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

CUP 24-20 Fee Multiple Residences with Pond and Gravel Sales – Extension Request

Applicant/Property Owner: Dustin Fee

Location: 13698 Highway 55
Parcel RP17N03E152316 in the
NE ¼ Section 15, T.17N, R.3E,
Boise Meridian, Valley County, Idaho

Project Description: Dustin Fee is requesting an extension for a conditional use permit approving four residences on one parcel, pond excavation, and the sale of excess materials.

He is requesting extensions for the sale of excavated materials, and for the building of the homes. The delay is due to emergency medical issues.

Homes would be constructed by December 31, 2033.

Materials from the pond would be used for the driveways and house pad locations; excess materials would be sold. Excess materials excavated from the pond would be sold by December 31, 2030.

A pond permit with the Idaho Department of Water Resources is pending.

The 20-acre parcel is accessed through a shared driveway from Highway 55, a public road.

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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.

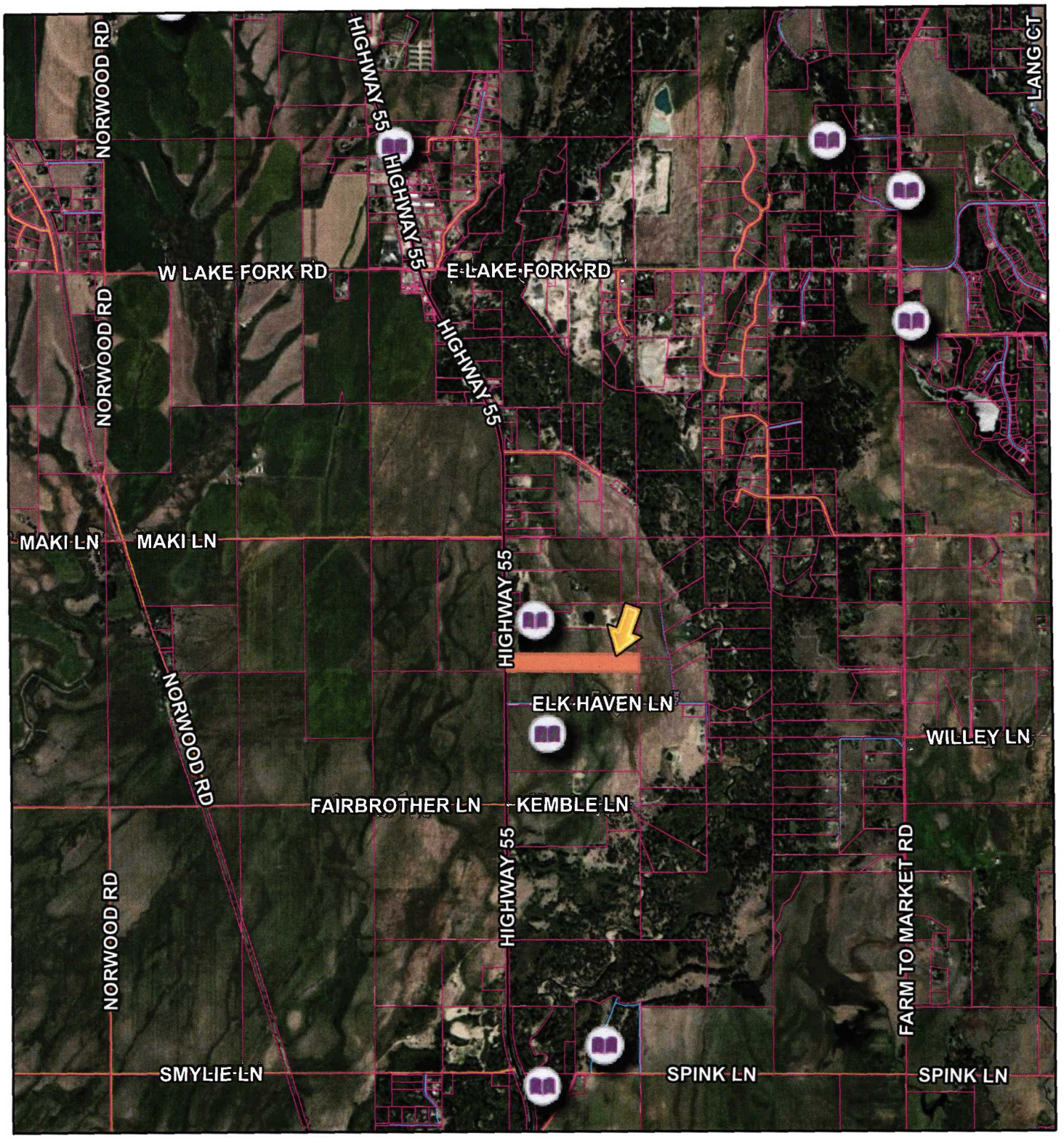
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, December 2, 2026.

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 24-20 Location Map



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0 0.45 0.9 1.8 km

- Municipal Boundaries
- City Impact Areas
- Parcel Boundaries

Roads

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

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

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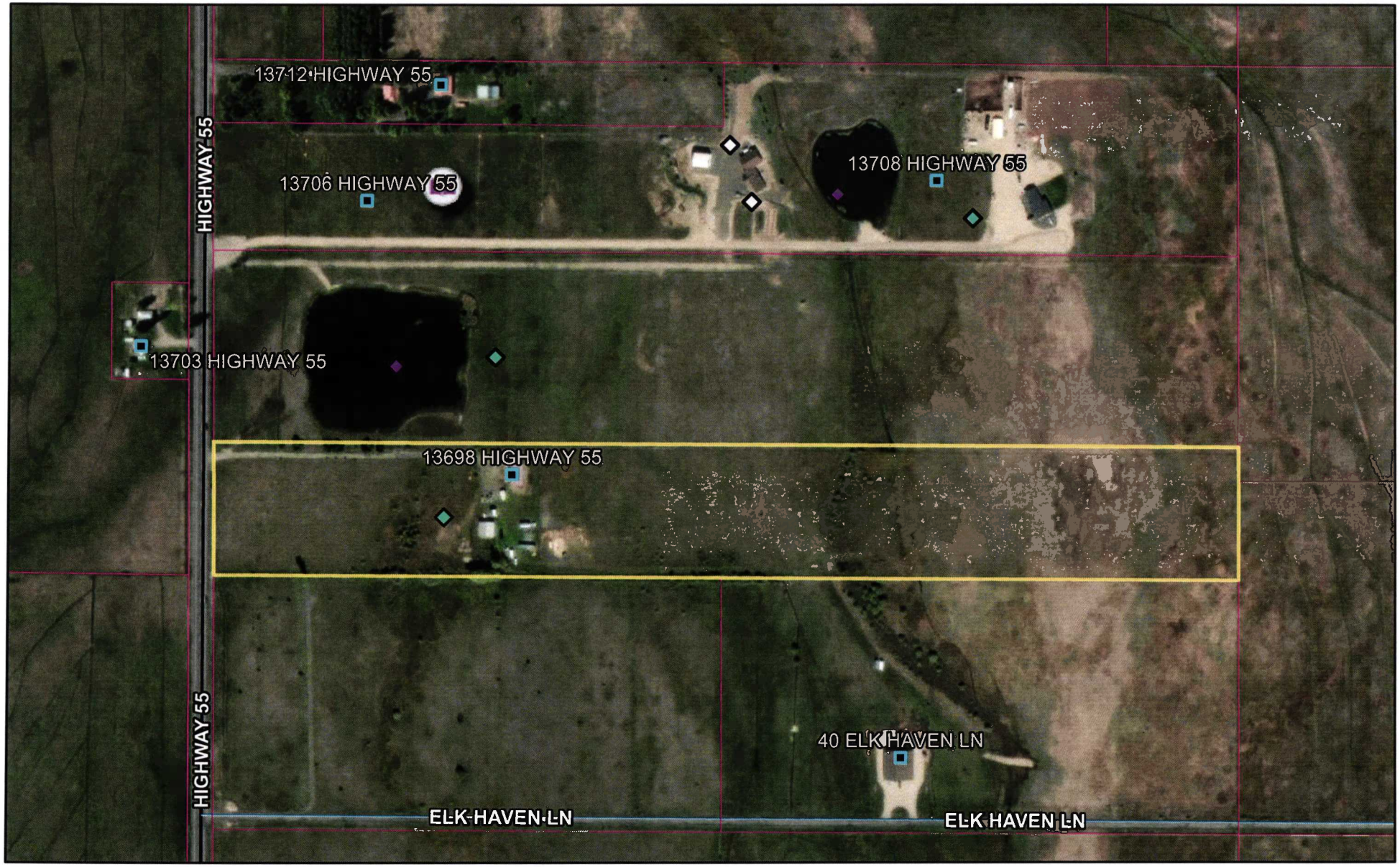
CUP 24-20 Aerial Map



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

- Address Points
- Municipal Boundaries
- City Impact Areas
- 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

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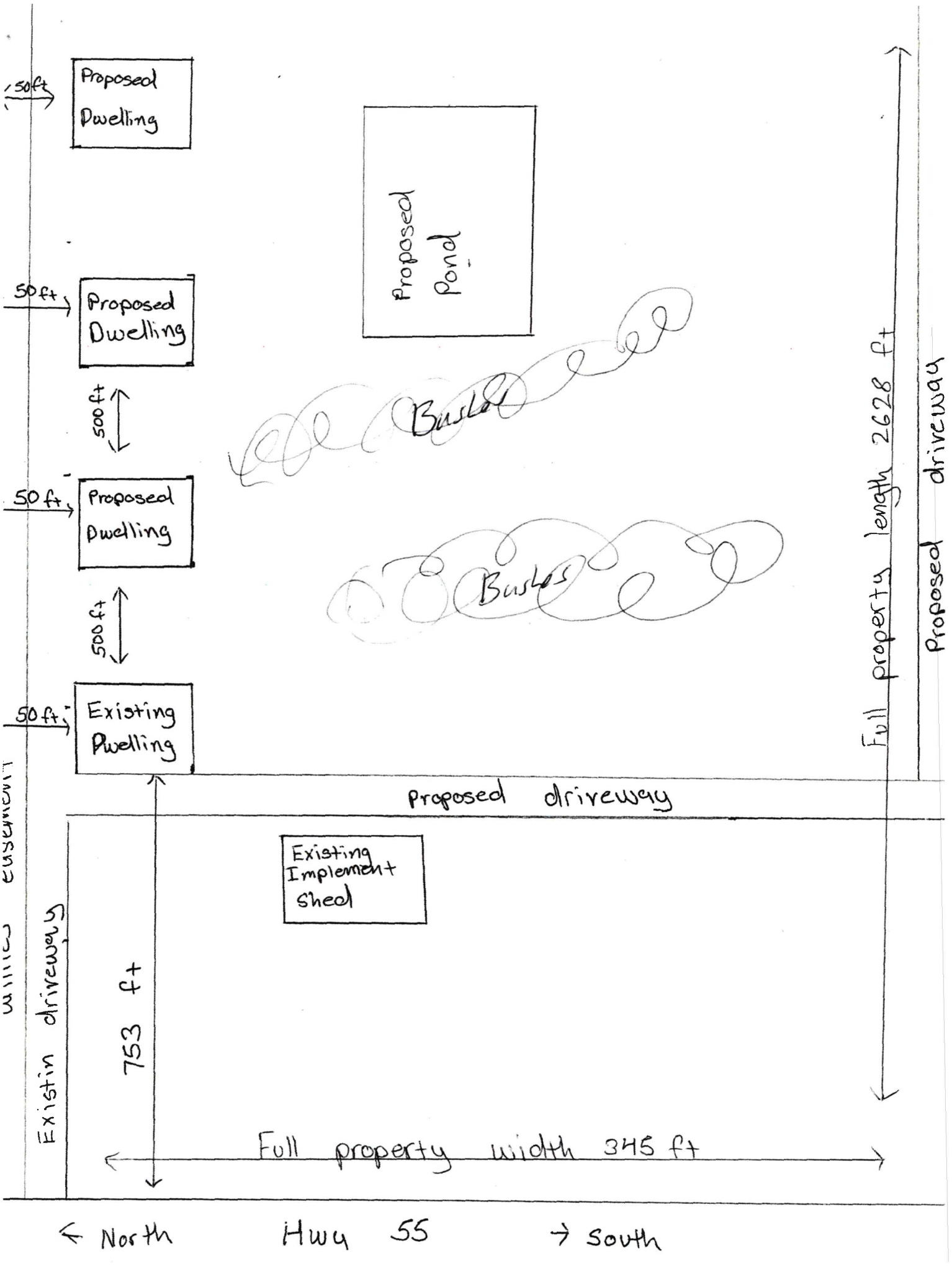
50ft
Proposed Dwelling
Proposed Pond
50 ft
Proposed Dwelling
Bushes
500 ft
50 ft
Proposed Dwelling
Bushes
500 ft
50 ft
Existing Dwelling
Full property length 2628 ft
Proposed driveway
Proposed driveway
Existing Implement Shed
Utility easement
Existing driveway
753 ft
Full property width 345 ft
← North
Hwy 55
→ South