



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

C.U.P. 23-53 Troutner Multiple Residences

Applicant/ Property Owner: Jeff and Kathy Troutner

Location: 84 Elk Haven Way
Elk Haven Subdivision Lot 9 located in the
W ½ Section 14, T.17N R.3E, Boise
Meridian, Valley County, Idaho

Project Description: Jeff and Kathy Troutner are requesting a conditional use permit to allow two residences on one 18.67-acre parcel.

There is an existing 3,750-sqft home with 3 bedrooms and 4 baths that was built in 2006. The additional proposed home and shop building with 2,578-sqft of living space.

The application states the new home and shop would be for personal family and guest use. It is not intended for long or short rentals.

Each home would have an individual septic system; the existing well would be shared.

Access would be from a shared driveway onto Elk Haven Way, a private road.

The existing home is addressed at 84 Elk Haven Way.

Attached are the agenda, additional information such as maps and proposed 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 staff report
will be posted online at:**

www.co.valley.id.us

PUBLIC HEARING

**February 8, 2024
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. We no longer provide call-in service. This service was discontinued by our provider.

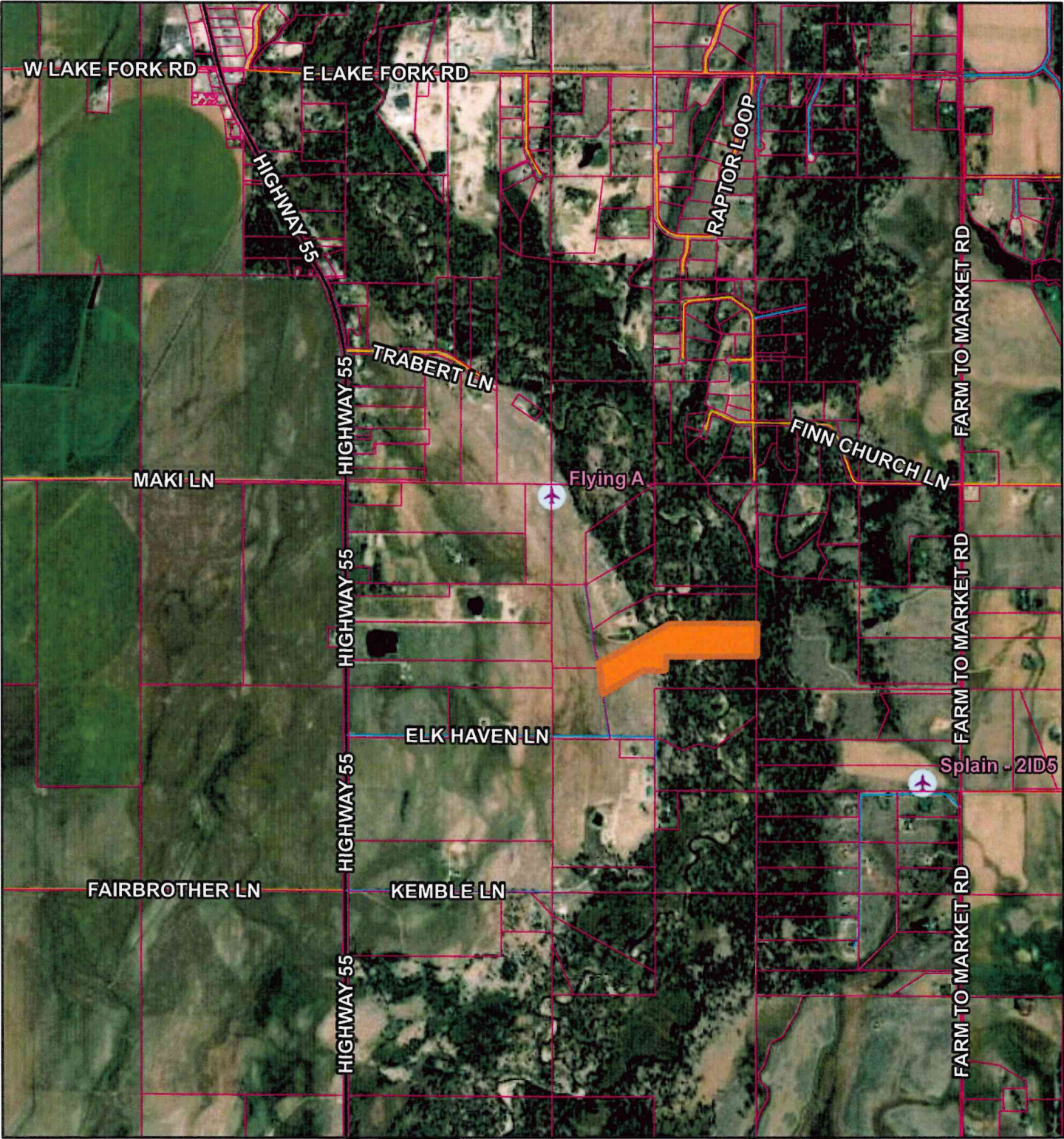
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, Jan. 31, 2024.

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

Direct questions and written comments to:

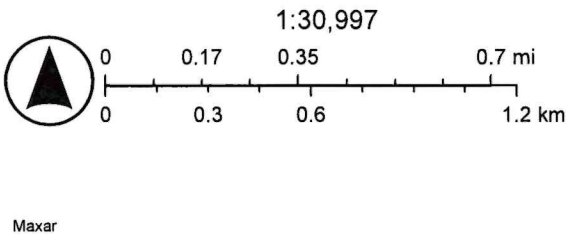
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

CUP 23-53 Vicinity Map

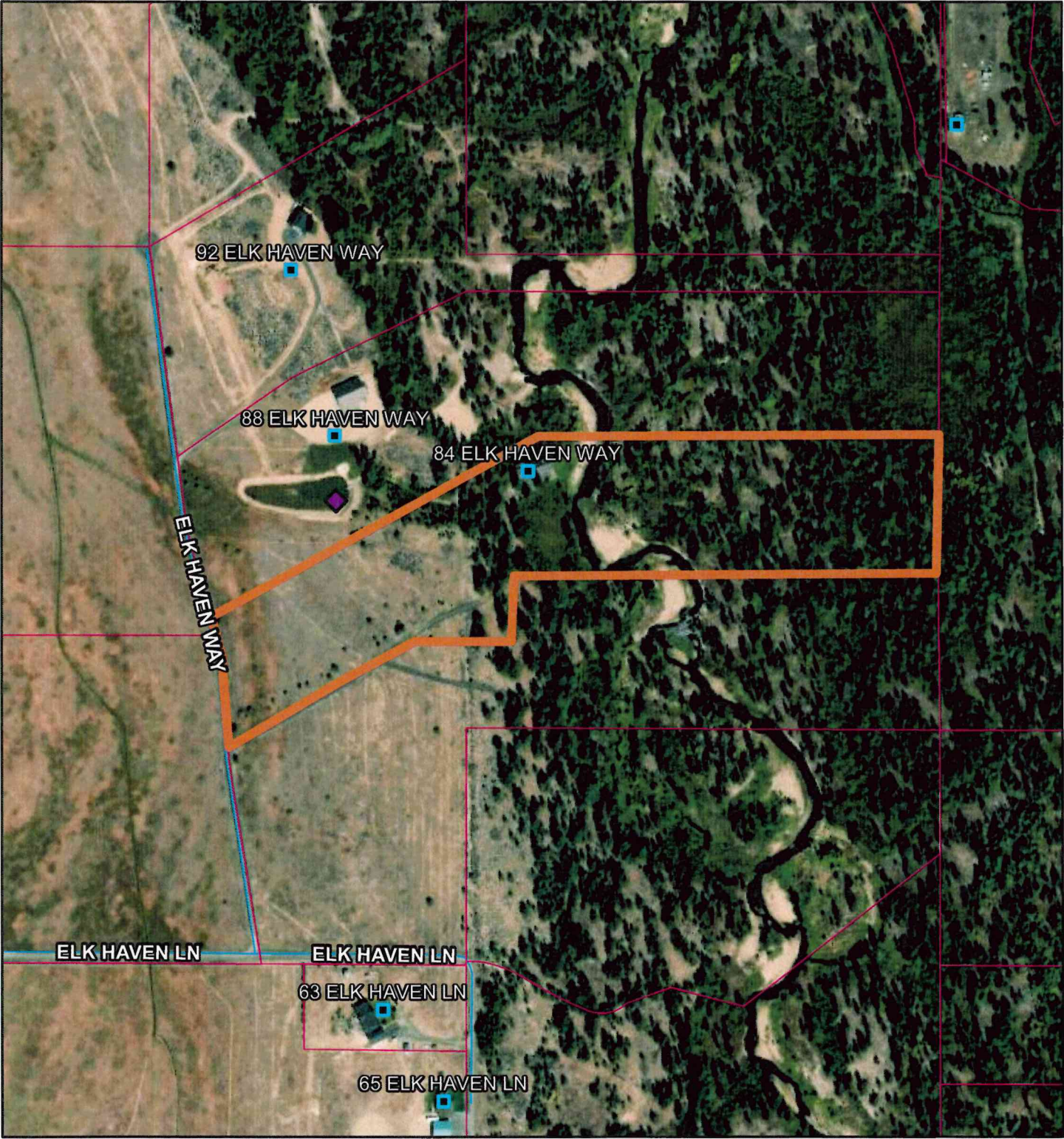


12/28/2023, 1:48:50 PM

- Parcel Boundaries
- Airstrips
- Roads
 - MAJOR
 - COLLECTOR
 - URBAN/RURAL
 - PRIVATE



CUP 23-53 Aerial Map



12/28/2023, 1:49:34 PM

Permits



Pond



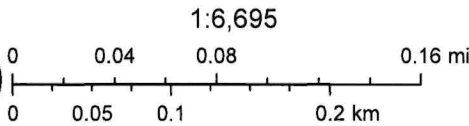
Address Points



Parcel Boundaries

Roads

PRIVATE



Maxar

DRAWING INDEX

EXIST'G DRIVEWAY

NEW DRIVEWAY - SHOP

PROPOSED NEW SEPTIC - SHOP

PROPOSED NEW WELL - SHOP











NEW SHOP - LIVING

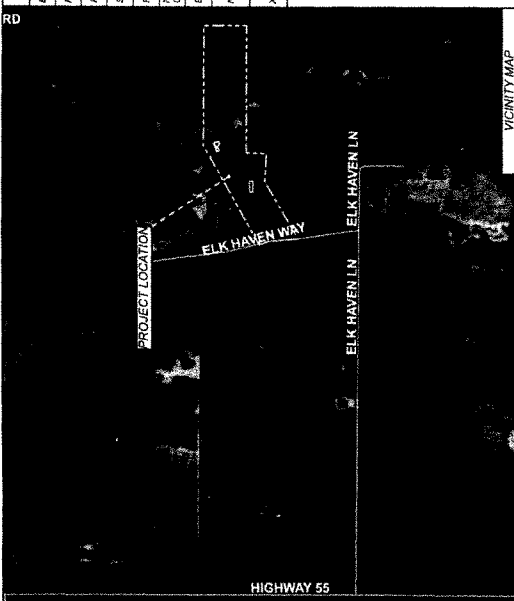
EXIST'G SEPTIC - HOUSE

EXIST'G WELL - HOUSE

EXIST'G HOUSE

SITE PLAN LEGEND

	EXISTING GRADE
	PAVED GRADE
	USE
	PROPERTY LINE
	SETBACKS
	ROOF LINE
	NEW BUILDING OUTLINE
	EXISTING BUILDINGS
	NEW DRIVE
	EXISTING DRIVE



ELK HAVEN SUBDIVISION
LOT 9
18.67 ACRES

Existing Home
at 84 Elk Haven

Proposed Home

MASTERPLAN
SCALE: 1" = 50'

DRAGON BY.

mcgall design & planning
PO Box 729
McGALL, IDAHO 83638
208-634-5707
SUSEMIHI - YANNOY
© 2023 MDPi
PST and CNAE 1943 CHICAGO
RECONSTRUCTION