



## Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

### Joint Hearing for Appeal of PZ Commission Approval of C.U.P. 22-06 Schafer Subdivision and Variances Requested for C.U.P. 22-06 Schafer Subdivision

**Appellant:** Kathleen Trever and Tom Peppersack

**Applicant/Property Owner:** Big Cabin Properties

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

**Project Description:** The Planning and Zoning Commission approved the conditional use permit and preliminary plat for C.U.P. 22-06 Schafer Subdivision on April 14, 2022. A 4-lot, mixed-use subdivision that includes heavy industrial (lumber mill), light industrial, multiple-residence, and single-family residential uses as well as a craftsman learning academy was approved.

**Lot 1** – Continuation of log yard and log home manufacturing business. Additional storage building with upstairs residence and an open mill shed.

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

**Lot 3** – A model home with work-force housing.

**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.

The Planning and Zoning Commissioners recommended approval of two requested variances:

- a variance from the 100-ft setback from the front property line along Highway 55, and
- a variance from the 100-ft building setback from the high-water line

Highway 55 has an existing 200-ft right-of way along the property. A relaxation of 70-ft of the building setback from the front property line is requested. Buildings would not be constructed closer than 30-ft to the property line.

The applicant has also requested a variance from the 100-ft building setback from the high-water line for two buildings on Lot 1. There would be no building within the floodplain.

*Continued on Reverse Side*

## PUBLIC HEARING

**May 23, 2022**

**1:30 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., May 16, 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)

**Reason for Appeal:** Final conditional uses for each lot are pending staff refinement. Key Impacts of development are still unclear, specifically:

- Wetlands, surface water, wastewater, septic and lot buildability,
- Lack of conditions to address safety and infrastructure of multi-family residences in development with mixed heavy and light industrial use, and
- Impacts of tree and vegetation removal.

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Previous written and emailed comments  
will be included in the record  
and sent to the  
Board of County Commissioners.

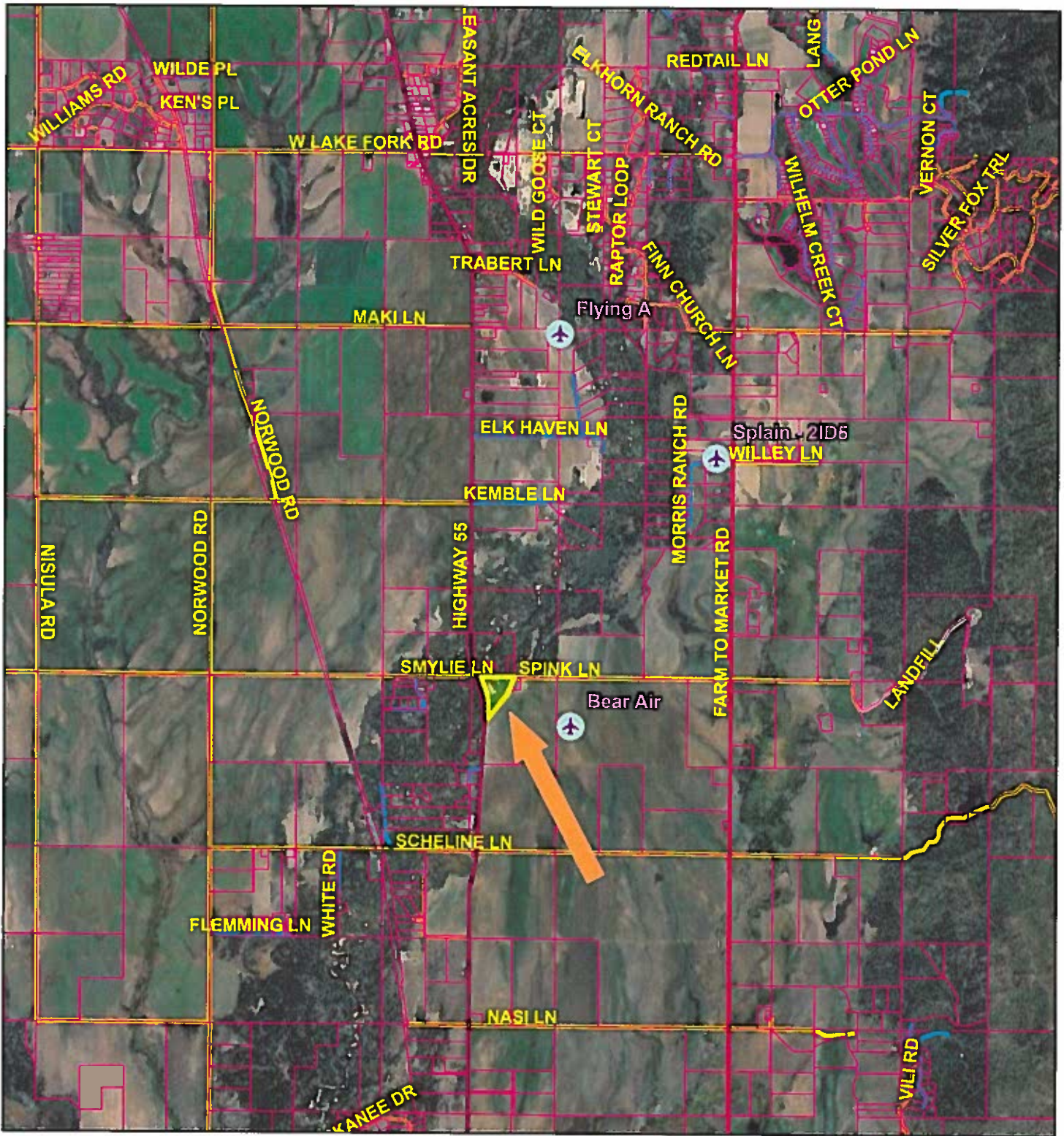
Maps and the site plan are attached.

**More information, including the appeal,  
application, and staff report  
will be posted online at:**








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

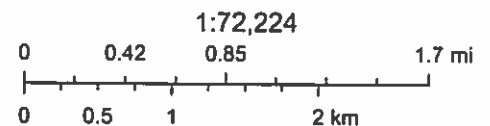


# C.U.P. 22-06 at 13526 Highway 55



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

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



Earthstar Geographics

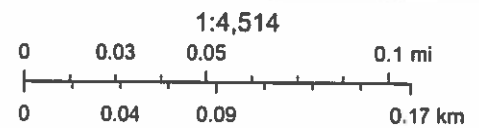


# C.U.P. 22-06 at 13526 Highway 55



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

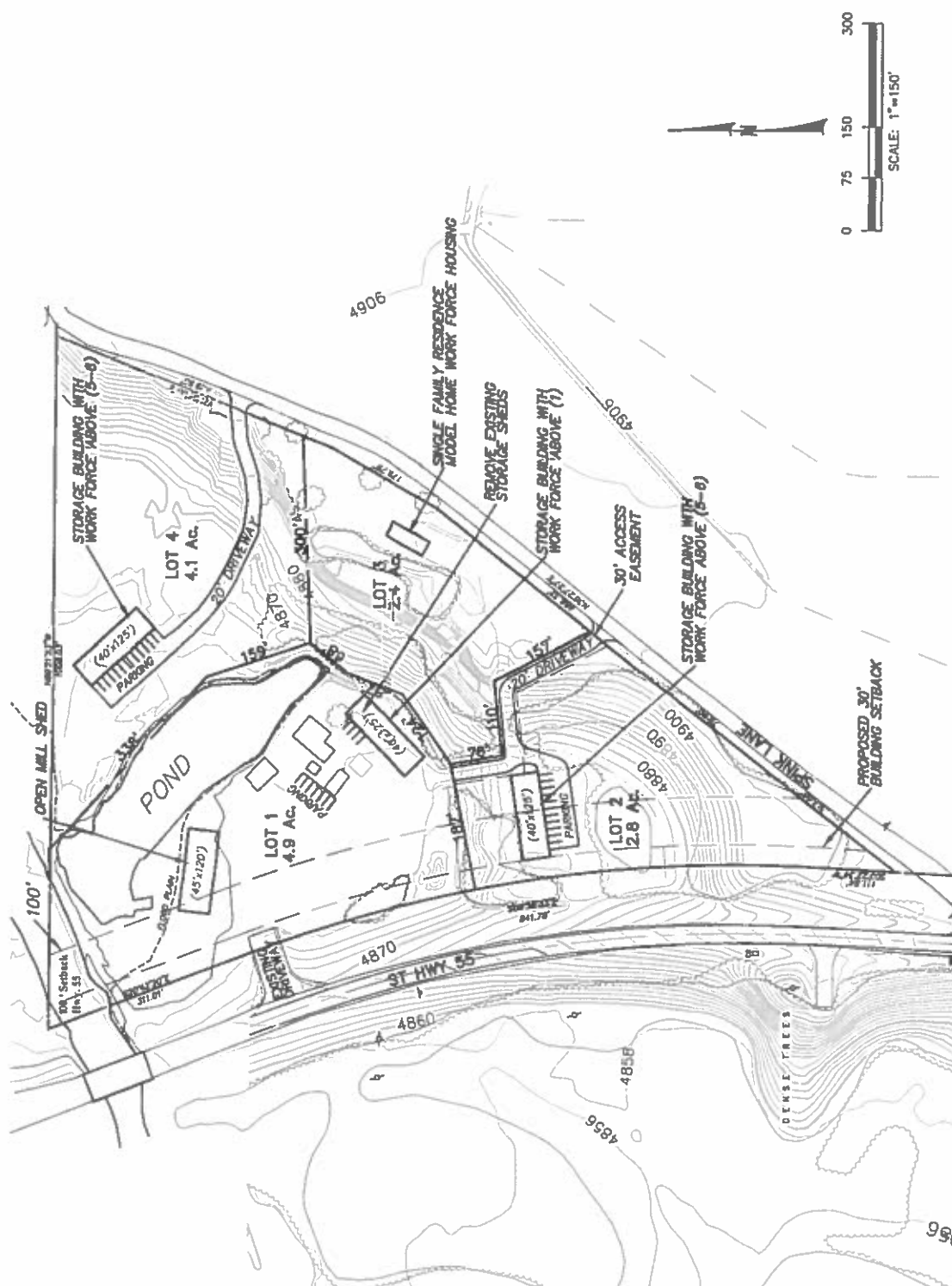
- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- MAJOR
- URBAN/RURAL



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