



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

C.U.P. 21-05 Lake Fork Industrial Center Extension Request

Applicant / Property Owner: Draper Development LLC

Location: 5 Pleasant Acres Drive
Krueger's Folly Subdivision Lots 7A & 7B in the
SW ¼ Section 3, T.17N, R.3E, Boise Meridian,
Valley County, Idaho

Project Description: Draper Development LLC is requesting an extension of a conditional use permit for two mixed-use buildings and a storage building. Approved commercial uses include office, retail, and light industrial.

The 2.5-acre site, addressed at 5 Pleasant Acres Drive, would be accessed from Pleasant Acres Drive using a shared driveway.

Original approval was for two 80-ft by 100-ft commercial buildings. The buildings would include shop space, bathrooms, kitchenettes, and two apartments. There would also be a storage building with no plumbing. The application includes information on building materials and design.

A well and a septic system were proposed. Water retention and snow storage ponds are to be located between the buildings and Highway 55. Landscaping was required.

The 2.5-acre site would be accessed from Pleasant Acres Drive using a shared driveway.

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 700 South Main Street in Cascade, Idaho.

**More information, including the staff report,
will be posted online on the meeting
dashboard at:**

www.co.valley.id.us/meetingdashboard

PUBLIC HEARING

April 9, 2026

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.

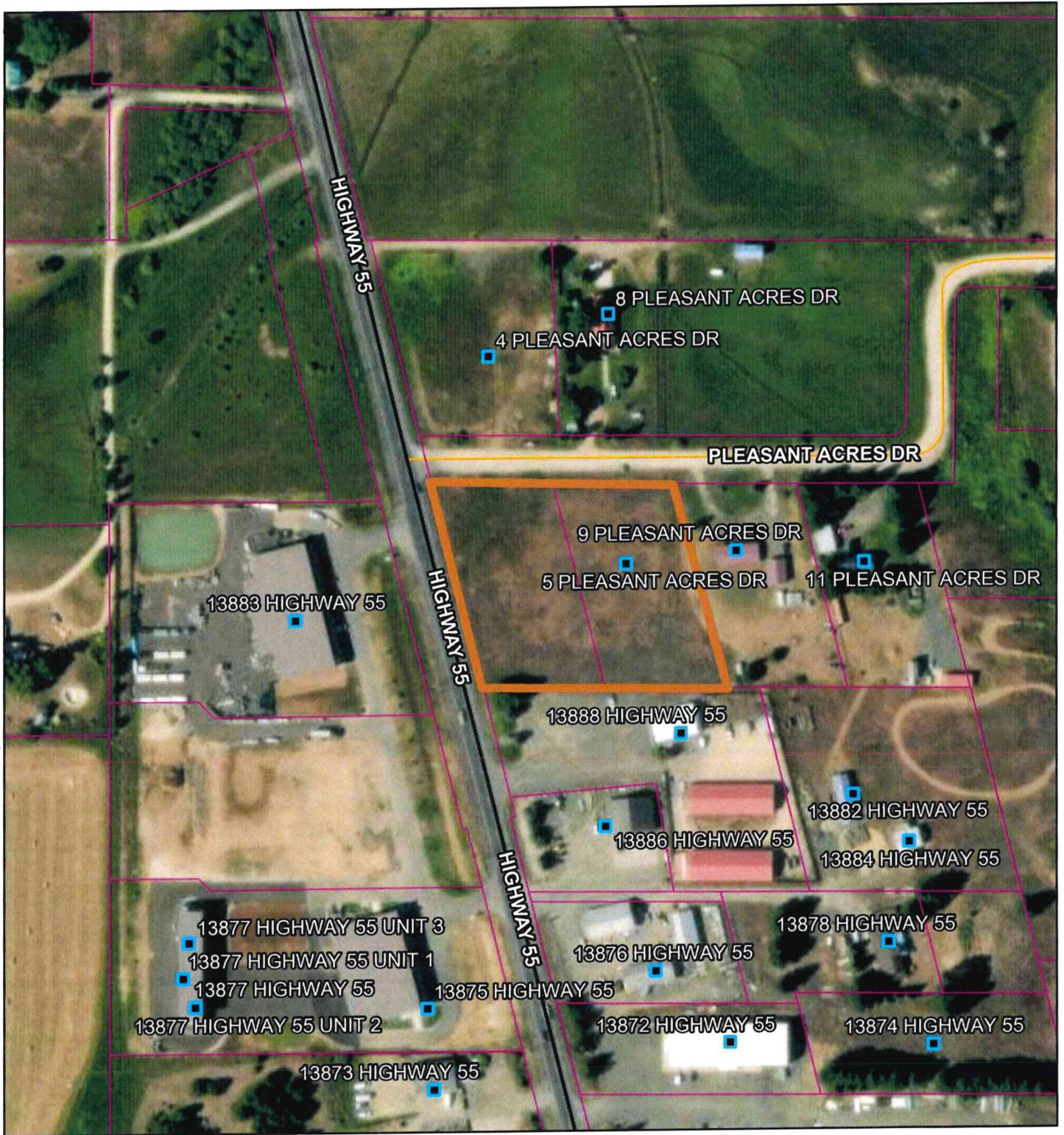
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, April 1, 2026.

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

Direct questions and written comments to:

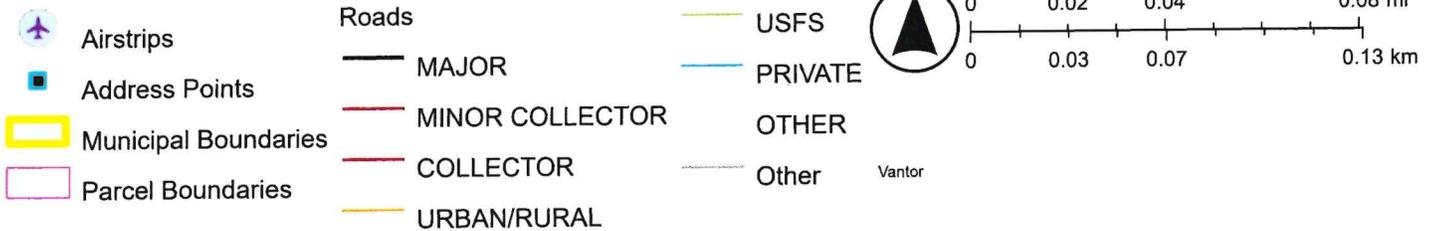
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

C.U.P. 21-05 Aerial Map

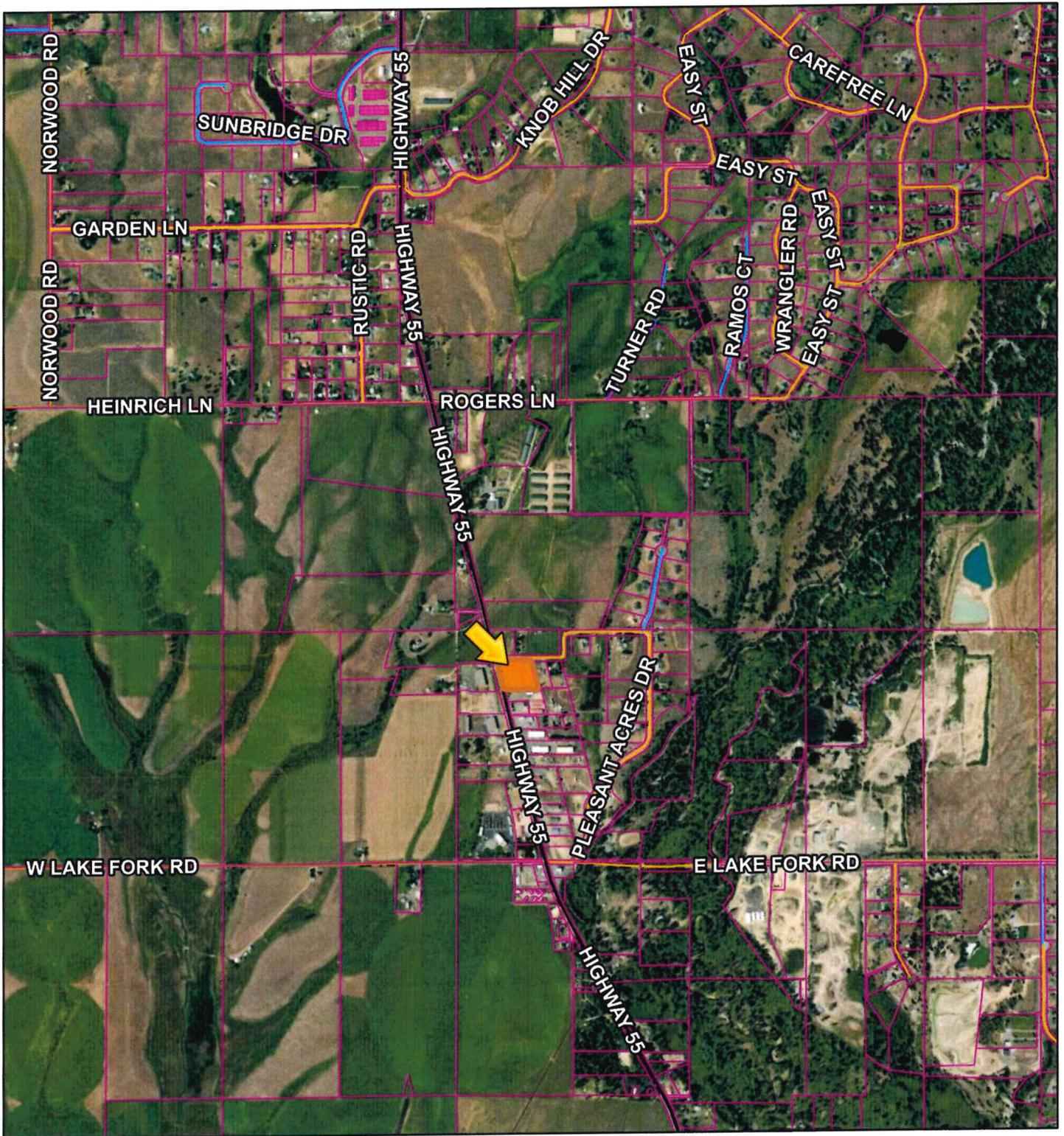


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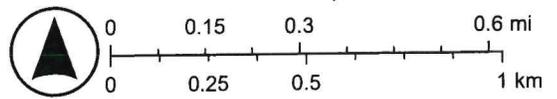
C.U.P. 21-05 Location Map



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-  Airstrips
-  Municipal Boundaries
-  Parcel Boundaries
- Roads
 -  MAJOR
 -  MINOR COLLECTOR
 -  COLLECTOR
 -  URBAN/RURAL
 -  USFS
 -  PRIVATE
 -  OTHER
 -  Other

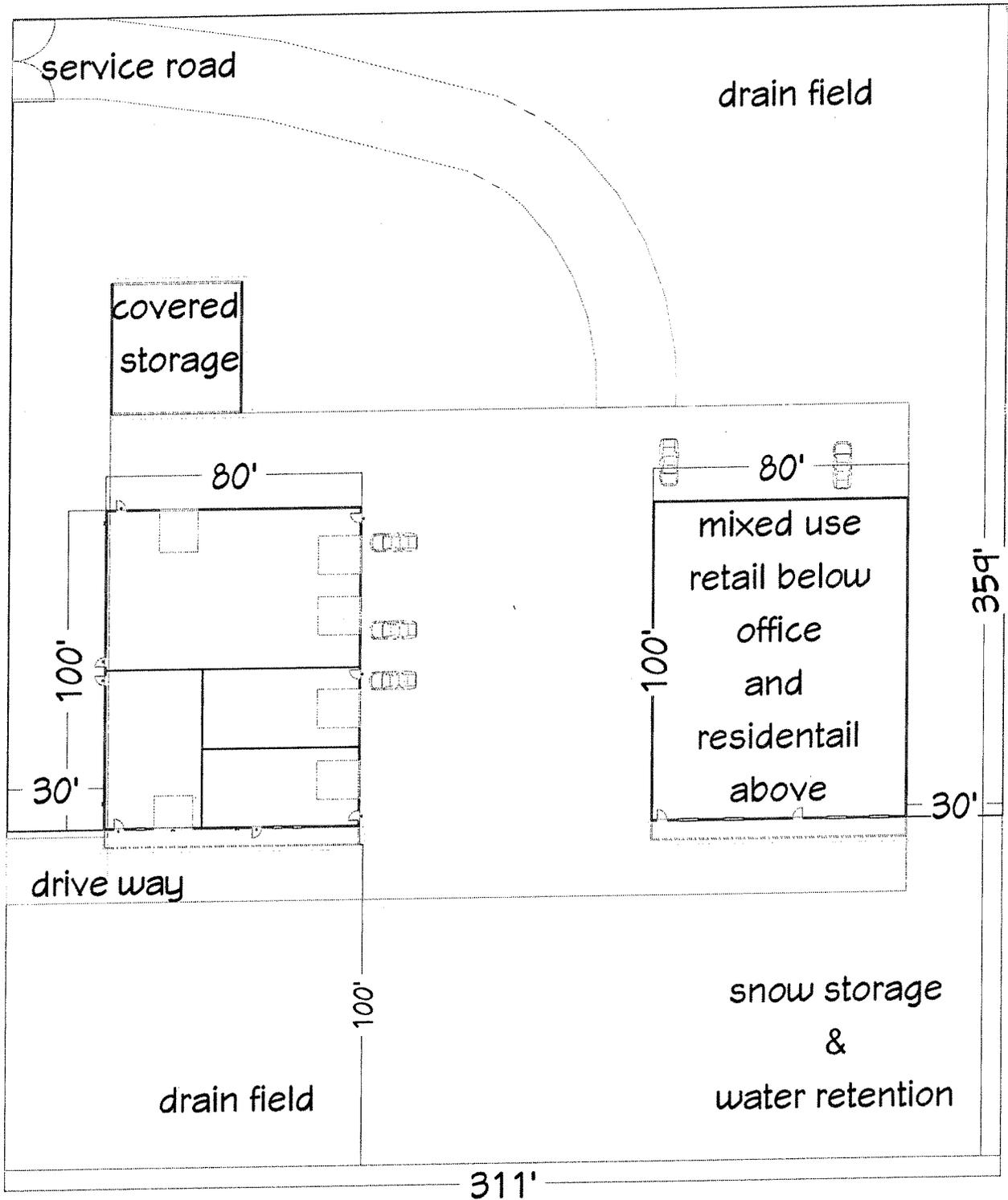


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MAR 23 2021

plot plan



state hwy. 55