



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

C.U.P. 25-016 Harvey Property Management and Equipment Storage

Applicant: Karen and Aaron Harvey

Property Owner: Dan Daugherty

Location: 13978 B Rustic Road
East half of Lot 3 of Eld's Country
Subdivision in the NWSE Section 33,
T.18N, R.3E, Boise Meridian, Valley
County, Idaho

Project Description: Karen and Aaron Harvey are requesting a conditional use permit for the operation and equipment storage of a property management business using an existing shop.

Proposed business hours are Monday – Friday, 9 a.m. to 5 pm. The site would be used for an office, restroom, storage inside the existing shop, parking for 2-4 company trucks and trailers, parking of employee parking, and loading/unloading of supplies.

Nor retail, walk-in customers, or large deliveries would occur onsite.

Access is from an easement across 13978 Rustic Road to Rustic Road, a public road. The 1-acre parcel is addressed at 13978 B Rustic Road.

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.

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

**August 14, 2025
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.

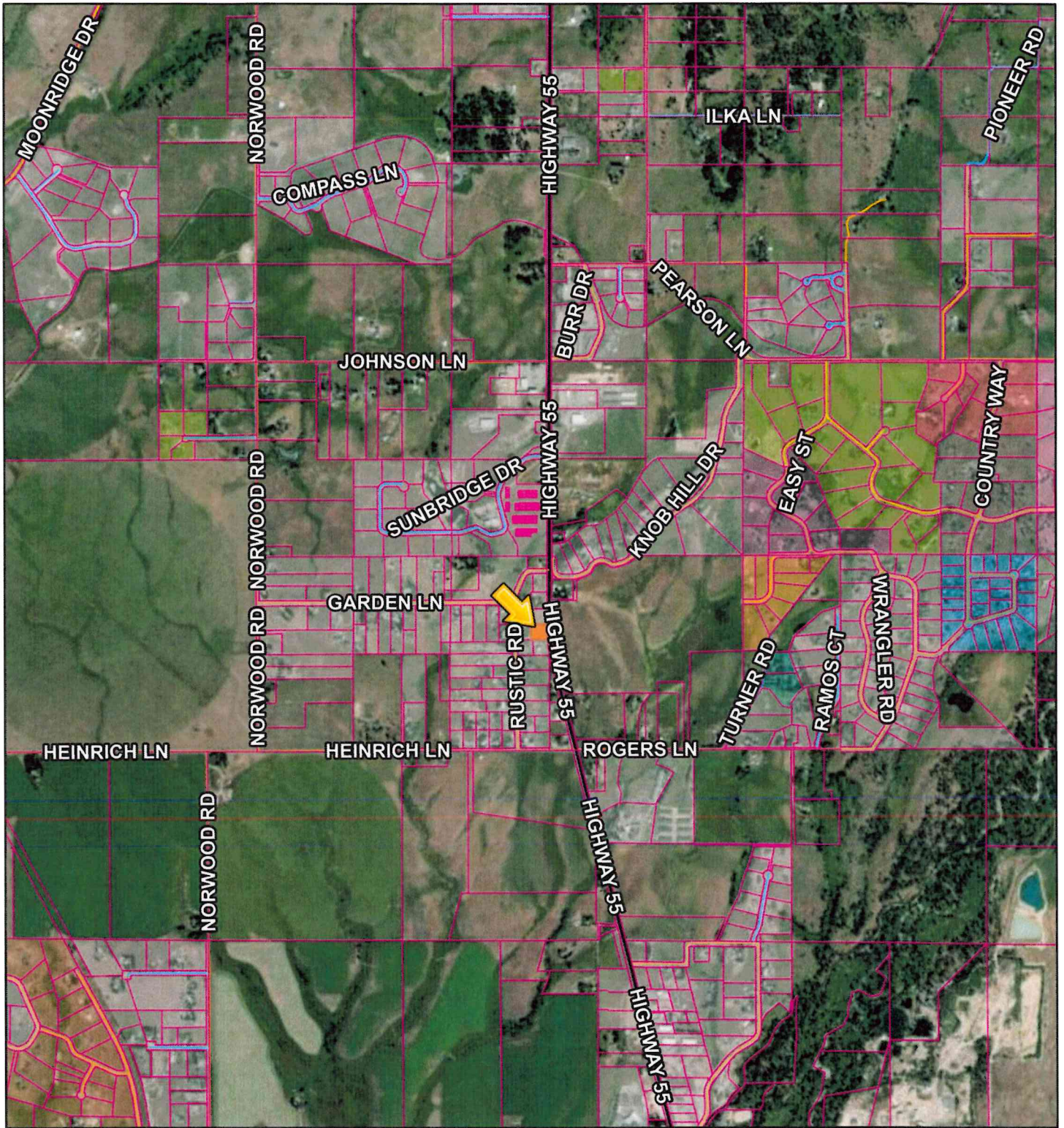
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, August 6, 2025.

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

Direct questions and written comments to:

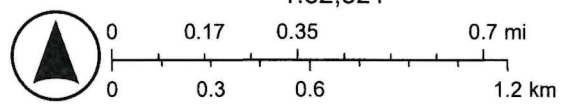
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleyid.gov

C.U.P. 25-016 Location Map



7/3/2025, 4:42:28 PM

 Parcel Boundaries



Maxar

C.U.P. 25-016 Aerial Map



7/3/2025, 4:45:51 PM

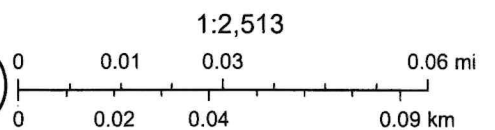
Permits

◆ CUP

◆ ADU

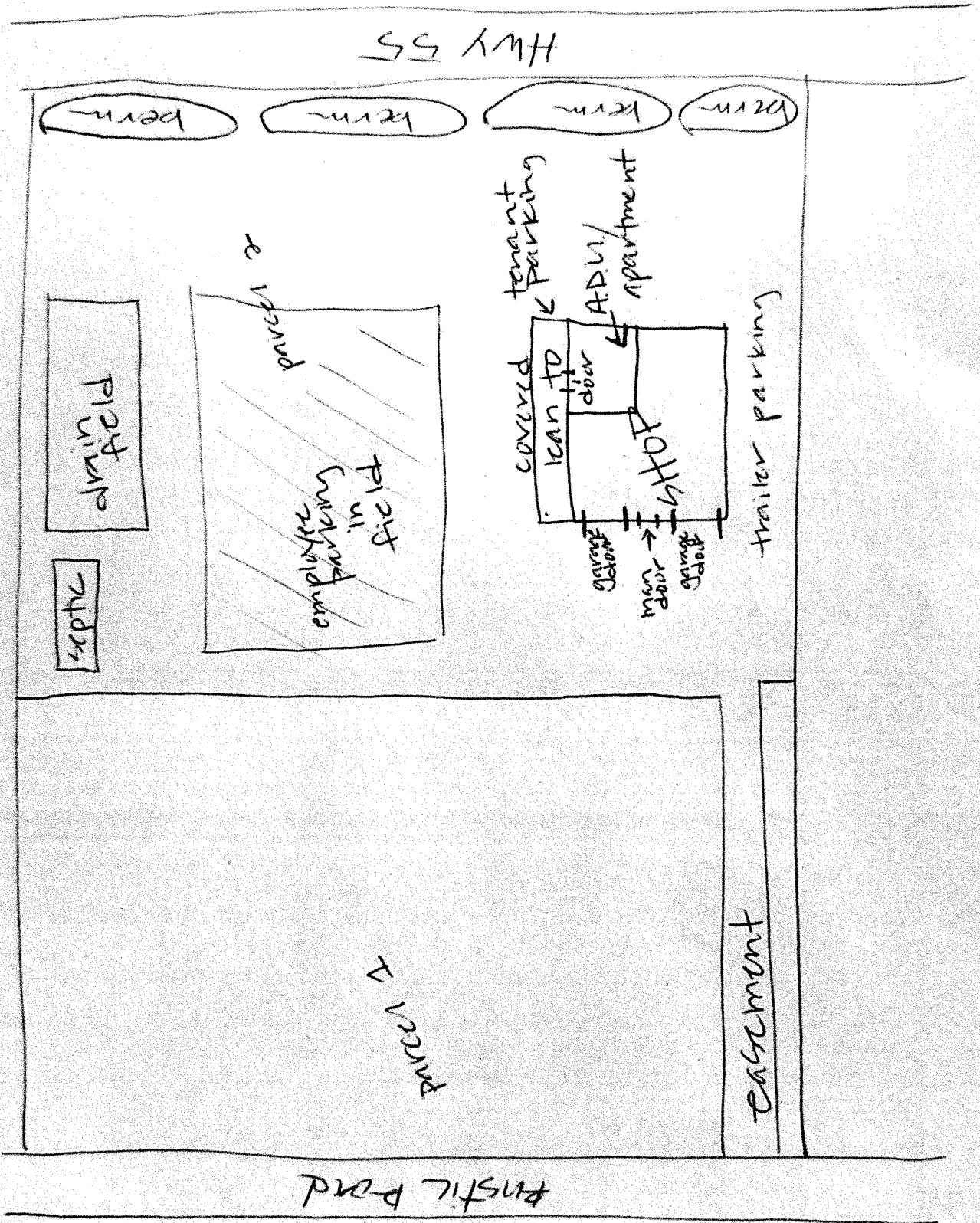
■ Address Points

□ Parcel Boundaries



Maxar

2 →



HWY 55

berm

berm

berm

berm

drain field

septic

employee parking
field in paved

covered
door
ADU / apartment
man
door
group

trailer parking

pasture

equipment

pasture Pond