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

CUP 22-23 Keller Multiple Residences – Extension Request

Applicant/Property Owner: Brett & Marcie Keller

Location: 3737 and 3743 West Mountain Road
RP18N02E247206 and RP18N02E247265
SE ¼ Sec. 24, T.18N R.2E,
Boise Meridian, Valley County, Idaho

Project Description: Brett and Marcie Keller are requesting a three-year extension of the conditional use permit for two residential homes on one parcel. Construction would start in 2029.

The permit was originally approved in 2022, and an extension was granted in 2024.

In that time, a private gravel drive, power access and wells for each residence, and one residence was built.

Individual wells and septic systems are proposed.

The applicant will combine parcels RP18N02E247206 and RP18N02E247265.

A shared driveway would access both residences. The 46-acre site is accessed from West Mountain Road, 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.

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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.valleycountyid.gov/meetingdashboard

PUBLIC HEARING

December 10, 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.

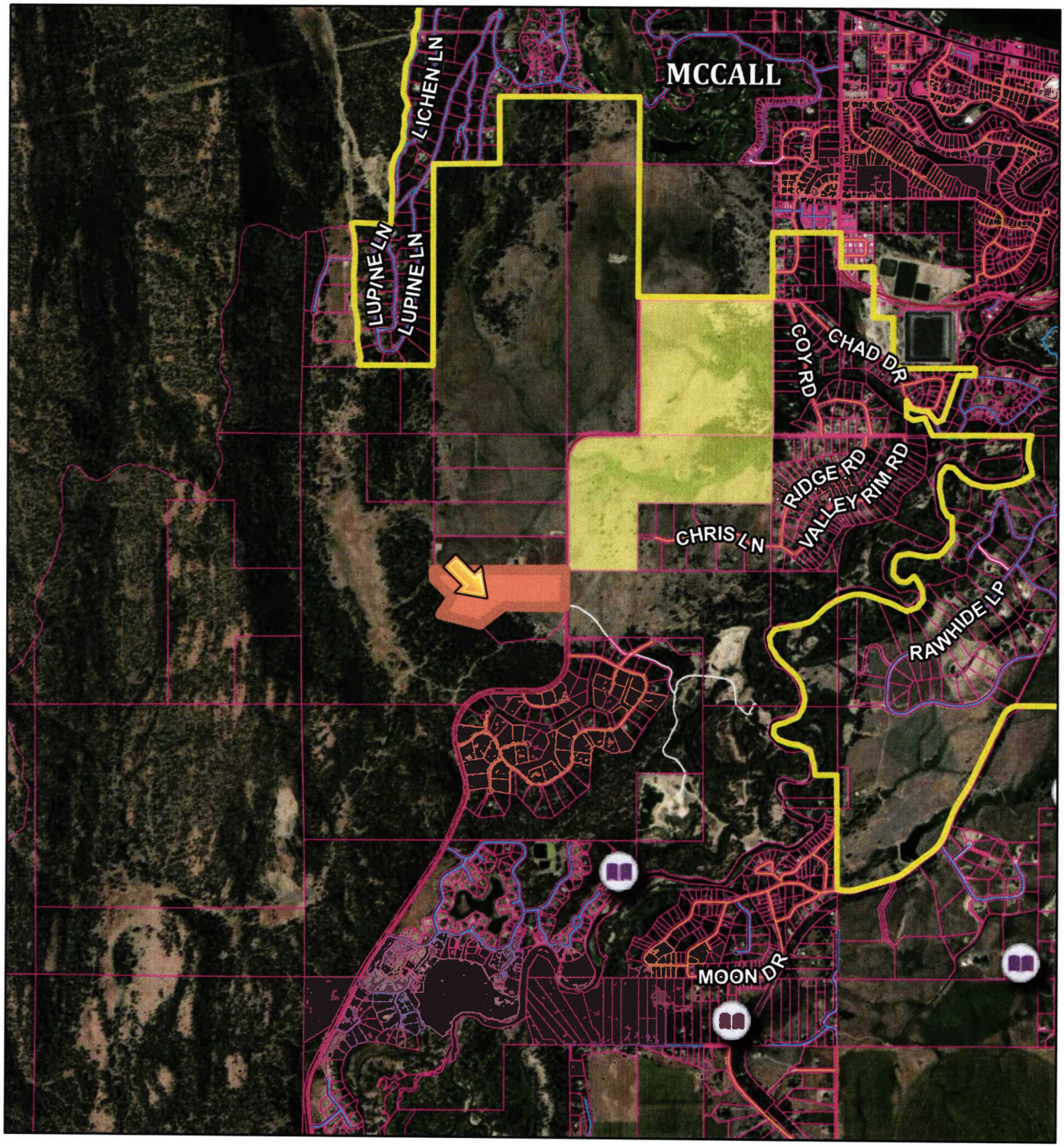
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, December 2, 2026.

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 22-23 Location Map



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- Override 1
- Airstrips
- Municipal Boundaries
- City Impact Areas
- Parcel Boundaries

Roads

- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

1:46,957

0 0.28 0.55 1.1 mi

0 0.45 0.9 1.8 km

Kutter, Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Earthstar Geographics

Created by Valley County

CUP 22-23 Aerial Map



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Permits
- CUP
- ADU
- FP
- GF
- EXC
- Privy
- RES
- RVC
- STR
- STS
- VAC
- VAR
- PSP
- HBB
- Undefined

- Airstrips
- Address Points
- Municipal Boundaries
- Parcel Boundaries

Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

1:6,036

0 0.04 0.07 0.14 mi

0 0.05 0.1 0.2 km

Valley County, Valley County GIS
support@co.valley.id.us

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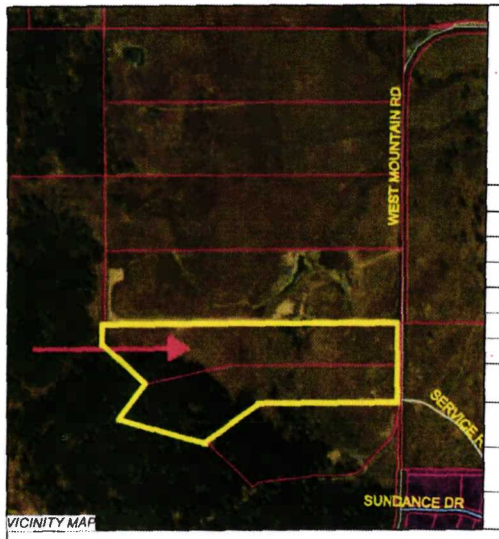
BRETT & MARCIE KELLER

MCCALL MASTER PLAN

3743/3737 WEST MOUNTAIN ROAD



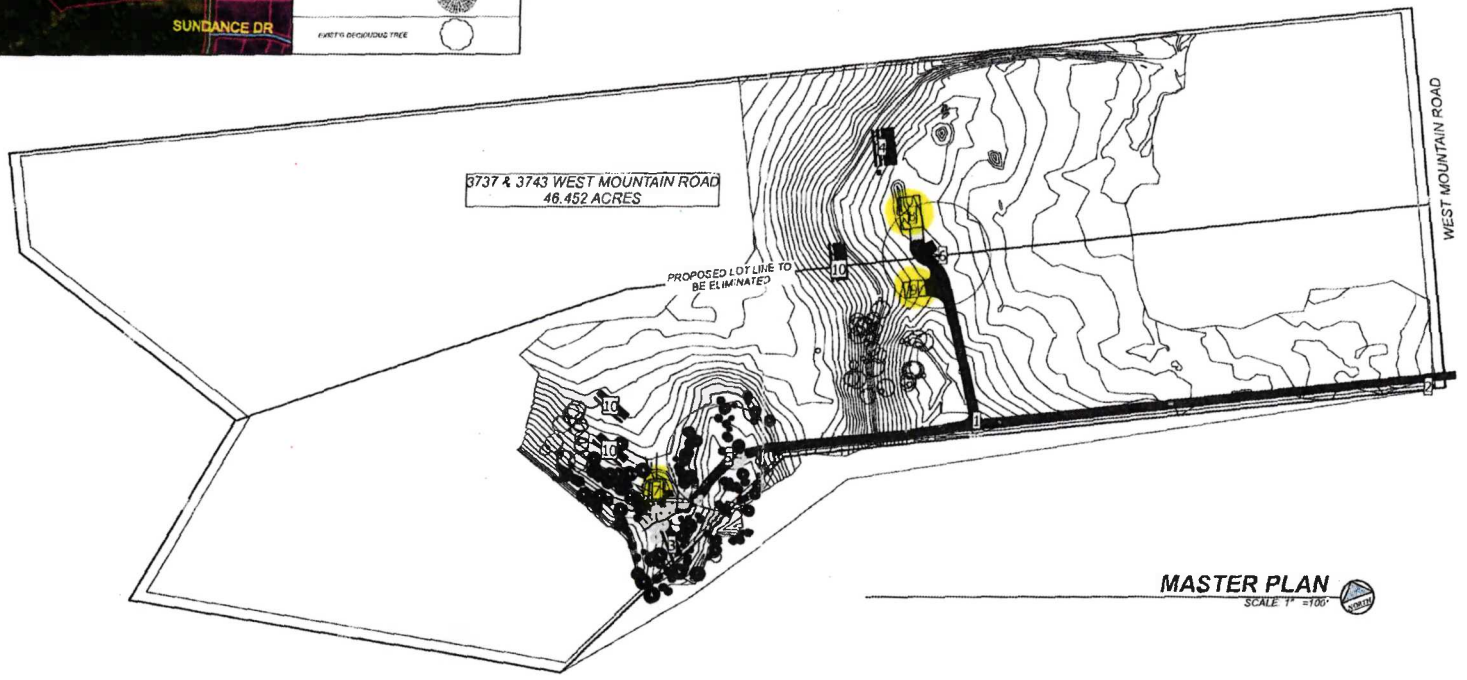
VICINITY MAP

SITE PLAN LEGEND

EXISTING GRADE
FINISHED GRADE
PROPERTY LINE
SETBACKS
ROOF LINE
NEW BUILDING OUTLINE
NEW GRAVEL DRIVE
EXISTING CONIFER TREE
TREE TO BE REMOVED
EXISTING DECIDUOUS TREE

MASTER PLAN INDEX

1	DRIVEWAY
2	TRANSFORMER
3	SEPTIC @ GUEST HOUSE
4	SEPTIC @ HOUSE & BARN
5	WELL @ GUEST HOUSE
6	WELL @ HOUSE & BARN
7	GUEST HOUSE SITE
8	MAIN HOUSE SITE
9	BARN + BUNK SITE
10	ALTERNATE SEPTIC TEST HOLES



MASTER PLAN
SCALE 1" =100'

McCALL DESIGN & PLANNING
PO Box 729
McCALL, IDAHO 83638
208-634-5707
SUSEMIHL - VANNOY

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DATE: 3/24/22

DRAWN BY: CS

PRELIMINARY NOT FOR CONSTRUCTION

Brett & Marcie Keller
McCall Master Plan
West Mountain Road,
McCall, ID

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