



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

### C.U.P. 23-54 Lake Port Storage Amendment to C.U.P. 18-11

**Applicant/ Property Owner:** Lake Port Holdings LLC

**Location:** 13924 B Highway 55  
Hinson Subdivision Lot 3C, located in  
the NWNW ¼ Sec. 3, T.17N, R.3E,  
Boise Meridian, Valley County, Idaho

**Project Description:** Lake Port Holdings LLC is  
requesting a conditional use permit to construct two  
additional buildings adjacent to the eight existing  
storage buildings.

Each tan and green building would be approximately  
11,952-sqft in size (72-ft x 166-ft). Each building would  
contain 40 boats/trailers. The buildings would be over  
600-ft from Rogers Lane.

All buildings would continue to be used as dry public  
storage facilities for boats and trailers.

Fencing may be installed for privacy, security, and  
screening purposes.

Primary access would be through Mile High Power  
Sports onto Highway 55 with secondary access from  
Rogers Lane.

The site is 13.5 acres.

\*\*\*\*\*

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

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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 staff report  
will be posted online at:**

**[www.co.valley.id.us](http://www.co.valley.id.us)**

## PUBLIC HEARING

**February 8, 2024  
6:00 p.m.**

**Valley County Courthouse  
2<sup>nd</sup> 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](http://www.co.valley.id.us),  
and click on "Watch Meetings Live".

The meeting is in-person. We no longer  
provide call-in service. This service was  
discontinued by our provider.

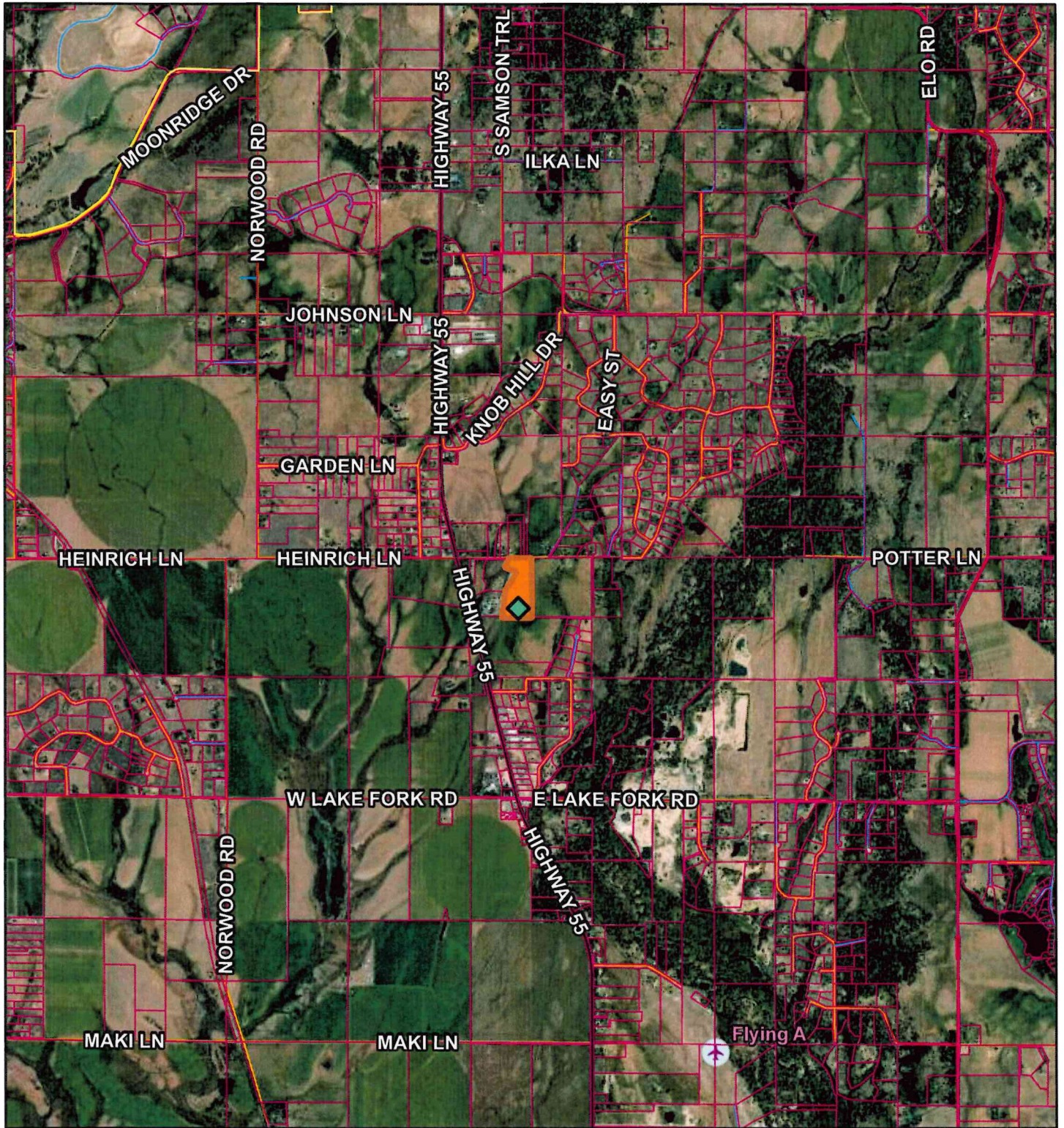
You may comment in person, by U.S.  
Postal Service mail, or by email. Written  
comments greater than one page must  
be received at least seven days prior  
to the public hearing. To be included  
in the staff report, comments must  
be received by  
5:00 p.m., Wednesday, Jan. 31, 2024.

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

### **Direct questions and written comments to:**

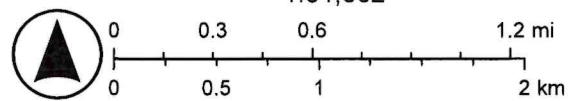
Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

# CUP 23-54 Vicinity Map



12/28/2023, 3:35:49 PM

- Municipalities
- Parcel Boundaries
- ✈ Airstrips
- Roads**
- MAJOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE






Maxar

# CUP 23-54 Aerial Map






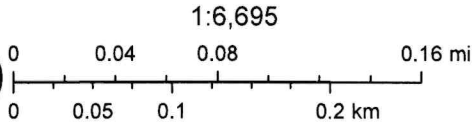
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## Permits

-  CUP
-  Address Points
-  Parcel Boundaries

## Roads

-  MAJOR
-  URBAN/RURAL
-  PRIVATE



Maxar

DR1

SITE PLAN

SCALE: 1" = 100'

LAKEPORT STORAGE UNITS

13924 HWY 55,

MCCALL, VALLEY COUNTY

MDPi

ARCHITECTURAL

ENGINEERING

PLANNING

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DATE: 1/17/22

PO BOX 729

MCCALL, IDAHO 83638

208-634-5707

SUSEMIHL - VANNOY

MDPi

ARCHITECTURAL

ENGINEERING

PLANNING

This site plan illustrates the layout for Lakeport Storage Units, situated along Rogers Lane and State Highway 55. The plan includes several key features:

- Proposed Buildings:** Twelve (12) proposed buildings are indicated by red arrows and the handwritten note "proposed buildings (12)".
- Lot Layout:** The site is divided into four lots: LOT 1 (208,889.45 SQ. FT., 4.76 ACRES), LOT 2 (435,585.75 SQ. FT., 10.00 ACRES), LOT 3 (58,278.10 SQ. FT., 1.33 ACRES), and LOT 4 (389,048.89 SQ. FT., 8.93 ACRES).
- Easements:** The plan shows various easements, including a 20' UTILITY EASEMENT, a 20' IRRIGATION DITCH EASEMENT, and a 35' DEDICATED TO THE COUNTY FOR PUBLIC RIGHT-OF-WAY AREA (0.69 ACRES).
- Infrastructure:** Features include a FOUND 3" ALUMINUM CAP MONUMENT (CP&F No. 134715), a FOUND 3" BRASS CAP MONUMENT (CP&F No. 134714), a T.P.O.B. (Top of Bench), and a FOUND 3" REBAR 0.25" N AND 0.13" E OF PROPERTY CORNER.
- Other Features:** The plan also shows a MUD CREEK RIPARIAN ZONE, a 20' UTILITY EASEMENT, and a 20' IRRIGATION DITCH EASEMENT.