



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

C. U.P. 22-34 Shoemaker Donnelly Storage

Applicant: Jeff Hatch, Hatch Design Architecture

Property Owner: Shoemaker Properties LLC

Location: The 26.97-acre site is parcel RP16N03E157408 located west of Highway 55 at the intersection of Old State RD and Eagle Lane. The site is in the SE ¼ Section 15 T.16N R.3E, Boise Meridian, Valley County, Idaho

Project Description: Jeff Hatch is requesting approval of a conditional use permit to construct a public self-storage facility. The proposal includes an office and five storage buildings totaling approximately 97,125 sqft. The buildings would be built on the southern portion of the parcel.

The facility would provide covered storage for boats, RVs, and recreational equipment, along with a variety of standard storage spaces. No outside storage is proposed.

Phase 2, proposed residential home(s) and additional storage on the remainder of the parcel, would require a new application.

Individual well, an individual septic system, and electricity are proposed. Landscape berms with native plantings are proposed along the east and south boundary of the site. Drainage and snow storage would remain on-site.

Access would be from Eagle Lane, a public road.

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

October 20, 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.

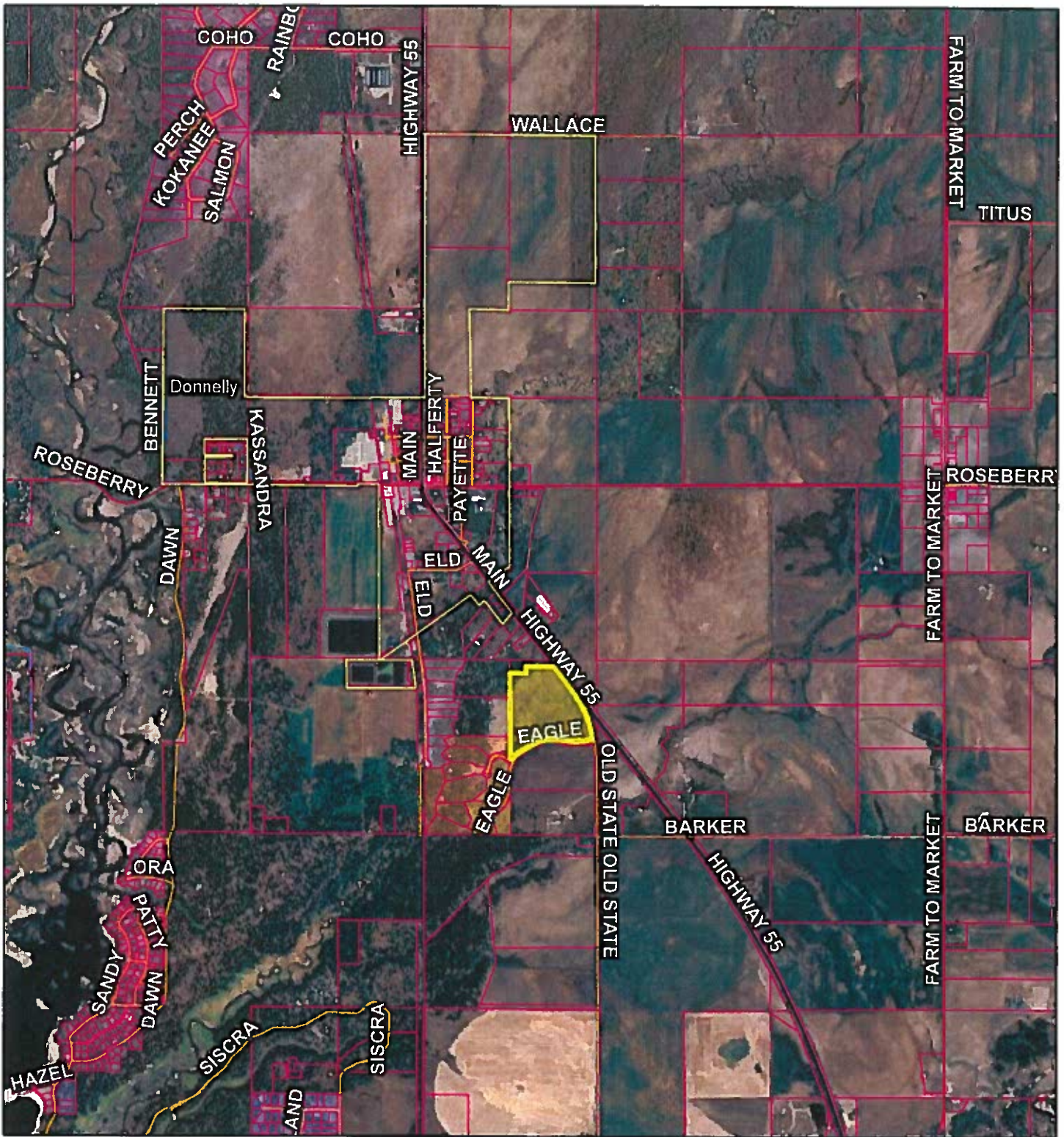
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, Oct. 12, 2022.

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

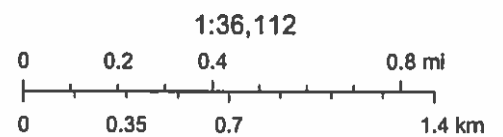
**Direct questions and
written comments to:**

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 22-34 Vicinity Map

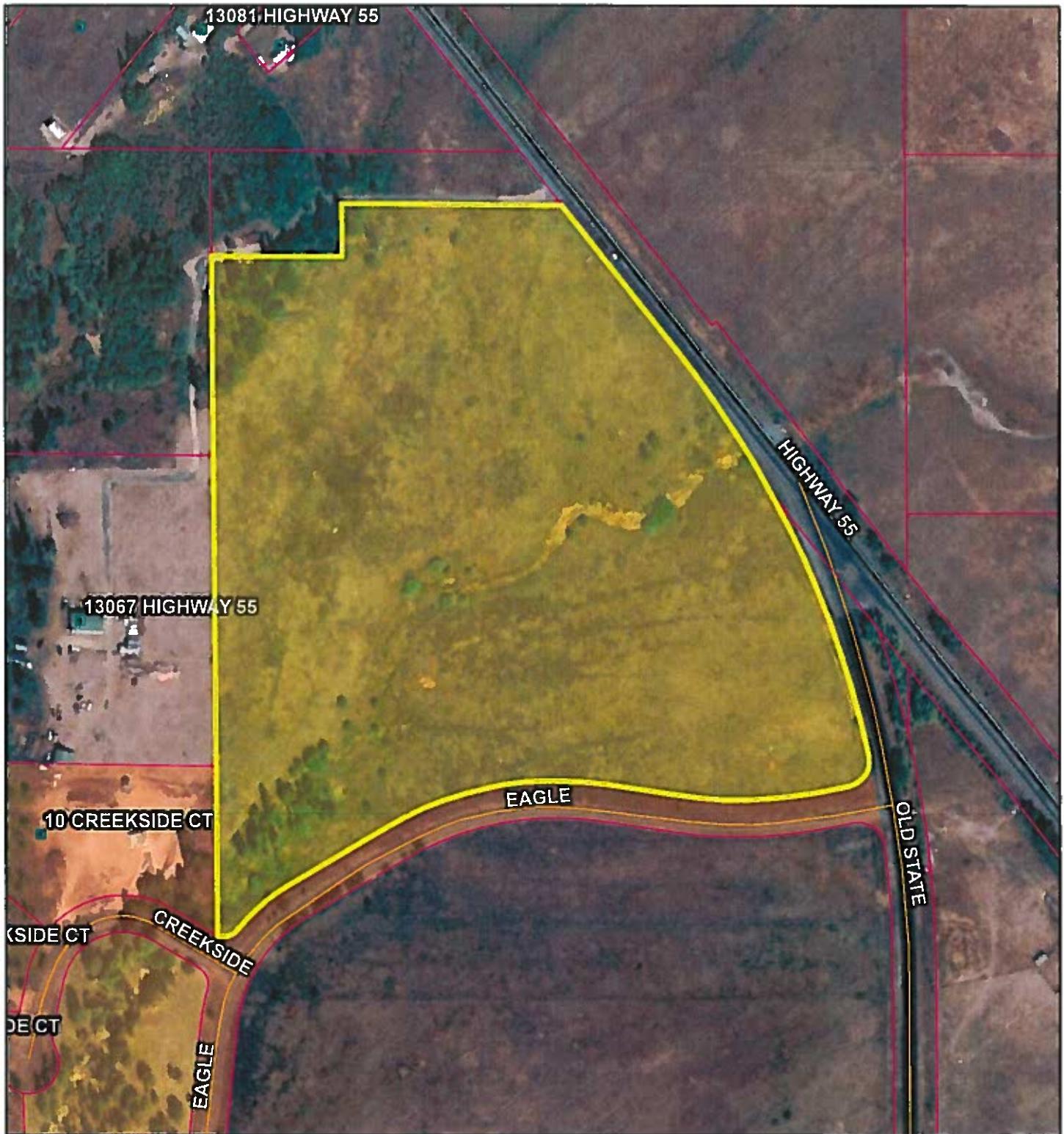


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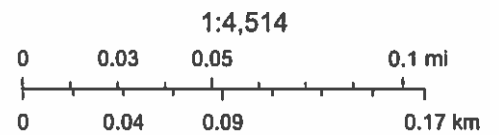
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C.U.P. 22-34 Aerial Map



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- Address Points
- Parcel Boundaries
- Roads
 - MAJOR
 - URBAN/RURAL



Maxar

Valley County Planning & Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
www.co.valley.id.us

Welcome to the Valley County Planning and Zoning Commission meeting!

The commission appreciates your interest and participation. If you would like to speak about any item on tonight's agenda, please write your name and address on the roster at the entrance.

This is the process the Commission follows for each agenda item*:

1. The Planning and Zoning Commission Chairman will introduce the agenda item and ask the P&Z Staff for a report.
 2. The Chairman will ask the applicant (or appellant, if it is an appeal) to give a presentation.
 3. The Chairman will open the hearing for comments from the public; may be a 3-minute time limit for each individual speaker and a 5-minute time limit for each speaker representing a group.
 - Each speaker shall wait to be called on by the Chairman. The Chairman will follow the order of the names on the roster. Then the Chairman will ask for those who did not sign the roster but would like to speak to raise their hands. Every person who wishes to speak will have an opportunity to speak.
 - When called on by the Chairman, each speaker shall stand and speak clearly into the microphone. Each speaker shall state his full name and address and then comment on the agenda item.
 - The Commission may ask questions of any speaker. The Commission may also recall any speaker at any time during the hearing to ask additional questions.
 - Photos, drawings, petitions or anything shown to the Commission cannot be returned until the expiration of any appeal period.
 4. The Chairman will ask for comments from the P&Z staff.
 5. The Chairman will ask for comments from the applicant (or appellant).
 6. The Chairman will close the public comment portion of the hearing.
 7. The P&Z Commission may deliberate and make a decision or may continue or defer the hearing to a later date. *If the Commission continues the hearing to a later date and announces the date, time, and place of that continued hearing tonight, no new notices of the continued hearing will be mailed.*
 8. Results of the Commission's action on any hearing item may be obtained by telephoning the P&Z Office: 208-382-7115.
- * The public is welcome to attend and listen, but public comment will not be taken when:
- The Commission holds a work session, or
 - Public comment has been taken at a prior meeting and the public comment portion of the meeting was closed at that meeting and not reopened.