



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

CUP 26-014 Ore and Husk Office and Warehouse

Applicant / Property Owner: James Golden

Location: 11 Pearson Lane
Parcel RP18N03E289270 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

Project Description: James Golden is requesting a
conditional use permit for an office and warehouse for
online vehicle sales. The 4,000-sqft building would
have an office, showroom/warehouse, and bathrooms.

An individual septic system and an individual well are
proposed.

Proposed office hours are 1:00 p.m. – 2:00 p.m. on
Tuesdays.

Access would be from Pearson Lane, a public road.

A similar application was previously approved as
CUP 24-28; however, the approval expired on
October 22, 2025.

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.

Applications and the contents of the files can be
reviewed at the Planning and Zoning office located in
the Valley County Annex at 700 North Main Street in
Cascade, Idaho.

**More information, including the application
and staff report will be posted online at:**

www.co.valley.id.us

PUBLIC HEARING

**August 13, 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

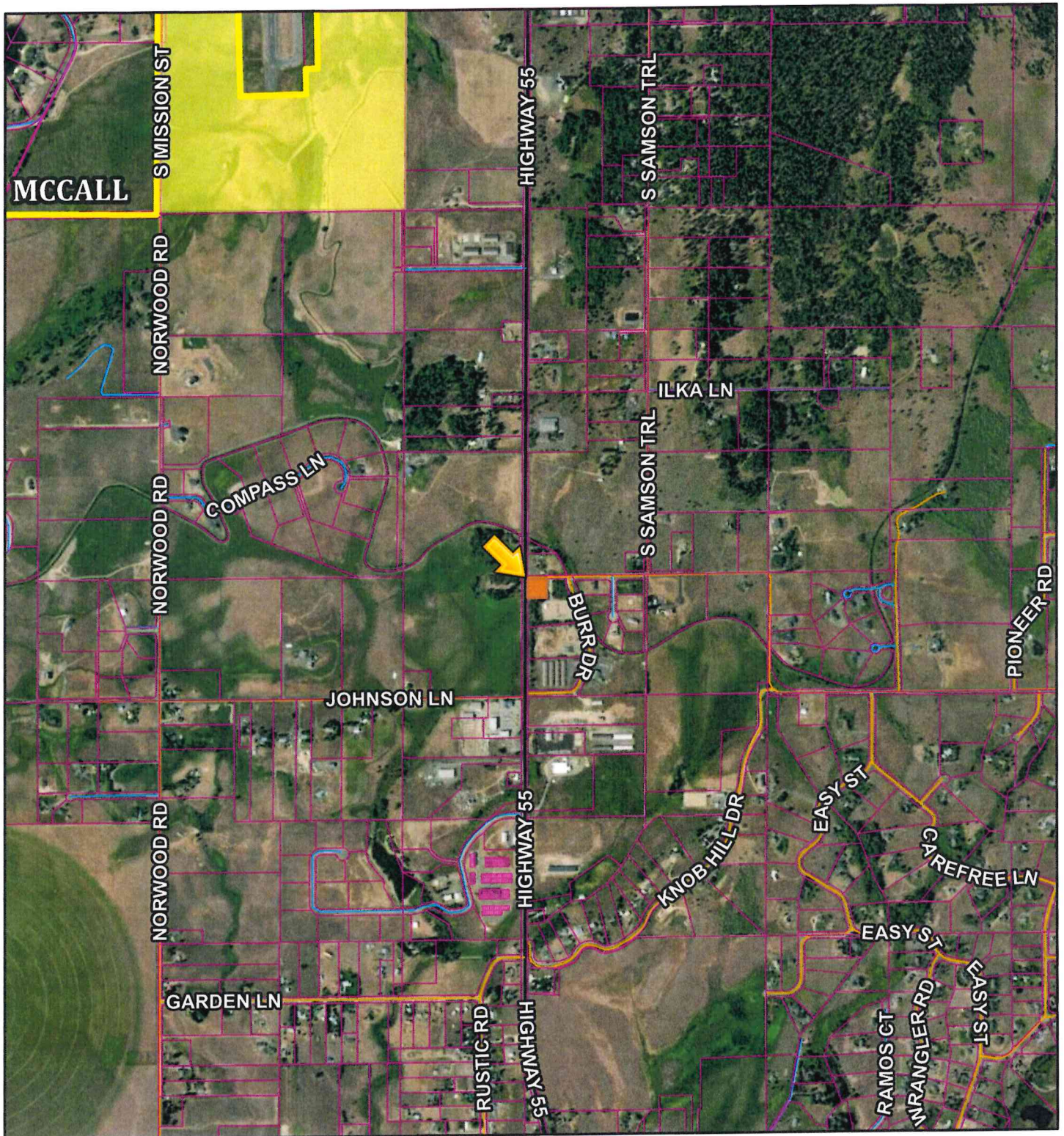
5:00 p.m., Wednesday, August 5, 2026.

If you do not submit a comment, we will
assume you have no objections.

**Direct questions and
written comments to:**

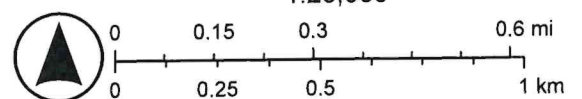
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

CUP 26-014 Location Map



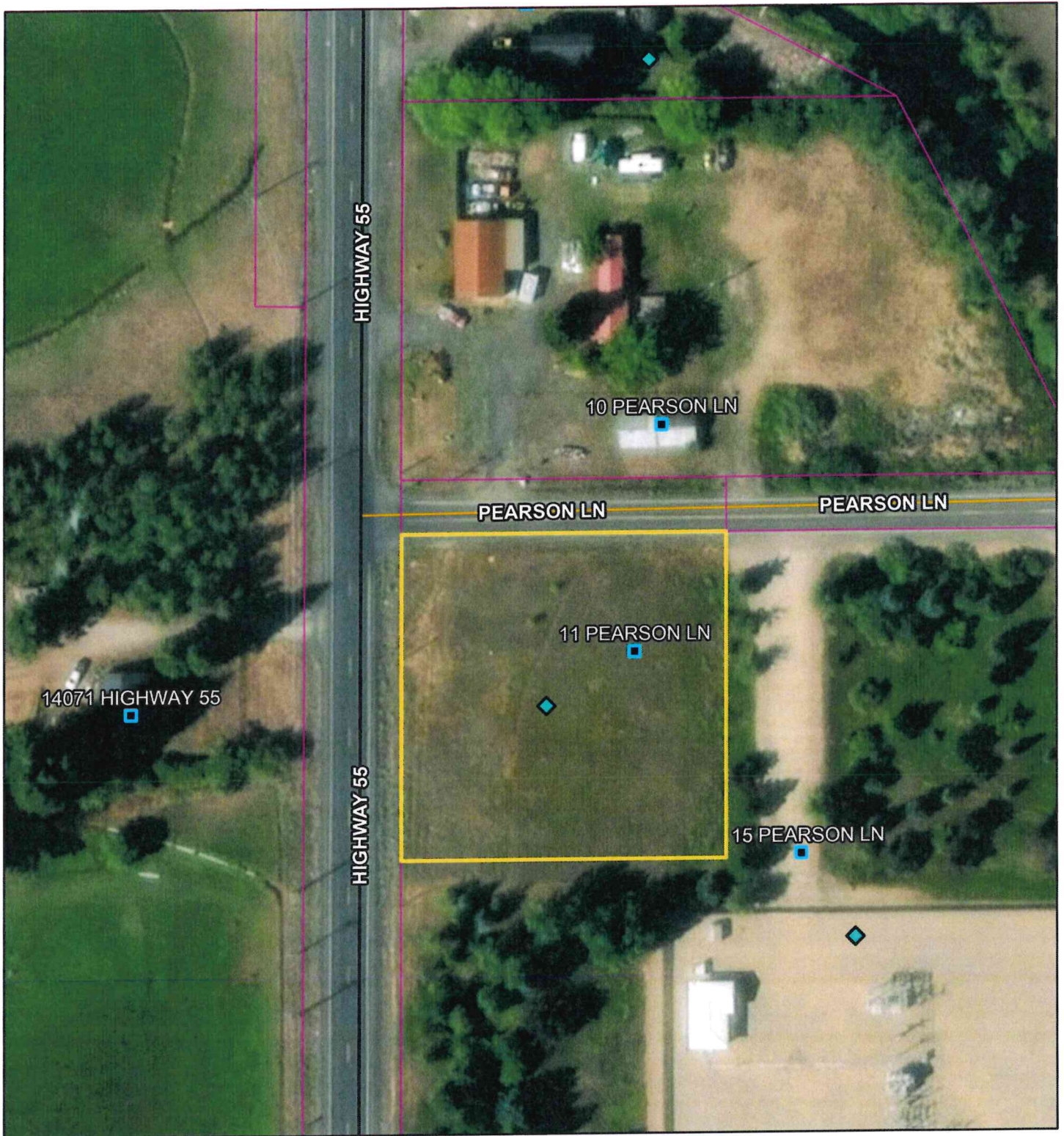
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- Airstrips
- Municipal Boundaries
- City Impact Areas
- Parcel Boundaries
- Roads**
 - MAJOR
 - MINOR COLLECTOR
 - COLLECTOR
 - URBAN/RURAL
 - USFS
 - PRIVATE
 - OTHER
 - Other



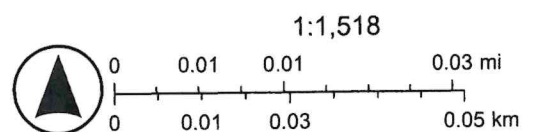
Kutter, Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Vantor

CUP 26-014 Aerial Map



7/1/2026, 10:12:27 AM

Permits	◆ RVC	✈ Airstrips	— COLLECTOR
◆ CUP	◆ STR	■ Address Points	— URBAN/RURAL
◆ ADU	◆ STS	▭ Municipal Boundaries	— USFS
◆ FP	◆ VAC	▭ City Impact Areas	— PRIVATE
◆ GF	◆ VAR	▭ Parcel Boundaries	— OTHER
◆ EXC	◆ PSP	Roads	— Other
◆ Privy	◆ HBB	— MAJOR	
◆ RES	○ Undefined	— MINOR COLLECTOR	



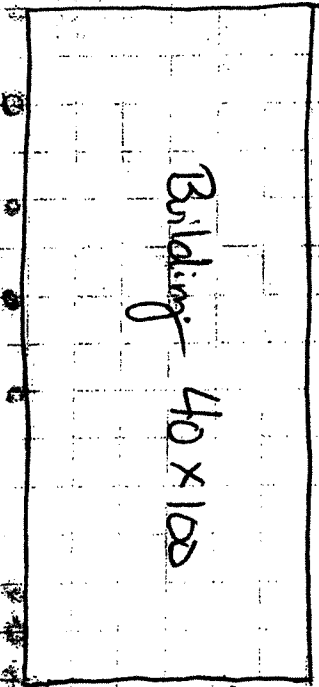
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203 feet

28
27
26
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

830 Road
9 Setback

30 ft
Side
Setback



10+ parking spaces

Red Gravel

Septic

Well
100 feet
7*

10 ft +
side set
back

203 feet total

100 foot setback
Hwy 55

Pearson



7.42 feet

8 large
= rosemary
= aspen
Used Area Business Setbacks

Front	30
Side	10
S. Side	30
Rear	30

4.11/55