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

## CUP 21-02 Hamblin Multiple Residences Extension

**Applicant/Property Owner:** James & Melinda Hamblin

**Location:** 14104, 14102, and 14100 Norwood Rd
Parcel RP18N03E284205
SENW Section 28, T.18N, R.3E,
Boise Meridian, Valley County, Idaho

**Project Description:** James and Melinda Hamblin are requesting a three-year extension of their conditional use permit for three residential homes on one parcel and a shop that would include their home-based masonry business.

The original permit stated that the use shall be established by December 31, 2026, or an extension will be required. The residences include a primary residence, mother-in-law residence, and a small home for guests.

The first two homes, addressed at 14102 & 14104 Norwood Road, are complete. The residence addressed at 14100 Norwood Road and the attached garage are partially complete. The shop would be completed by December 31, 2029.

All buildings will be less than 25-ft tall due to FAA restrictions. Wells and septic systems were installed. Access is from a shared driveway onto Norwood Road, 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.

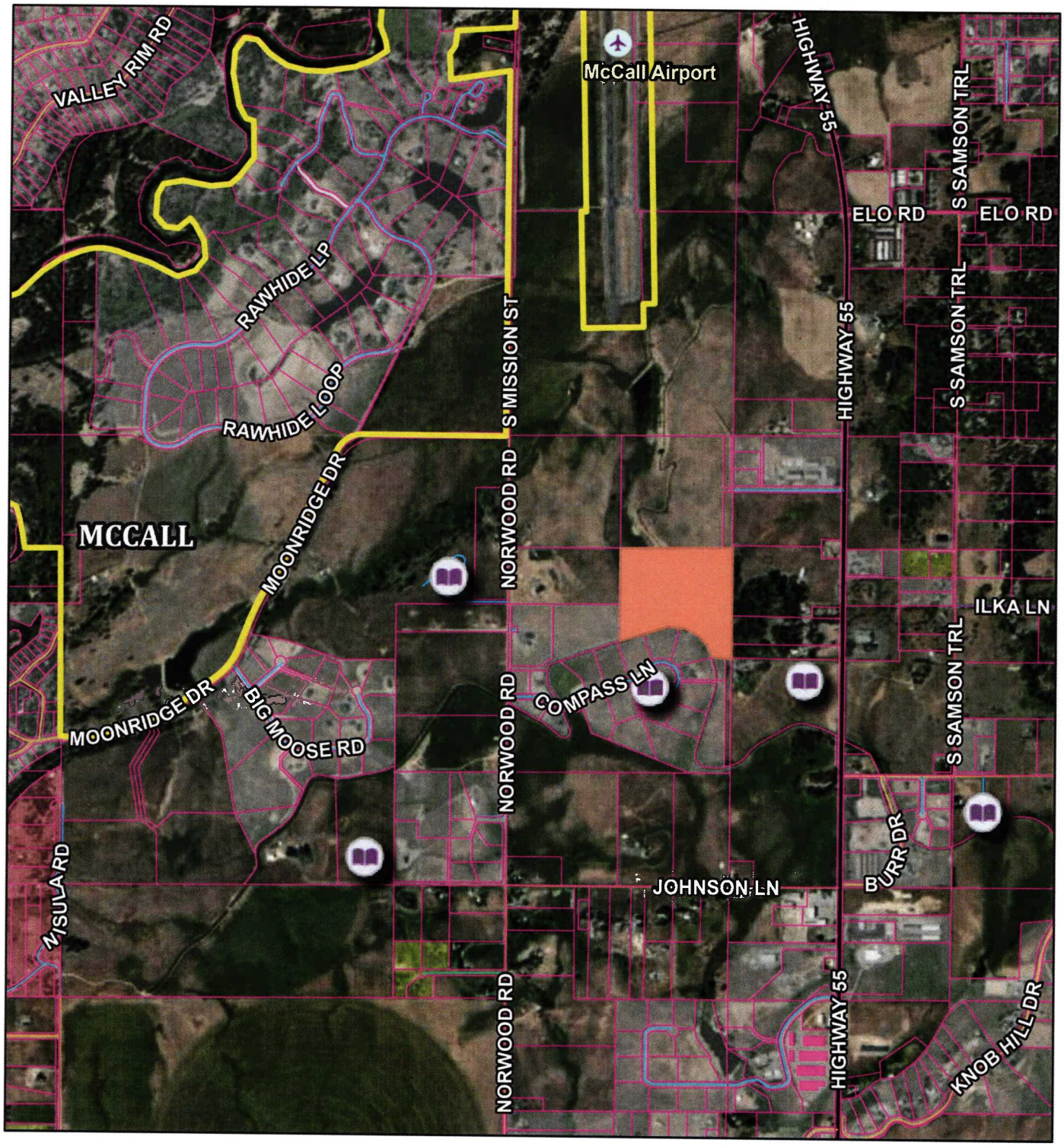
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, December 2, 2026.

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 21-02 Location map




10/27/2026, 9:09:39 AM

1:28,174

0 0.15 0.3 0.6 mi

0 0.28 0.55 1.1 km

- Airstrips
- Municipal Boundaries
- Parcel Boundaries

Roads

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

Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Vantor

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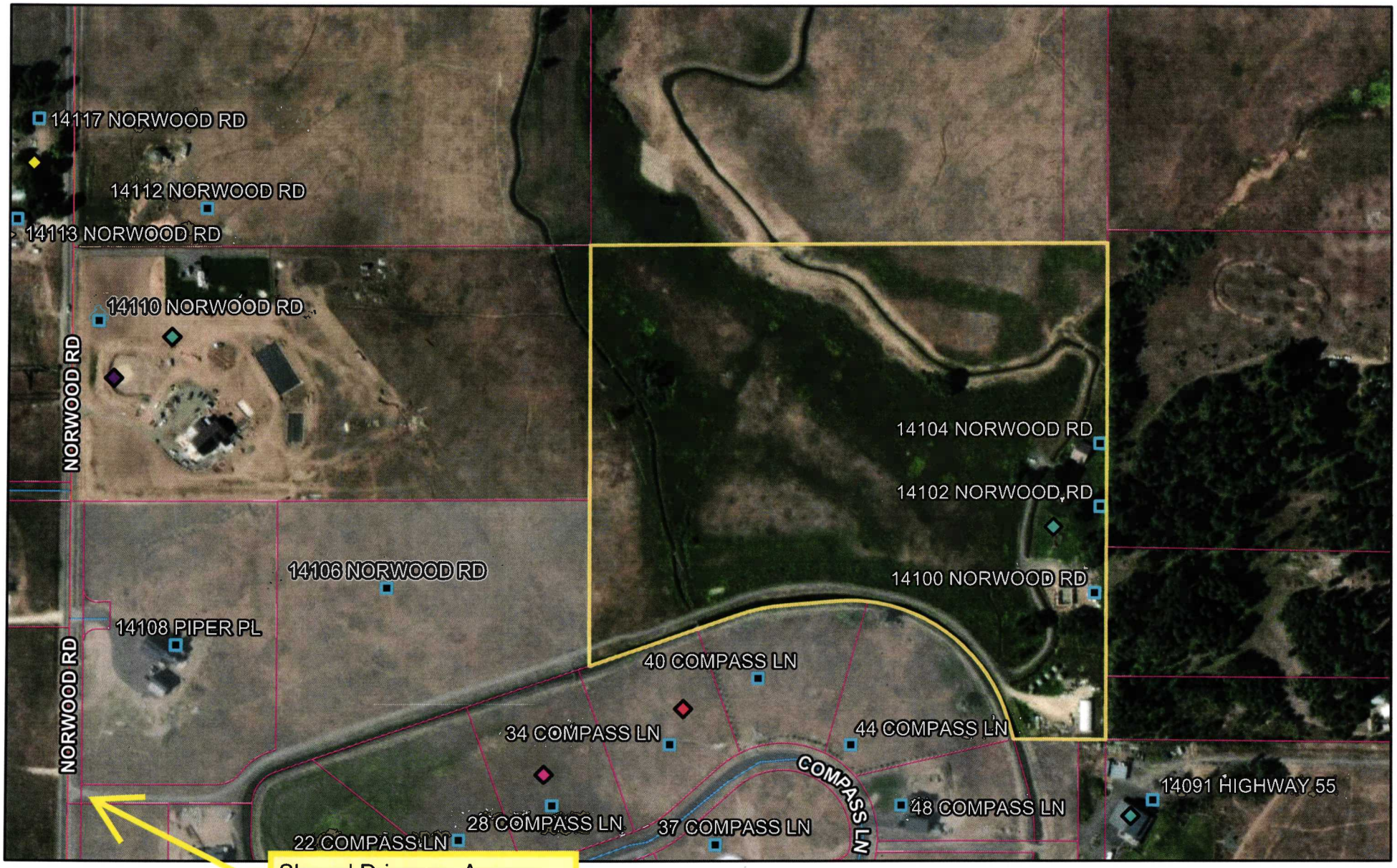
# CUP 21-02 Aerial Map




10/27/2026, 9:12:52 AM

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

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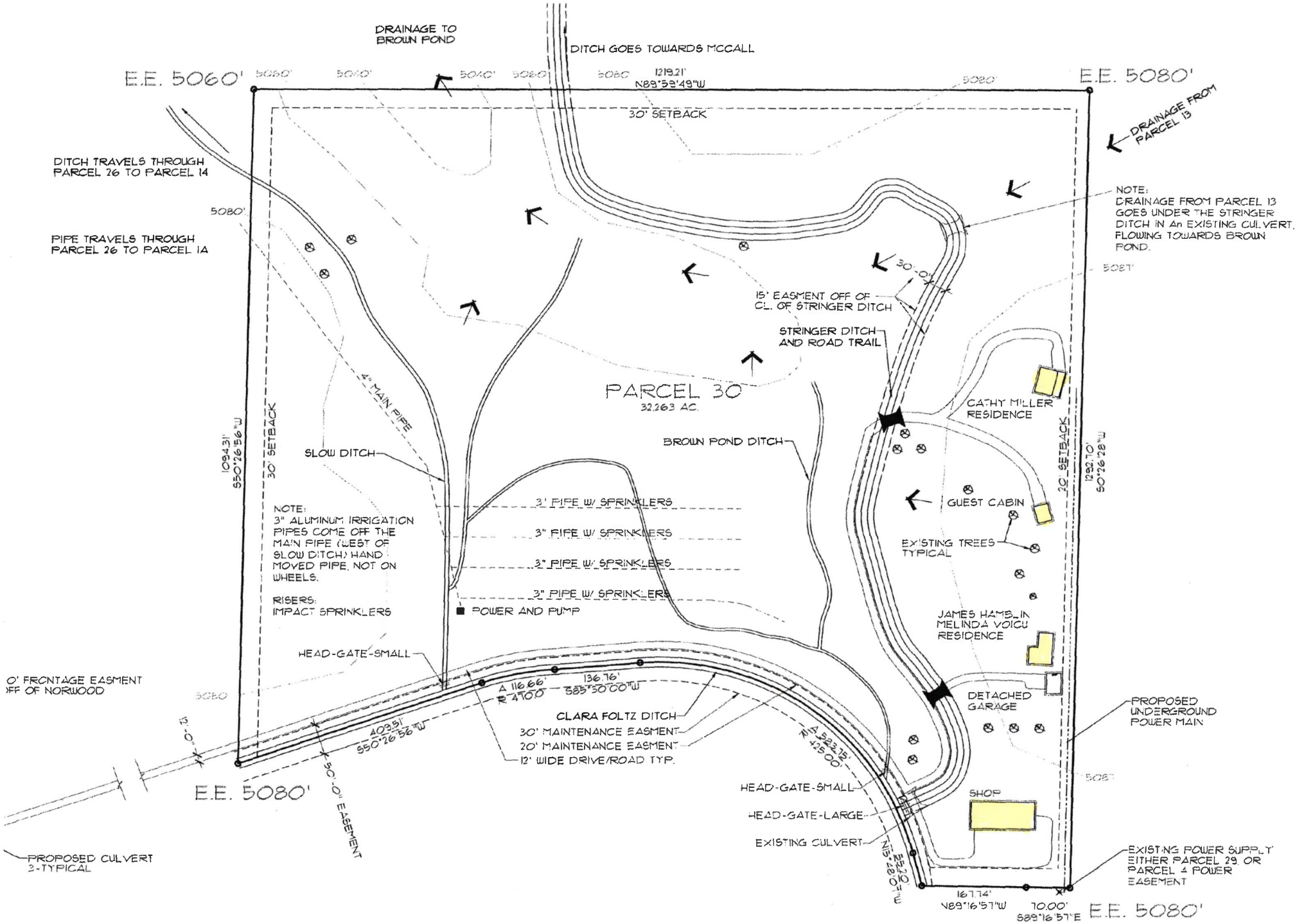
DRAINAGE TO BROWN POND
DITCH GOES TOWARDS MCCALL
E.E. 5060'
E.E. 5080'
1219.21'
N89°53'49"W
30' SETBACK
DRAINAGE FROM PARCEL 13
DITCH TRAVELS THROUGH PARCEL 26 TO PARCEL 14
PIPE TRAVELS THROUGH PARCEL 26 TO PARCEL 1A
NOTE: DRAINAGE FROM PARCEL 13 GOES UNDER THE STRINGER DITCH IN An EXISTING CULVERT, FLOWING TOWARDS BROWN POND.
30'-0"
15' EASEMENT OFF OF C.L. OF STRINGER DITCH
STRINGER DITCH AND ROAD TRAIL
PARCEL 30
32.263 AC.
4" MAIN PIPE
SLOW DITCH
BROWN POND DITCH
CATHY MILLER RESIDENCE
GUEST CABIN
EXISTING TREES TYPICAL
JAMES HAMBLIN MELINDA VOICU RESIDENCE
DETACHED GARAGE
SHOP
1084.31'
S50°26'56"W
1232.70'
S0°26'28"W
NOTE: 3" ALUMINUM IRRIGATION PIPES COME OFF THE MAIN PIPE (WEST OF SLOW DITCH) HAND MOVED PIPE. NOT ON WHEELS.
RISERS: IMPACT SPRINKLERS
3" PIPE W/ SPRINKLERS
3" PIPE W/ SPRINKLERS
3" PIPE W/ SPRINKLERS
3" PIPE W/ SPRINKLERS
POWER AND PUMP
HEAD-GATE-SMALL
A 116.66'
R 4700
136.76'
S85°50'00"W
CLARA FOLTZ DITCH
30' MAINTENANCE EASEMENT
20' MAINTENANCE EASEMENT
12' WIDE DRIVE/ROAD TYP.
403.91'
S50°26'56"W
50'-0" EASEMENT
PROPOSED CULVERT 3-TYPICAL
HEAD-GATE-SMALL
HEAD-GATE-LARGE
EXISTING CULVERT
PROPOSED UNDERGROUND POWER MAIN
EXISTING POWER SUPPLY EITHER PARCEL 29 OR PARCEL 4 POWER EASEMENT
167.74'
N89°16'57"W
70.00'
S89°16'57"E
E.E. 5080'