

Valley County Planning and Zoning Commission

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Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

Valley County Planning and Zoning Commission
August 13, 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: July 9, 2026 – Action Item

C. OLD BUSINESS:

1. **VAR 26-005 Poulsen Setback Variance:** Marsha Poulsen is requesting a variance to relax the front yard setback from 30 feet as described on the Pelican Heights subdivision plat to 10 feet due to the slope of the property. The 2-acres site is Pelican Heights Subdivision Lot 5, addressed at 1497 Pine Ridge Drive, in the NESW Section 11, T.14N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Tabled from July 9, 2026.**

D. NEW BUSINESS:

1. **CUP 26-014 Ore and Husk Office & Warehouse:** James Golden is requesting a conditional use permit for an office and warehouse for online vehicle sales. An individual septic system and an individual well are proposed. The 1-acre site is parcel RP18N03E289270, addressed at 11 Pearson Lane, located at the southeast corner of the intersection of Highway 55 and Pearson Lane in the SESE Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
2. **CUP 26-015 Resolution Minerals RV Site:** Resolution Minerals Limited is requesting a conditional use permit to place RVs for use as employee housing. A total of six RVs would be connected to an existing septic system and public water and utilities. The 0.34-acre lot, addressed at 250 Westside Ave, is School Addition Subdivision Lot 7 Block 1 in the SWSW Section 21, T.19N, R.8E, Boise Meridian, Valley County, Idaho. Action Item.
3. **CUP 26-016 Lafon Solar Panels:** Stephen Lafon is requesting a conditional use permit to place eight 45 x 68-inch solar panels on the roof of 200-sqft shed. The panels would provide power for an existing workshop. The 80-acre parcel RP11N04E047205, addressed at 280 Bacon Creek Rd, is in the SE ¼ Section 4, T.11N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.
4. **VAR 26-007 Kowalczyk Lot Coverage Variance:** Margie Schnieder is requesting a variance to increase the maximum lot coverage from 35% to 50.9%. The 0.44-acre site is Crane Shores Subdivision Lot 31 Block 2, addressed at 16 Golden Eagle Court, in the NW ¼ Section 17, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item.

5. **CUP 26-017 West Mountain Aggregates Rock Pit:** West Mountain Aggregates LLC is requesting a conditional use permit to operate an existing rock pit. Operations would include extraction, crushing, screening, and sale of native rock and gravel to local construction and road-maintenance market. The operation would consist of a portable, contract-supplied crushing and screening plant during the daylight hours in the non-winter season. Access is from Red Ridge Road, Old Council Road, and West Mountain Road. The 242.90-acre parcel, RP17N02E110605, is in the SW ¼ Section 11, T.17N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.
6. **CUP 26-018 Nokes Elo RD Solar Panels:** Donna Nokes is requesting a conditional use permit to construct an 11-ft x 68-ft 3-inch ground-mounted solar array to power the property owner's residence. The 4.78-acre parcel RP18N03E234956, addressed at 1270 Elo Rd, is in the NESW Section 23, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
7. **CUP 26-019 Wipf Solar Panels:** Mark Wipf is requesting a conditional use permit to construct a 51-ft 3-inch x 10-ft 11-inch ground-mount solar array to power the property owner's residence. The 20-acre parcel RP18N03E283605, addressed at 14110 Norwood Rd, is in the SWNW Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
8. **CUP 26-020 Nokes Ilka LN Solar Panels:** Barbara Kwader-Nokes is requesting a conditional use permit to construct a 34-ft 6-inch x 15-ft 11-inch ground-mounted solar array. The panel would power the property owner's residence at the adjacent 34 Ilka Ln. The 5-acre parcel RP18N03E273605 is in the SWNW Section 27, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.
9. **CUP 26-021 Gold Fork River Ranch Pond Borrow & Reclamation:** Gold Fork River Ranch LLC is requesting a conditional use permit to sell aggregate on site that is extracted during the excavation of ponds. The 87.90 & 72.98-acre parcels, RP16N03E255310 & RP16N03E254804, are in the SW ¼ Section 25, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

E. OTHER:

- Draft Avigation Easement Recommendations. Action Item.

F. FACTS AND CONCLUSIONS – Action Items:

- VAR 26-001 Walcom Setback Variance
- SUB 26-006 Bears Den 2 Subdivision
- SUB 26-010 Starview Estates Subdivision
- CUP 26-013 Brown RV Camp
- VAR 26-006 Merrick Setback Variance

Agenda subject to change.

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