



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

C.U.P. 23-42 Paradigm Custom Homes Shop and Storage

Applicant: Toby Bunce

Property Owner: McCall Landing LLC

Location: Approximately 12-acres that are part of RP18N03E331211 located in the SWNE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho

Project Description: Toby Bunce is requesting approval of a conditional use permit for a shop, office, showroom, storage units, and five employee housing units. One of the housing units would be a second story apartment above the office.

Block A would be a new business site for Paradigm Custom homes and include office space, a showroom, and a business shop with materials storage and equipment storage and workshop.

Block B is planned to be long-term storage units.

Utilities would be underground. Berms and landscaped areas are proposed.

The site would be accessed from a new private road onto State Highway 55.

Attached are the agenda, additional information such as maps and site plans, and a page that details the public hearing process.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 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 November 9, 2023 6:00 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.

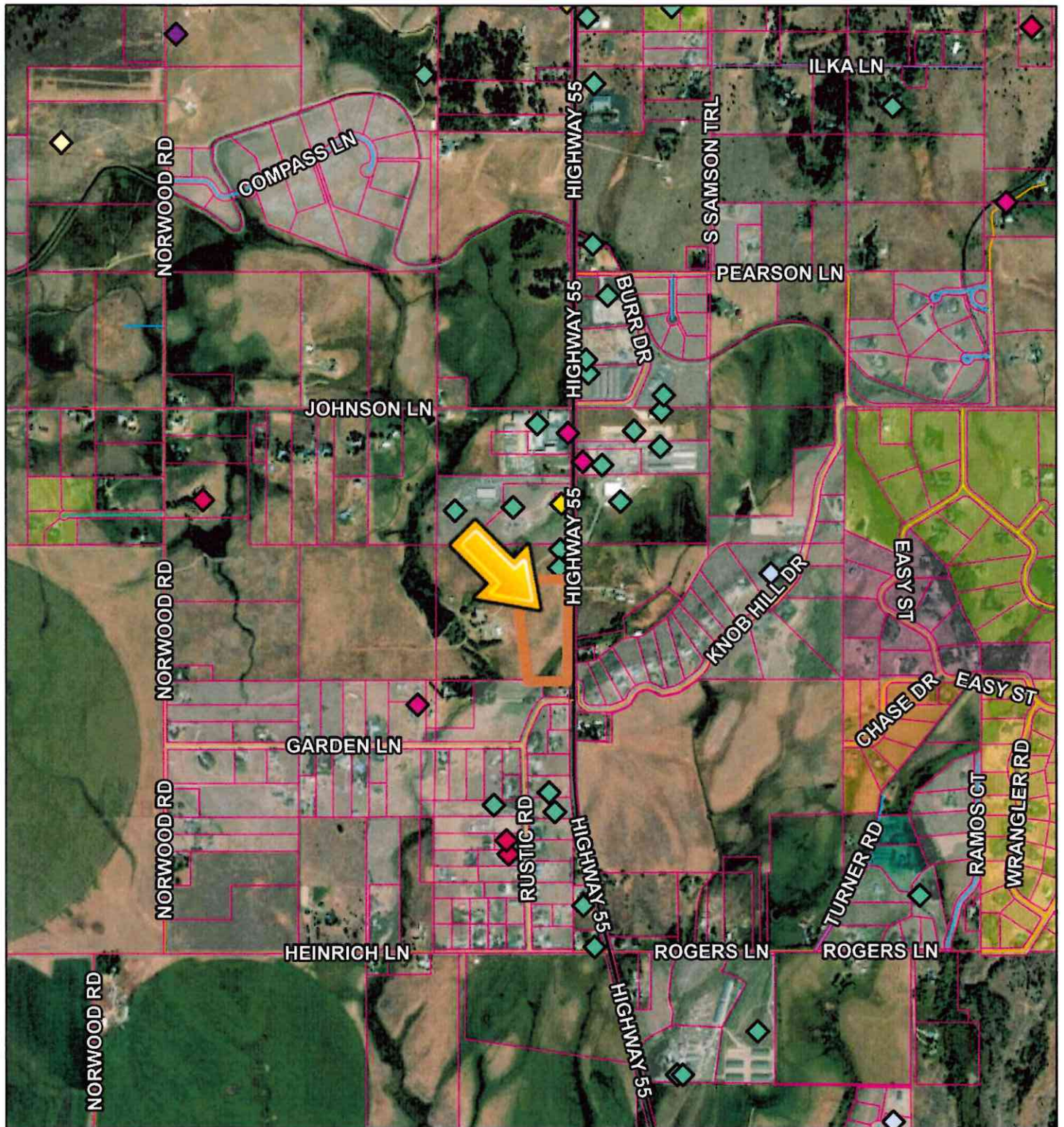
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, November 1, 2023.

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

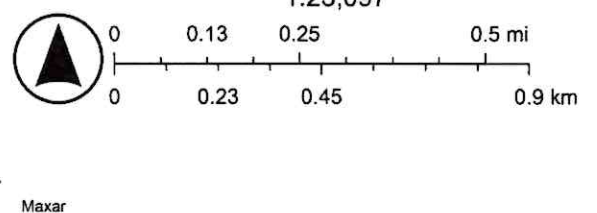
C.U.P. 23-42 Vicinity Map



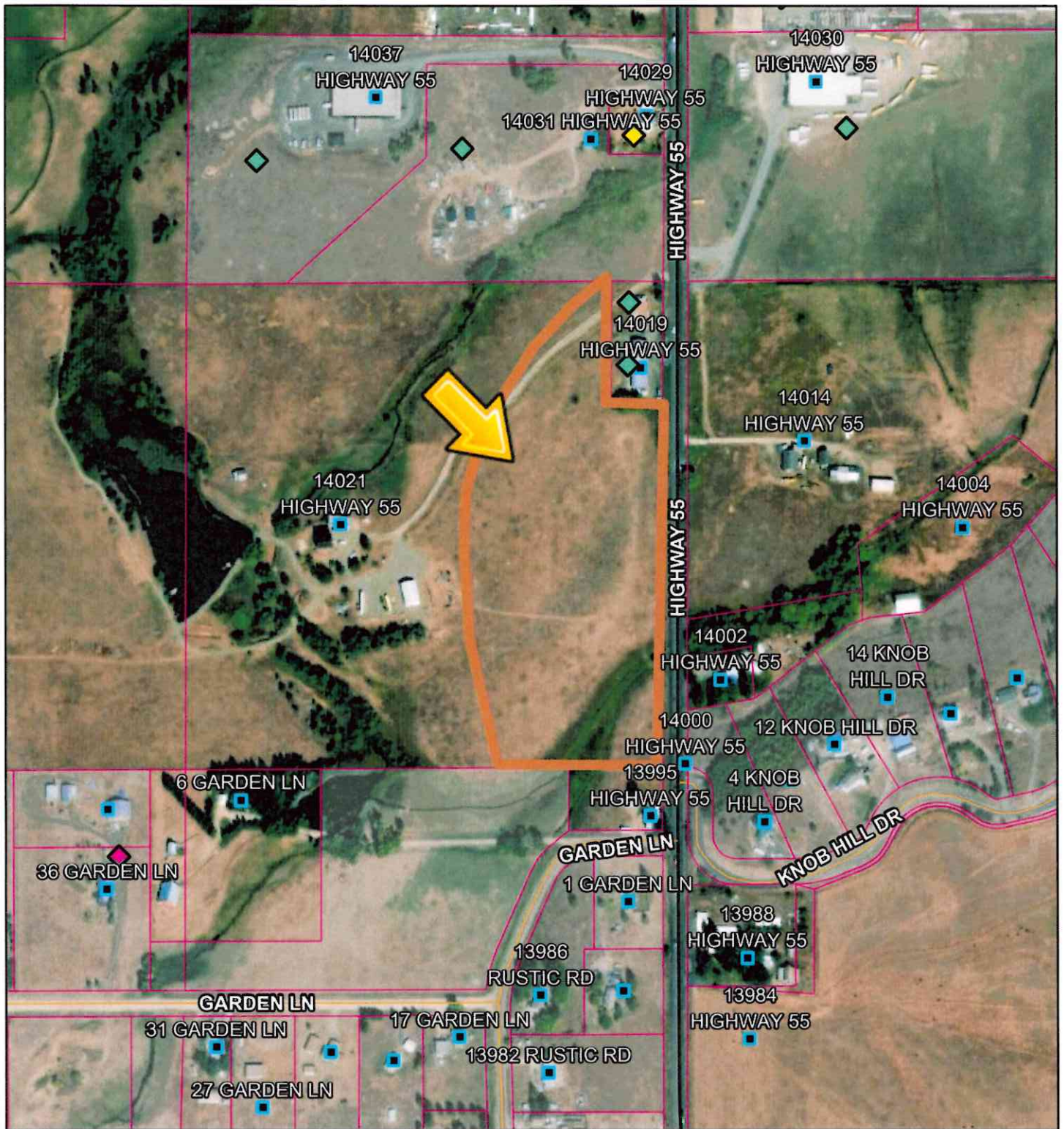
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- Permits**
- ◆ CUP
 - ◆ ADU
 - ◆ GF
 - ◆ Pond
 - ◆ RVC
 - ◆ STR
 - ◆ VAR
 - Parcel Boundaries

- Roads**
- MAJOR
 - URBAN/RURAL
 - PRIVATE



C.U.P. 23-42 Aerial Map - Approximate Boundaries



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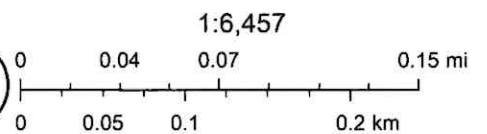
Permits

- CUP
- GF
- VAR
- Address Points

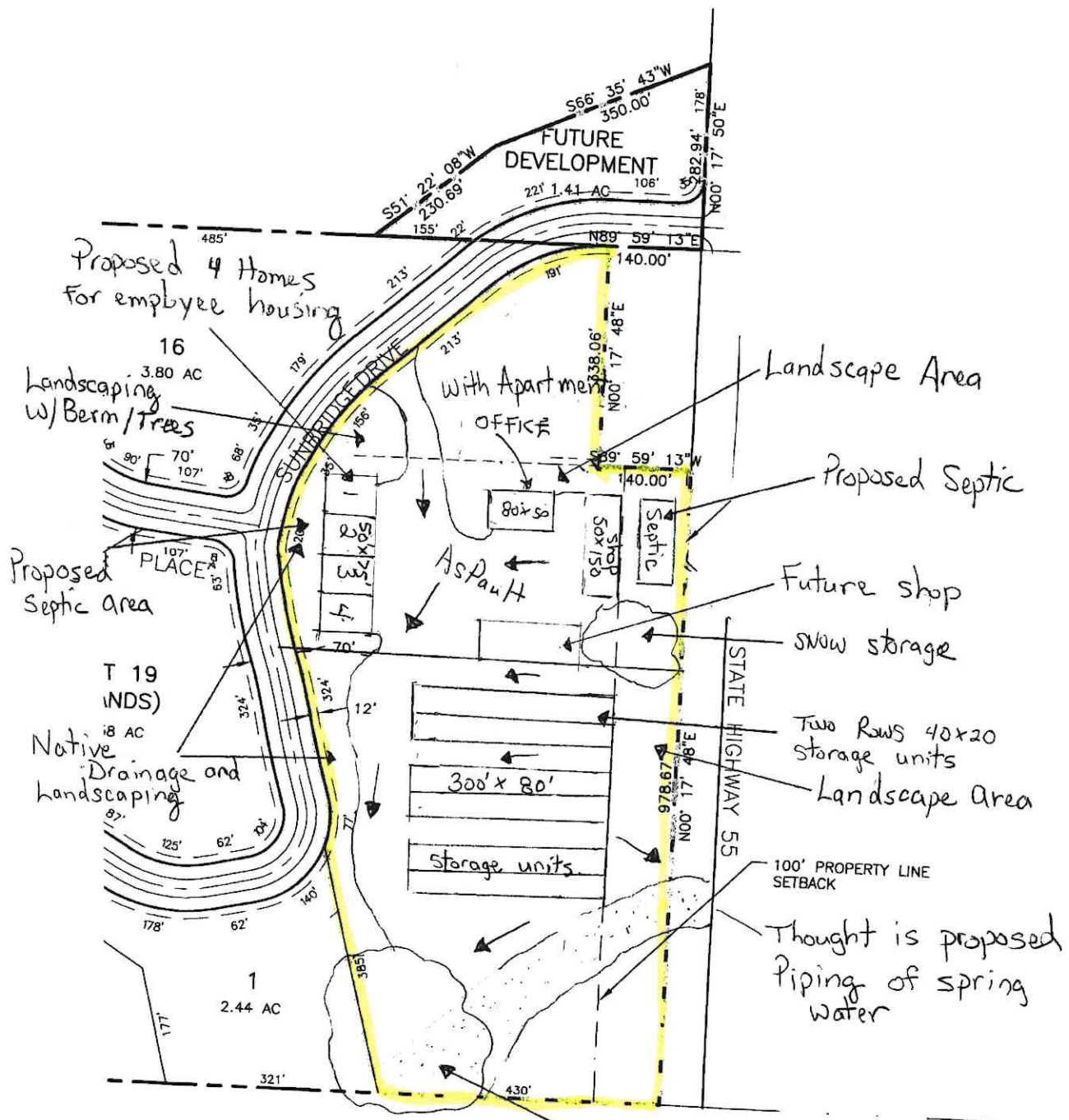
Parcel Boundaries

Roads

- MAJOR
- URBAN/RURAL



Maxar



- Equal Grade slope
- 4- Home Lots - 3750 sq. ft.
 - Office - 4,000 sq. ft.
 - Shop - 7500 sq. ft.
 - 3 storage buildings 72,000 sq. ft.

snow storage
water retention