



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

CUP 26-017 West Mountain Aggregates Rock Pit

Applicant: West Mountain Aggregates LLC

Property Owner: High Rock Residential LLC

Location: RP17N02E110605 in the SW ¼ Section 11,
T.17N R.2E, Boise Meridian, Valley County, Idaho

Project Description: West Mountain Aggregates LLC is requesting a conditional use permit to operate an existing rock pit that is approximately 4.9 acres in size. 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, a maximum of six months a year.

Perimeter berms and stockpile/staging areas are proposed. A reclamation plan and bond will be filed with the Idaho Department of Lands.

The site is part of a 242.90-acre parcel. From the property, loaded trucks would travel 2 miles to the south on Red Ridge Road, then 1.5 miles on Old Council Road, then accessing West Mountain Road. The applicant states he maintains the Red Ridge Road section; the other roads are public roads.

Hauling would be limited to daylight hours.

The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

This is an action item. Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Annex at 700 South 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

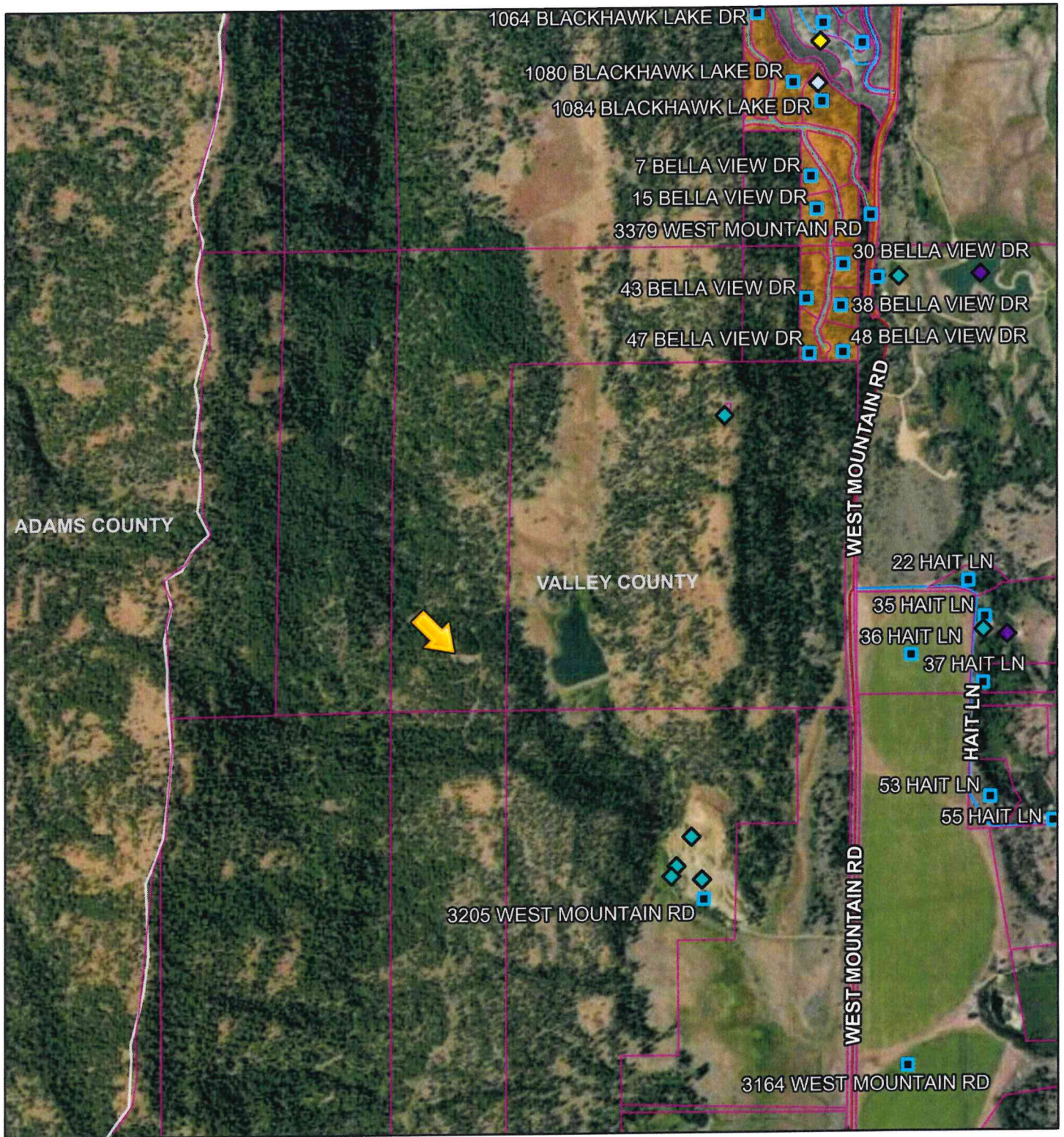
5:00 p.m., Wednesday, August 5, 2026.

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 26-017 Location Map #2

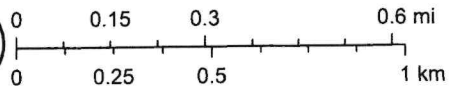


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Permits	RES	HBB
CUP	RVC	Undefined
ADU	STR	Airstrips
FP	STS	Municipal Boundaries
GF	VAC	Parcel Boundaries
EXC	VAR	Roads
Privy	PSP	MAJOR

MINOR COLLECTOR
COLLECTOR
URBAN/RURAL
USFS
PRIVATE
OTHER
Other



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208-382-7106, Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

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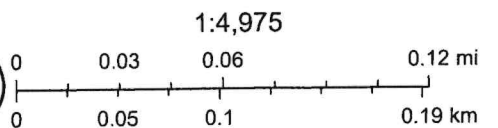
CUP 26-017 Aerial



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Permits	◆ RVC	○ Undefined
◆ CUP	◆ STR	✈ Airstrips
◆ ADU	◆ STS	■ Address Points
◆ FP	◆ VAC	▭ Municipal Boundaries
◆ GF	◆ VAR	▭ Parcel Boundaries
◆ EXC	◆ PSP	— Roads
◆ Privy	◆ HBB	— MAJOR
◆ RES		

— MINOR COLLECTOR
— COLLECTOR
— URBAN/RURAL
— USFS
— PRIVATE
— OTHER
— Other



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RP17N02E110605

S11 T17N R2

NE4 NW4; NW4 NW4; SW4 NW4; NW4 SW4; SW4 SW4; NW4 NE4