



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

C.U.P. 22-06 Schafer Subdivision Extension Request

Applicant / Property Owner: Brian Schafer
Big Cabin Properties

Location: 13526 Highway 55
RP17N03E270606 in NWNE Section 27,
T.17N, R.3E, Boise Meridian,
Valley County, Idaho

Project Description: Brian Schafer is requesting a one-year extension of the conditional use permit and final plat approval that expire on June 7, 2024. Approval was for a four-lot mixed-use subdivision. Access would be from State Highway 55 and Spink Lane, a public road.

An extension would allow the manufacturing and installation of the 10,000-gallon fire tank required by Donnelly Rural Fire District. It would also allow additional time to organize the Academy program and associated buildings. A portable water well has been installed on Lot 1.

This request includes an updated phasing plan and timeline. The expected completion date for Phase 1 is November 30, 2025. All uses are to be established within five years of original approval (June 7, 2027).

The 14.7-acre site is addressed at 13526 Highway 55.

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

**May 9, 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.

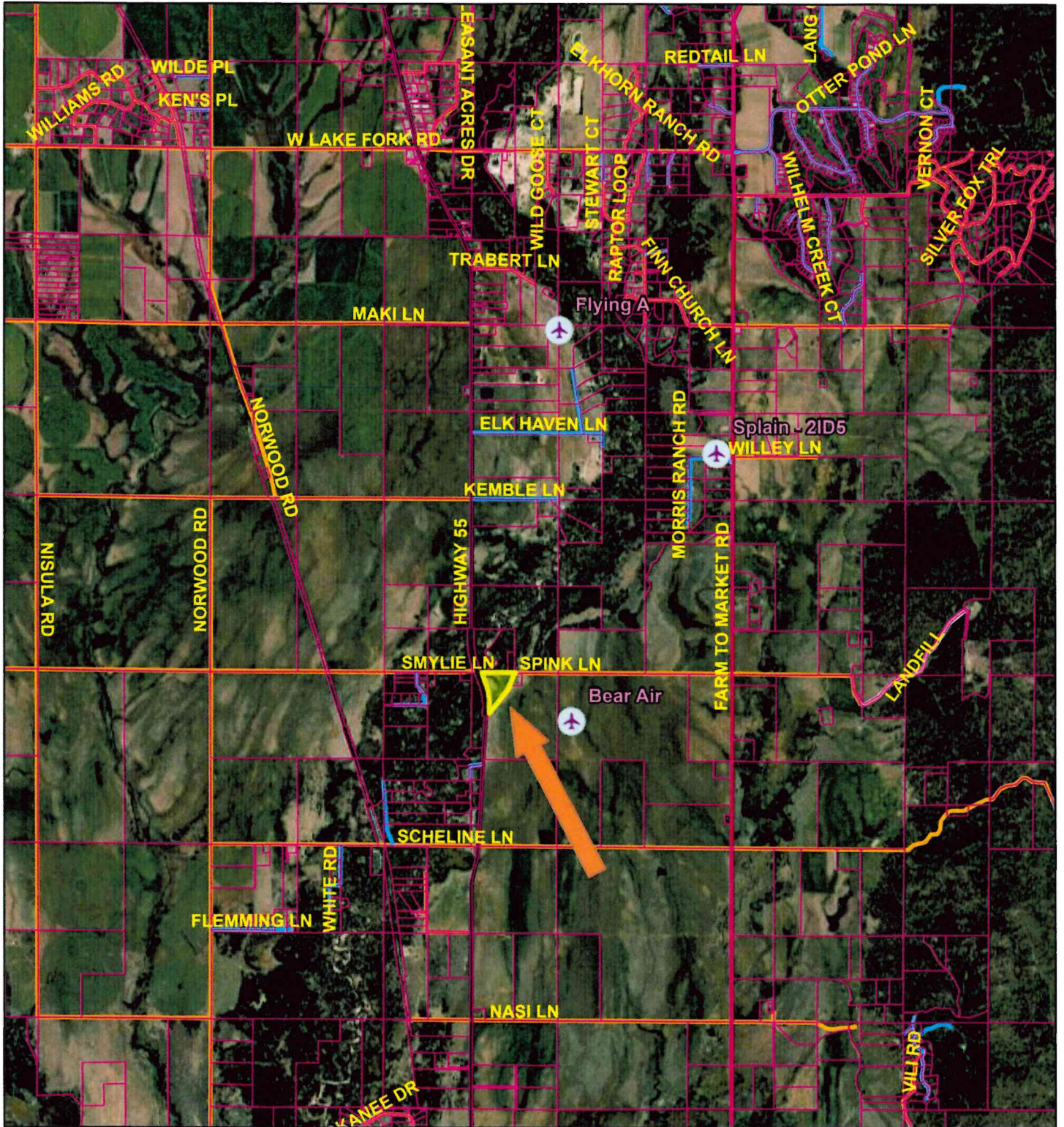
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, May 1, 2024.

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

Direct questions and written comments to:

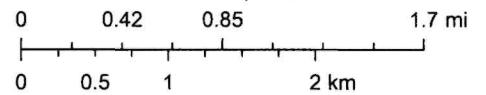
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us



C.U.P. 22-06 at 13526 Highway 55



2/3/2022, 10:20:42 AM

1:72,224



-  Airstrips
-  Parcel Boundaries
- All Road Labels
- Roads
-  MAJOR
-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE
-  OTHER

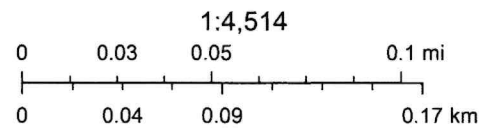
Earthstar Geographics

C.U.P. 22-06 at 13526 Highway 55



2/3/2022, 10:18:15 AM

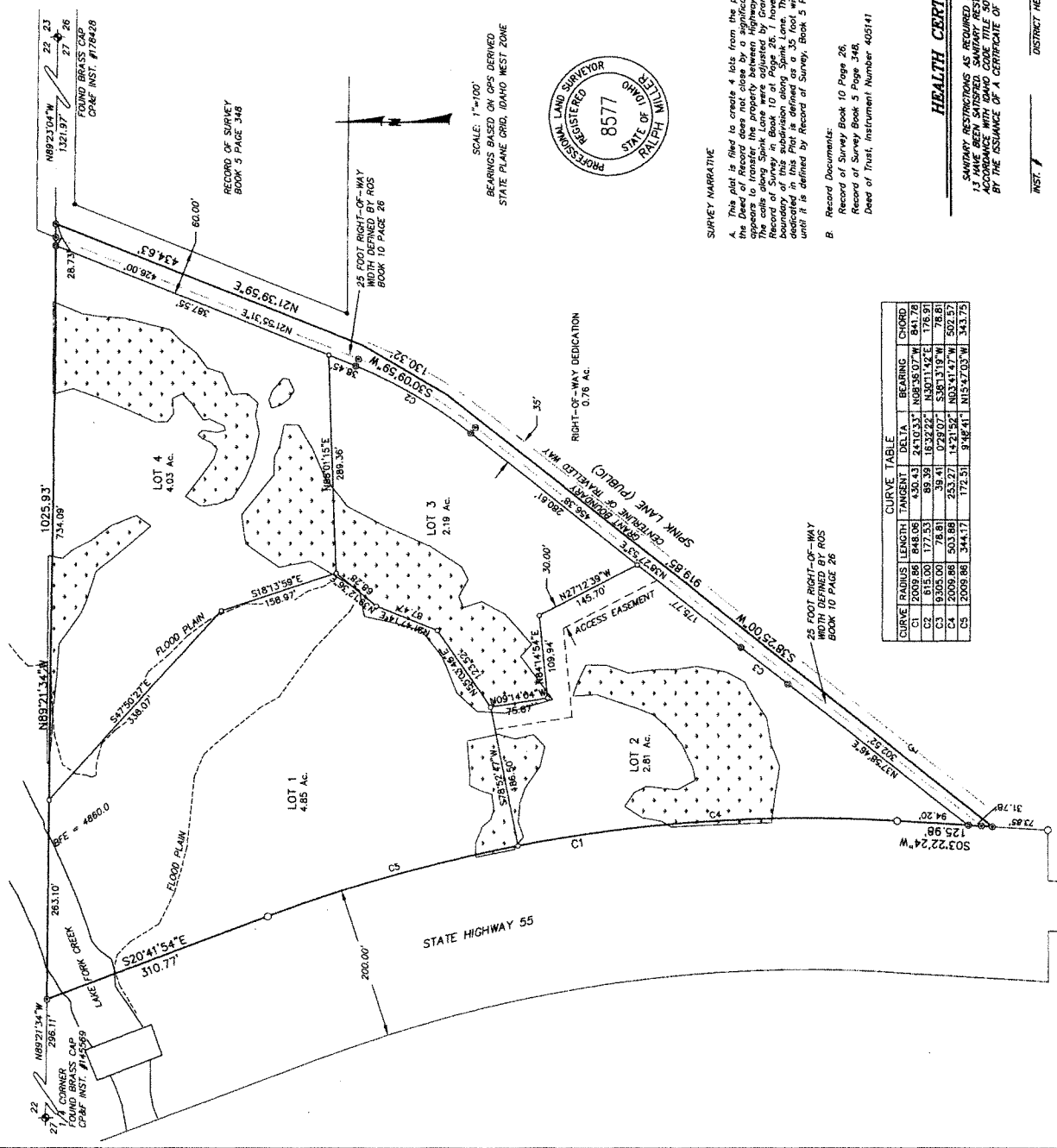
- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- MAJOR
- URBAN/RURAL



Maxar

SCHAFFER SUBDIVISION

Located in
 NE 1/4 Section 27, T.17N., R.3E., B.M.
 Valley County, Idaho



NOTES:

1. Lots 2, 3, and 4 shall be accessed from Spink Lane.
2. Utilities will be completed as provided in the Declaration of Installation of Utilities, which is concurrently with this Plat with the Office of Recorder of Valley County, Idaho, as Instrument No. _____.
3. No additional domestic water supply shall be installed beyond the water system approved in the Sanitary Resolution.
4. There shall be no further subdivision of any lot shown on this Plat without the approval of the Health Authority.
5. Flood zones shown on this plat are per FEMA Form panel #16085C 1023 Effective February 1, 2019 Flood Zones: Zone A-X Base Flood Elevation: 4860.0, derived from the Valley County GIS Website, scaled from nearby BFE lines Flood Zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.
6. The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
7. All Lots are limited to one wood burning device per Valley County Code.

LEGEND

- SUBDIVISION BOUNDARY
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" X 30" REBAR MKD LS 8577
- SET 1/2" X 24" REBAR MKD LS 8577
- ⊕ FOUND BRASS CAP MONUMENT
- ⊕ FOUND ALUMINUM CAP MONUMENT
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- ANGLE POINT - NOTHING SET
- EASEMENT LINE
- MET AREA - NO BUILDING

SURVEY NARRATIVE

A. This plat is filed to create 4 lots from the parent parcel. The legal description on the original plat appears to contain errors. The original plat appears to locate the property between Highway 55 and Spink Lane within Section 27. The calls along Spink Lane were adjusted by Grant Boundary Method and shown on Record of Survey in Book 10 at Page 26. I have had this adjustment to define the plat boundaries. The plat is dedicated to the public as a 35 foot width from the centerline of travelled way until it is defined by Record of Survey, Book 5 Page 348, as the road continues north.

B. Record Documents:
 Record of Survey Book 10 Page 26,
 Record of Survey Book 5 Page 348,
 Deed of Trust, Instrument Number 405141

HEALTH CERTIFICATE

1. SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50 CHAPTER 50-126, shall be observed and enforced by the Health Authority in accordance with IDAHO CODE TITLE 50 CHAPTER 11, SECTION 50-126, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	2009.86	848.06	430.43	24°10'33"	N08°35'07"W	841.76
C2	615.00	177.53	89.39	16°32'42"	N30°11'54"E	176.91
C3	9305.00	76.81	38.41	0°29'07"	S38°3'19"W	76.81
C4	2009.86	503.88	253.27	14°21'52"	N03°47'47"W	502.57
C5	2009.86	344.17	172.31	9°48'41"	N15°47'03"W	343.25

SECESH ENGINEERING, INC.
 McCall, Idaho

INST. 1 DISTRICT HEALTH DEPARTMENT, EHS