



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

### C.U.P. 22-06 Schafer Subdivision - Preliminary Plat

**Applicant/Owner:** Big Cabin Properties

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

**Project Description:** Big Cabin Properties is requesting a conditional use permit for a 4-lot, mixed-use subdivision that includes heavy industrial (lumber mill), light industrial, multiple-residence, and single-family residential uses. A craftsman learning academy with housing is proposed.

Proposed lot sizes range from 2.4 acres to 4.9 acres.

Lot 1 – Continuation of log yard and log home manufacturing business. Additional buildings planned.

Lot 2 – Light industrial building to be used as shop and/or storage. Six 1-bedroom housing units located on the second level. Future additional building proposed.

Lot 3 – Single-family residence to be used as a model home. May be sold for a private residence in the future.

Lot 4 – Light industrial building to be leased or used as storage with six 1-bedroom housing units located on the second level. Additional storage/covered parking building possible in future.

A variance from the 100-year flood plain and a variance from the 100-ft setback from Highway 55 are requested.

Access would be from Highway 55 and Spink Lane (public). Individual wells and individual septic systems are proposed. The 14.7-acre site is addressed at 13526 Highway 55

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Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

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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)**

**Planning and Zoning Department**

### PUBLIC HEARING

**March 10, 2022**

**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. 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, March 2, 2022.**

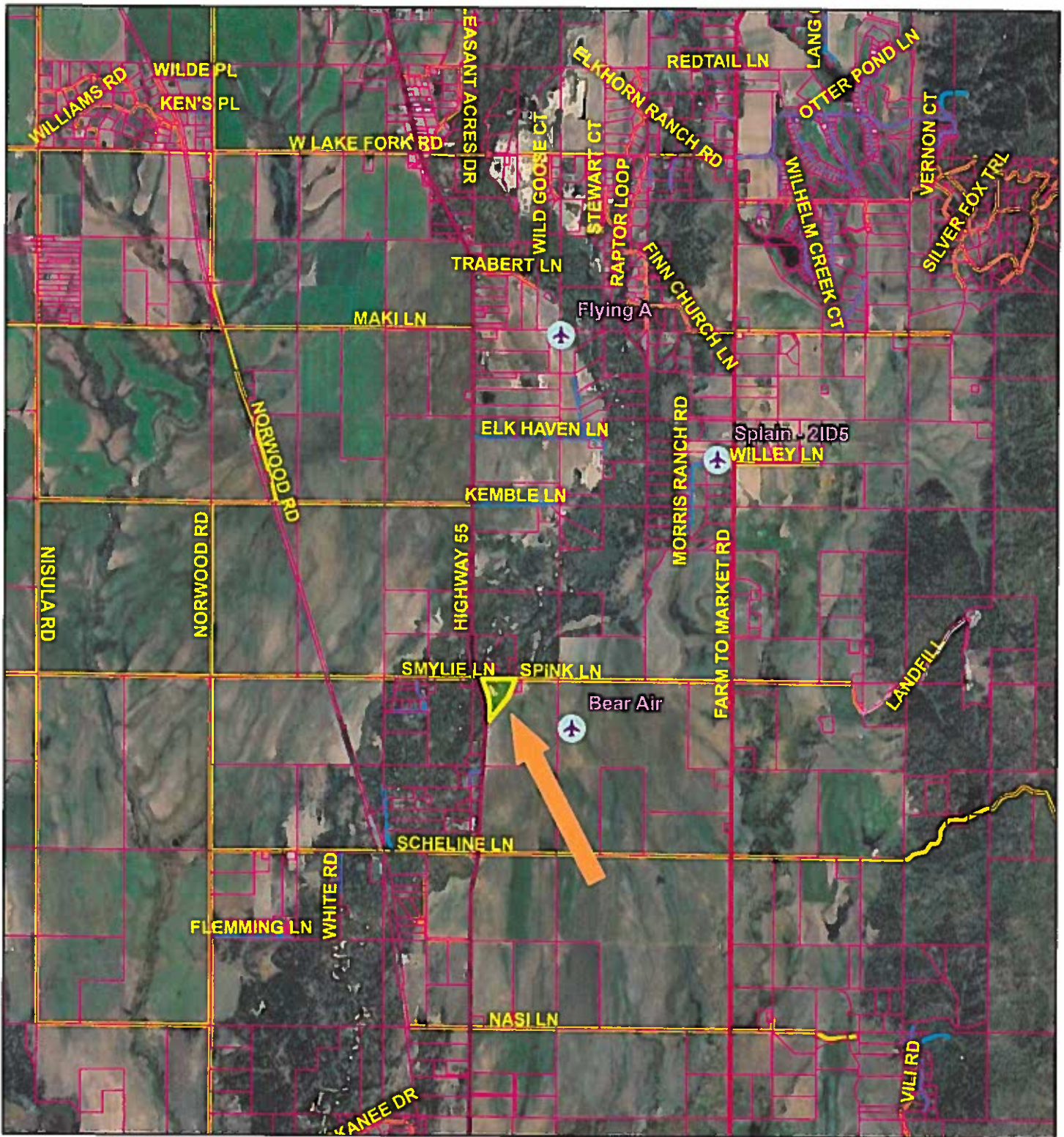
If you do not submit a comment, we will assume you have no objections.

**Direct questions and  
written comments to:**








Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115 (phone)  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

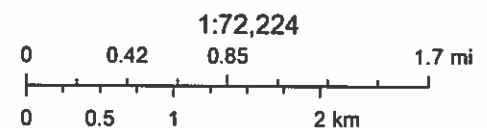


# C.U.P. 22-06 at 13526 Highway 55



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

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



Earthstar Geographics

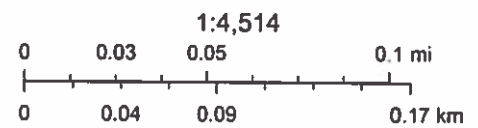


# C.U.P. 22-06 at 13526 Highway 55



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

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



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