



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

C.U.P. 22-20 CAT Rental Store

Applicant: Western States Equipment Company

Property Owner: Clover Valley Properties LLC

Location: 10 Davis Creek Lane
RP16N03E269809
SESE Sec. 26, T.16N R.3E,
Boise Meridian, Valley County, Idaho

Project Description:

Western States Equipment Company is requesting approval of a conditional use permit for an equipment rental store, office, and shop facility.

The approximately 4,800-sqft building would replace an existing Clear-Span structure used for agricultural purposes. Use of a temporary job trailer and maintenance shed is requested until the building can be constructed in 2023.

A security gate would be installed at the entrance of the storage area. Landscaping along Davis Creek Lane and Highway 55 is proposed.

An individual well and septic system would be used.

Access would be from Davis Creek Lane, a public road, that is paved at this site. Turn lanes exist on Highway for this intersection.

The 9.6-acre site is addressed at 10 Davis Creek Lane.

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

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

PUBLIC HEARING

June 23, 2022

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

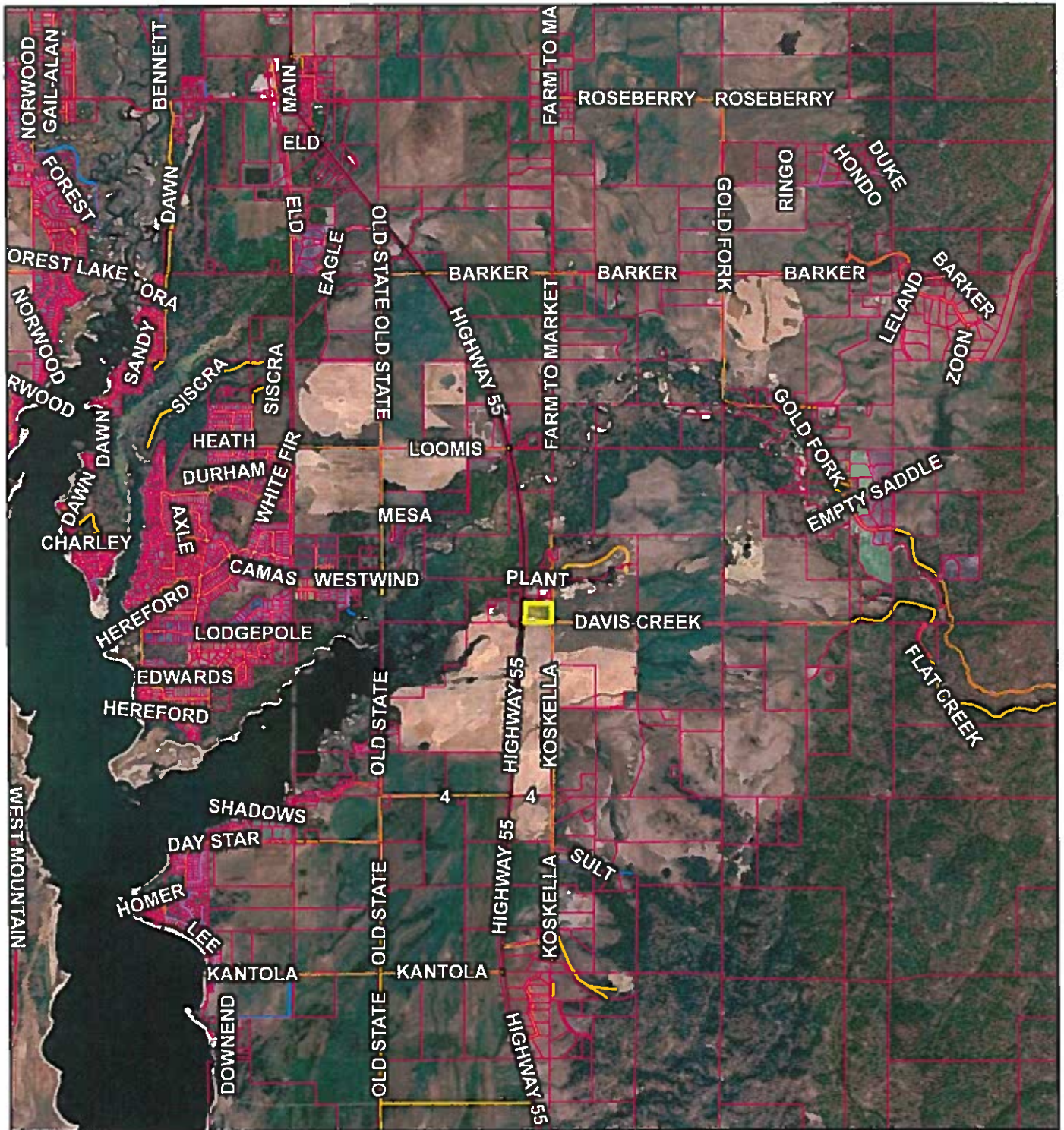
5:00 p.m., Wednesday, June 15, 2022.

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
cherrick@co.valley.id.us

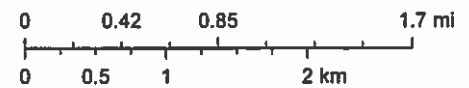
C.U.P. 22-20 Vicinity Map



4/28/2022, 1:40:02 PM

1:72,224

- Parcel Boundaries
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- MAJOR
- MINOR COLLECTOR



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

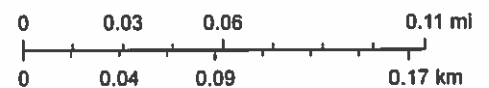
C.U.P. 22-20 Aerial Map



4/28/2022, 1:37:50 PM

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- Addresses
- Parcel Boundaries
- Roads
 - MAJOR
 - URBAN/RURAL



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Web AppBuilder for ArcGIS

Maxar | Valley County IT | Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530. | United States Forest Service Natural Resource Manager (NRM) Infra

[illegible]

CAT RENTAL
DAVIS CREEK LANE
DONNELLY, IDAHO 83615

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FRANK BY:

RECEIVED BY: _____

DATE	AS NOTED

DATE: 4.11.22

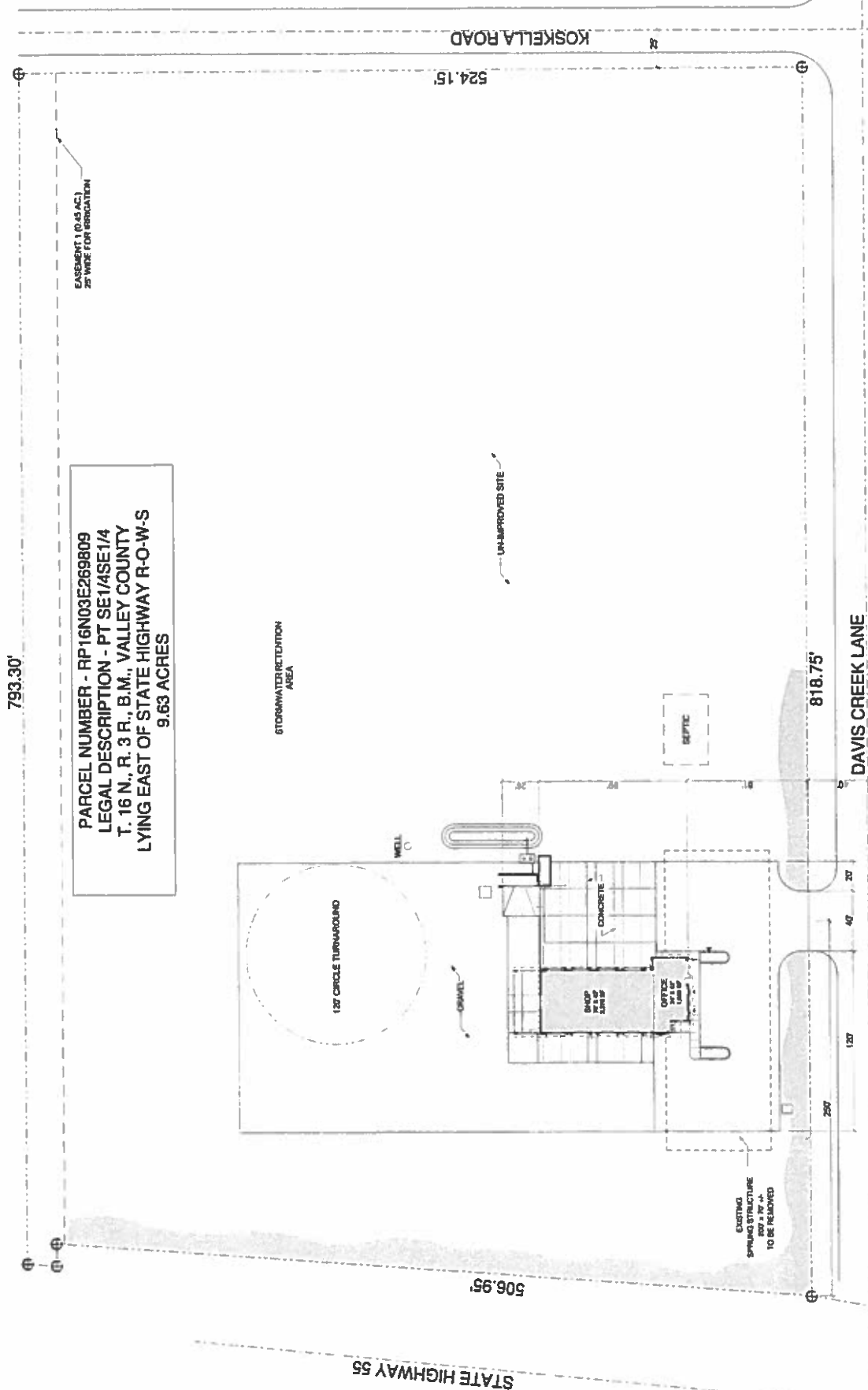
PROJECT NO. P-100-100

7/14/13 PM

Architectural Site

Plan

SD2



Architectural Site Plan

SCAP: 1 • 57