



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

### C.U.P. 25-005 Lex Multiple Residences

**Applicant / Property Owner:** Andreas and Jill Lex

**Location:** 43 Scheline Court  
Parcel RP17N03E287203 located in the  
NE ¼ Section 15, T.17N R.3E,  
Boise Meridian, Valley County, Idaho

#### Project Description:

Andreas and Jill Lex are requesting approval for two residences on an 18.8-acre parcel. According to Valley County Assessor records, a residence was constructed in 1995, and a detached shop was built in 2003. The 1160-sqft shop was previously converted to a residence. Valley County Code requires conditional use permit approval for more than one residence on a parcel.

The primary residence is used by the applicants/property owners. The second residence would continue to be rented for periods of 30 days or more. Short-term rental for less than 30 days would not be allowed for either home.

The residences share a well and each have an individual septic system.

The primary residence is addressed at 43 Scheline Court. Access would be from a shared driveway onto Scheline Court, a private road.

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This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

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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 application and staff report, will be posted online at:**

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

## PUBLIC HEARING

**May 8, 2025  
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.

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, April 30, 2025.

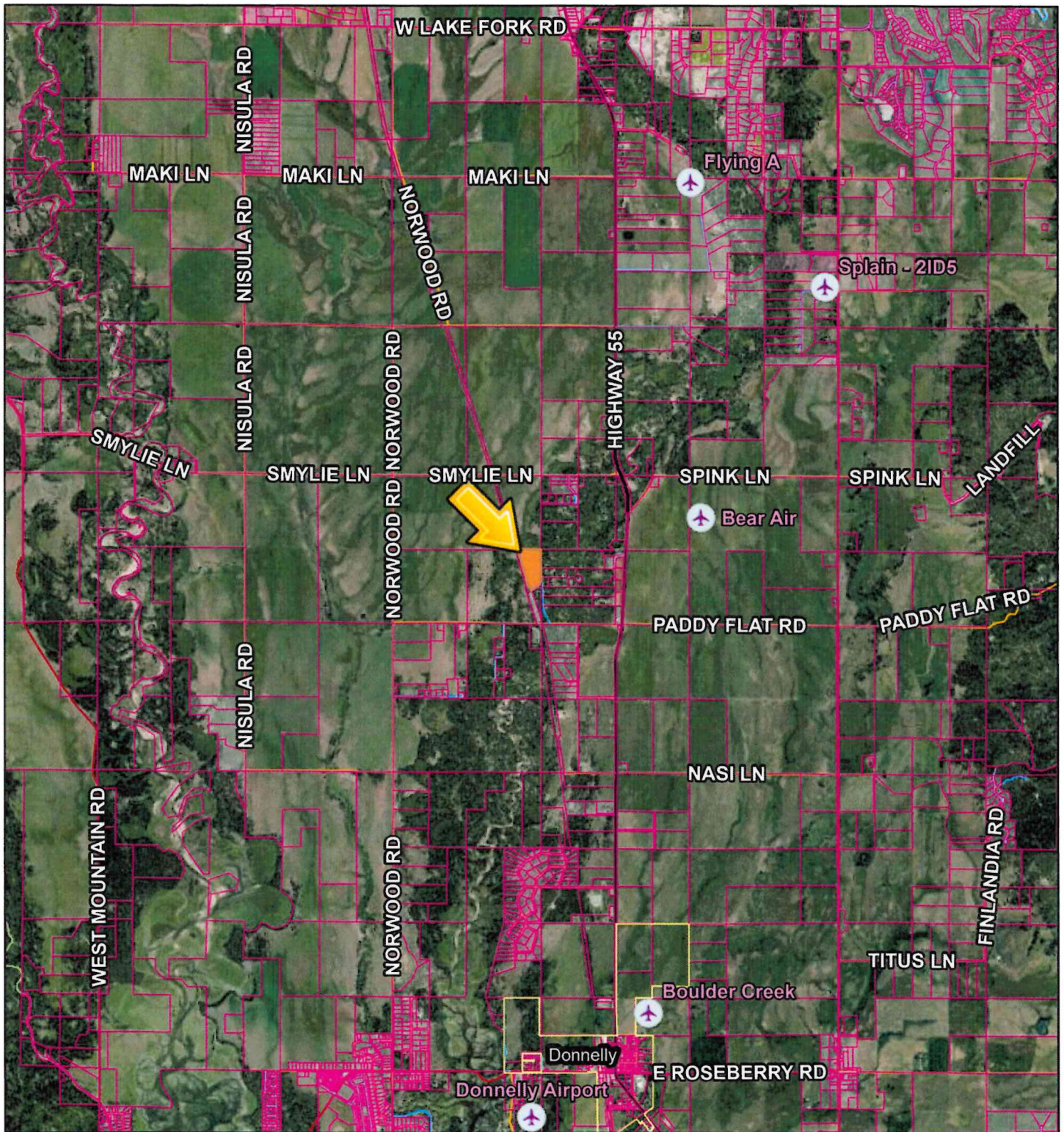
If you do not submit a comment, we will assume you have no objections.

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










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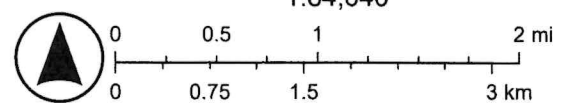


# C.U.P. 25-005 Lex Multiple Residence - Location Map



3/28/2025, 9:49:42 AM

- |   |   |
|---|---|
|  Airstrips         |  COLLECTOR   |
|  Municipalities    |  URBAN/RURAL |
|  Parcel Boundaries |  USFS        |
| Roads   |  PRIVATE     |
|  MAJOR             |  OTHER       |



Earthstar Geographics

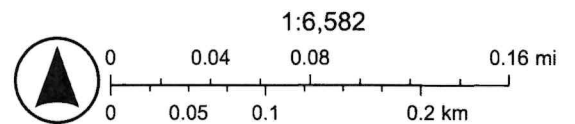


# C.U.P. 25-005 Lex Multiple Residence - Aerial Map



3/28/2025, 9:41:12 AM

- Permits
- CUP
  - GF
  - Address Points
- Parcel Boundaries
- IDWR Water Districts
- Roads
- PRIVATE



Maxar

