

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
Joel Carson, Commissioner

Valley County Planning and Zoning Commission
October 8, 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: September 3, 2026; September 24, 2026 - Action Item

C. NEW BUSINESS:

1. **VAR 26-008 Babineau Setback Variance:** Daniel and Miriam Babineau are requesting a variance to relax the high-water line setback from 50-ft to 36.5-ft in order to replace the existing nonconforming deck. The footprint of the deck would remain the same. The 0.30-acre site, addressed at 12875 Longhorn Way, is Mcleod & Edwards Wagon Wheel Subdivision No. 2 Lot 25 Block 1 in Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
2. **CUP 26-025 Fluegel Multiple Residences:** Cameron Fluegel is requesting a conditional use permit to allow multiple residences on one parcel. It would include an existing 2400-sq ft dwelling and a proposed 1200-sq ft dwelling located above a garage. The dwellings would share a driveway. A new septic system and new well is proposed for the new residence. The 2.2-acre site, addressed at 12971 Siscra Road, is located in the NWSW Section 22, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
3. **CUP 26-026 Hazzard Bunkhouse Rental:** Kelsey Hazzard is requesting a conditional use permit to short-term rent a bunkhouse. The proposed structure would be an approximately 500-sqft detached A-frame on the rear portion of a lot. The existing 1,156-sqft home is also being short-term rented. The 0.46-acre site, addressed at 156 Boulder Place, is Boulder Creek Meadows Subdivision Lot 81 in the SWSW Section 22, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

D. OTHER:

1. **CUP 26-019 Wipf Solar Panels – Review of Condition of Approval #13 – FAA Review:** The site is parcel RP18N03E283605 addressed at 14110 Norwood Road. Action Item.
2. **CUP 26-020 Nokes Ilka Solar Panels – FAA Review.** The site is parcel RP18N03E273605. Action Item
3. **Browns Pond:** Is a conditional use permit required to put in a dock? The site is within parcel RP18N03E214803. Action Item.
4. **CUP 26-021 Gold Fork River Ranch – Aggregate Sales: Modification of Condition of Approval.** Request is to modify COA # 17 in order to change the timing of obtaining water rights from, "Shall not start pond excavation until water rights are secured" to "Shall not fill the three additional ponds until water rights are secured." Action Item.

E. FACTS AND CONCLUSIONS – Action Items:

- SUB 26-011 North Fork Landing
- CUP 26-015 Resolution Minerals RV Site
- SUB 26-012 Buckcamp Meadows
- CUP 26-024 Westside Ranches LLC Laydown Yard
- VAC 26-002 Raynor Vacation of Utility Easements

Agenda subject to change.

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