



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

C.U.P. 23-44 Cell Tower

Applicant: Maverick Towers

Property Owner: William Herrick

Location: A 100-ft x 100-ft leased portion of parcel RP12N04E093155, located in the SE ¼ Section 1, T.15N, R.3E, Boise Meridian, Valley County, Idaho

Project Description: Maverick Towers is requesting a conditional use permit for a 150-ft tall cell tower with a backup generator.

The site would be a 100-ft x 100-ft leased portion of parcel RP12N04E093155. The original lease size was 50-ft x 50-ft but has been modified to meet the minimum size standard. A six-ft high chain link fence would surround the cell tower.

There are no existing towers within two miles of this site. The proposed tower is approximately 2,734 feet from Highway 55 and 178-ft from the property line to the west. The nearest residential structure is more than 2,000-ft away. The fall zone is within parcel RP12N04E093155.

The proposed tower site would be designed and engineered to hold a minimum of three carriers.

The site would be accessed from 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.

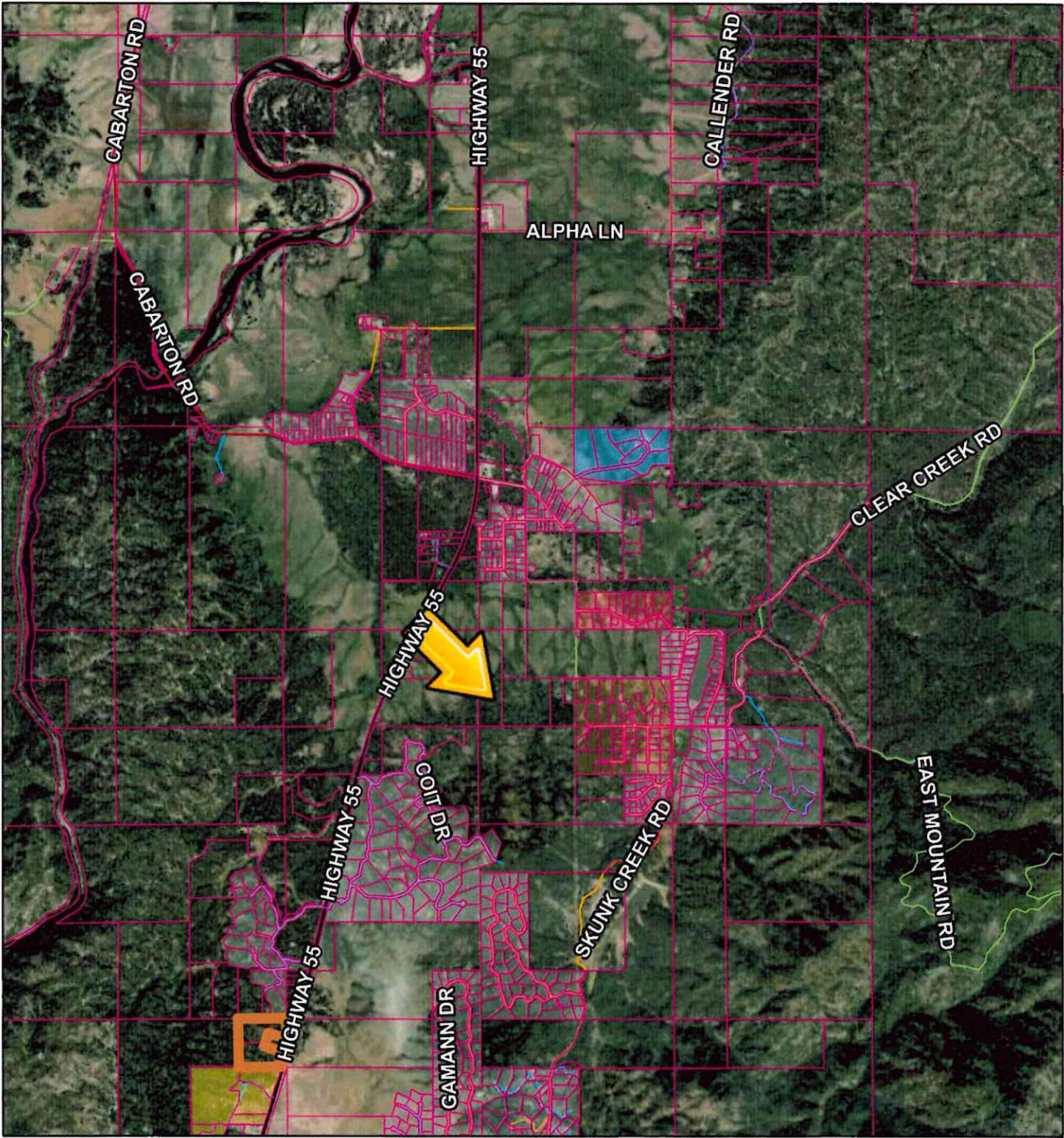
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

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. 23-44 Vicinity Map



10/3/2023, 12:00:04 PM

- Parcel Boundaries

URBAN/RURAL

Roads

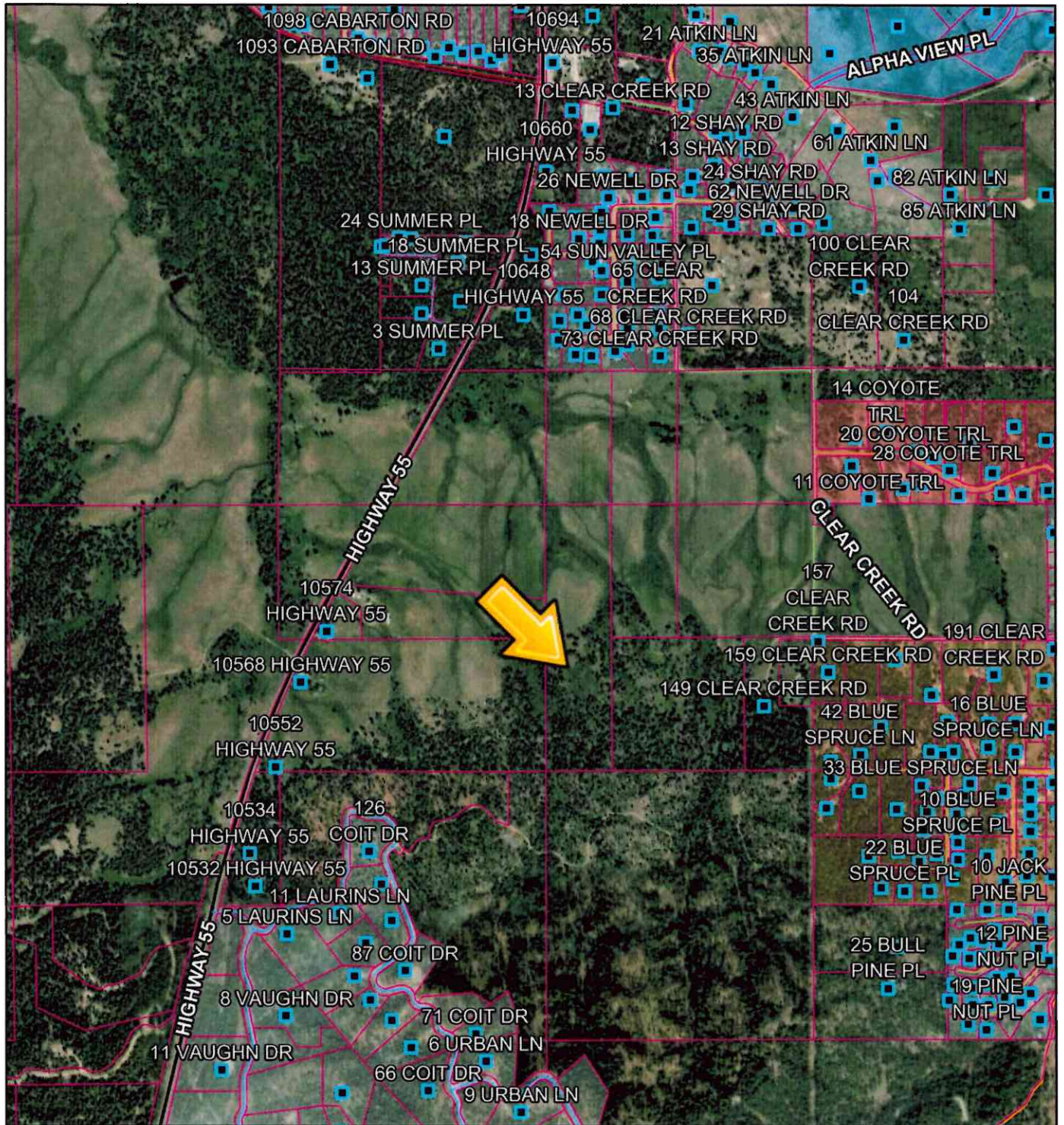
MAJOR

COLLECTOR

USFS

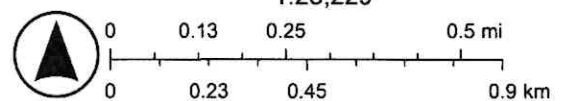
PRIVATE
-
- Earthstar Geographics
- Created by Valley County

C.U.P. 23-44 Approximate Location



10/3/2023, 11:58:35 AM

- Address Points
- Parcel Boundaries
- Roads
 - COLLECTOR
 - URBAN/RURAL
 - USFS
 - MAJOR
 - PRIVATE



Maxar

PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES. UTILITIES SHOWN ARE FOR REFERENCE ONLY AND INVENTORY IS NOT EXHAUSTIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL UTILITIES AND MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.

KEY	
E	EXISTING
P	PROPOSED

LOT LINE

[P] 20' WIDE ACCESS
/ UTILITY EASEMENT

PARCEL: RP12N04E080003

PARCEL: RP12N04E080525

[P] MAVERICK TOWERS
50'x50' (2,500 SQ.FT.) LEASE
AREA

[P] MAVERICK TOWERS 150'
SELF-SUPPORT TOWER (DESIGNED BY
OTHERS)

PARCEL: RP12N04E081805

PARCEL: RP12N04E093004

PARCEL: RP12N04E093155
CASCADE, IDAHO

**SITE / TOWER
LOCATION SUBJECT
TO CHANGE BASE ON
EXISTING EASEMENTS**

SITE INFORMATION:

HWY 55

MT133

CASCADE, IDAHO

13

OVERALL
SITE PLAN

SHEET NUMBER:

A-1

OVERALL SITE PLAN