County Planning and Zoning Commission

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Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Joel Carsen, Commissioner

Valley County Planning and Zoning Commission
November 12, 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: October 8, 2026- Action Item

C. OTHER:

1. **Idaho Water Resources Research Institute - Water Presentation**
2. **Idaho Transportation Department – Highway 55 Capacity / Corridor Management Plan Presentation**
3. **Valley County Road and Bridge Presentation**

D. OLD BUSINESS:

1. **SUB 25-013 Eld Ranch Estates – Final Plat:** Greater Good Investments LLC is requesting is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. Original approval was for 20 residential lots and 2 open space lots on 54 acres. This plat includes 14 residential lots and three open space lots on 54.7 acres. The lots would be accessed from new private roads onto Gold Fork Road, a public road. The site is parcel RP16N04E199006 located in the SE ¼ Section 19, T.16N, R.4E, Boise Meridian, Valley County, Idaho. Not a public hearing. Action Item.

E. NEW BUSINESS:

1. **CUP 26-027 Perpetua Laydown Yard -** Perpetua Resources Idaho INC is requesting a conditional use permit for a laydown yard for temporary outdoor storage, a modular office structure, and parking in connection with mining operations. The site would be leased from Colton and Kendra Brown and could be used in the future by other businesses. The parking lot would accommodate 180 employee vehicles for long-term storage. Shuttles would pick up the employees and take them to the mine. Access would be off Loomis Ln, a public road. The 15-acre site is part of an 80-acre parcel RP16N03E262405, in the N ½ NW ¼ of Section 26, T.16N, R.3E, Boise Meridian, Valley County Idaho. Action Item.

2. **CUP 26-028 Rocky Mountain Storage South –** Romans 12:12 LLC is requesting a conditional use permit for a surface parking/storage area for equipment used by Rocky Mountain Crane and to lease to the general public**.** A total of 97 parking spaces is proposed. Access would be from Highway 55 from a shared approach and private road constructed as part of SUB 25-019 Rocky Mountain Storage. The 10-acre site is Vandal Flats Lot 2 located in

the NENE of Section 33, T.18N, R.3E, Boise Meridian, Valley County Idaho. Action Item.

E. OTHER:

1. **Is a Conditional Use Permit and/or Variance from 100-ft setback from Highway 55 required to place a home at 13785 Highway 55 – Parcel RP17N03E104752?** Action Item.

F. FACTS AND CONCLUSIONS – Action Items**:**

- VAR 26-008 Babineau Setback Variance
- CUP 26-025 Fluegel Multiple Residences
- CUP 26-026 Hazzard Bunkhouse Rental

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