



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

C.U.P. 22-45 Ikola Storage

Applicant: Gerry Ikola

Property Owner: Gerry and Capella Ikola

Location: Farm to Market Road, between Paddy Flat Road and Spink Lane
1-acre portion of RP17N03E254805
SW ¼ Section 25 T.17N R.3E,
Boise Meridian, Valley County, Idaho

Project Description:

Gerry Ikola is requesting approval of a conditional use permit to construct a storage facility. The proposal includes a 65-ft x 100-ft sprung-structure to store up to 25 recreational trailers for a commercial business. The structure would also be used for storage of personal items and agricultural equipment.

There would be no outside storage of any trailers or equipment related to a commercial operation.

A berm would be added to the front of the property and additional trees planted for screening. The driveway would be inset from the road right-of-way and be gated for security.

Access would be from Farm to Market Road, a public road, onto a driveway shared with a residence.

The site is one acre of the 160-acre parcel
RP17N03E254805.

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

November 10, 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.

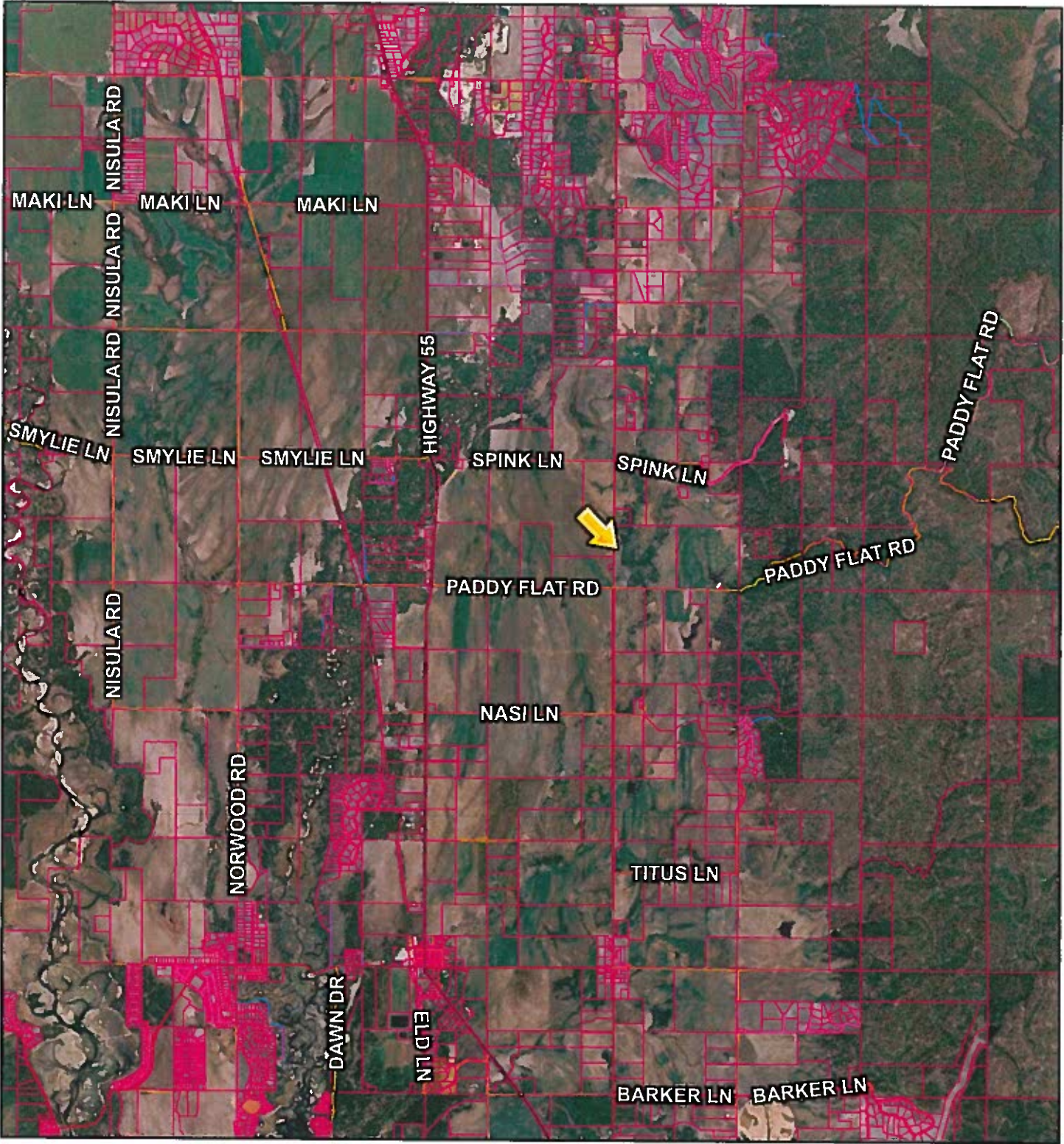
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, Nov. 2, 2022.

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

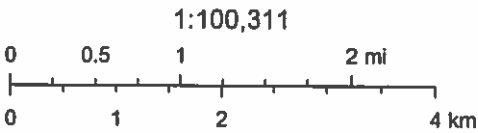
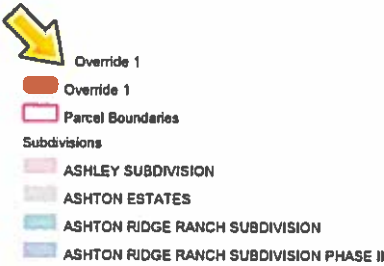
**Direct questions and
written comments to:**

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

C.U.P. 22-45 Vicinity Map

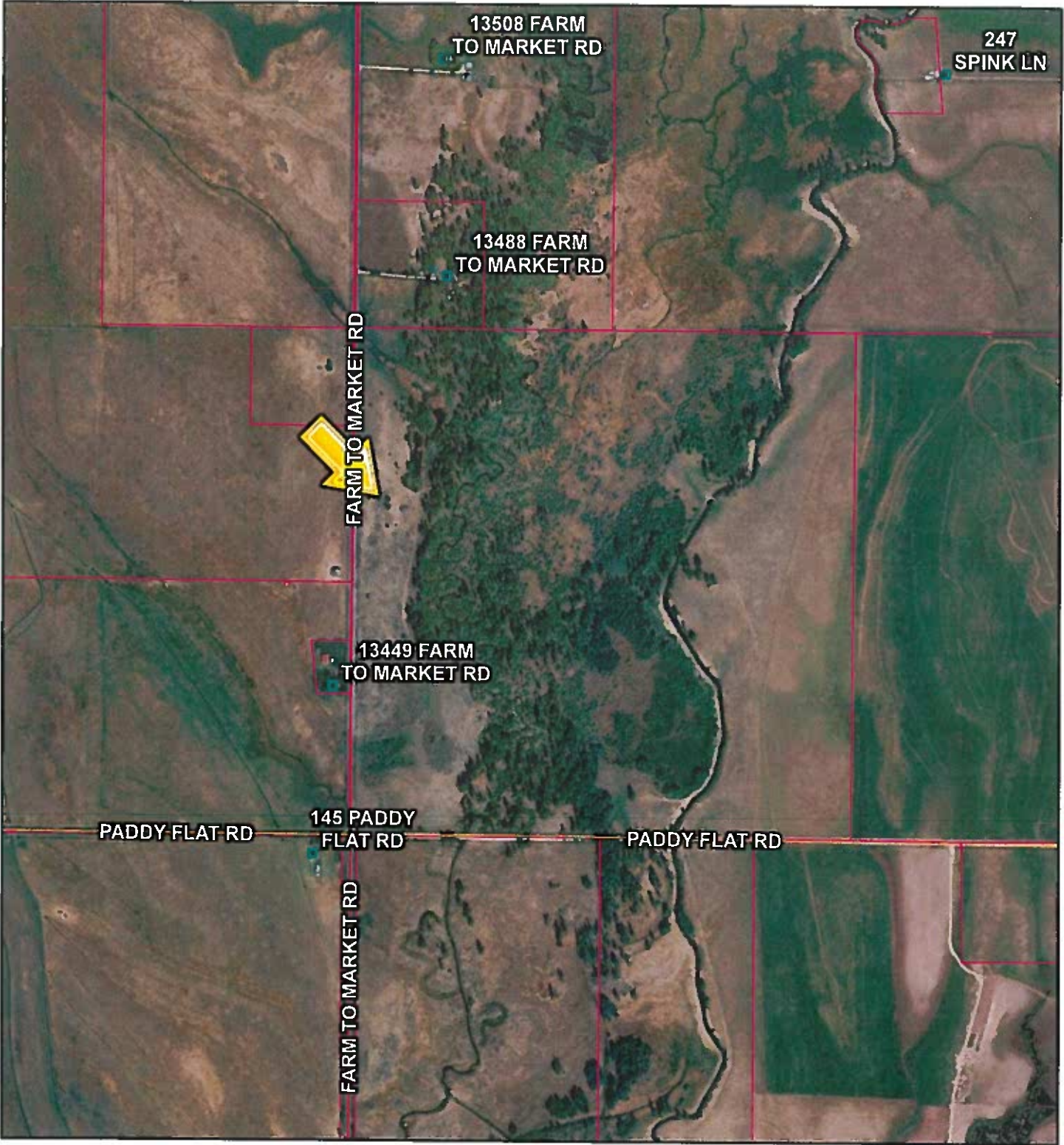


September 29, 2022



Earthstar Geographics

C.U.P. 22-45 Aerial Map



September 29, 2022



Override 1



Address Points



Parcel Boundaries

Roads

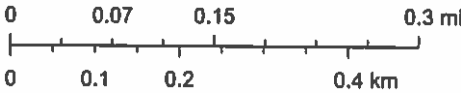
COLLECTOR

URBAN/RURAL

County Boundaries

VALLEY COUNTY

1:12,539



Maxar

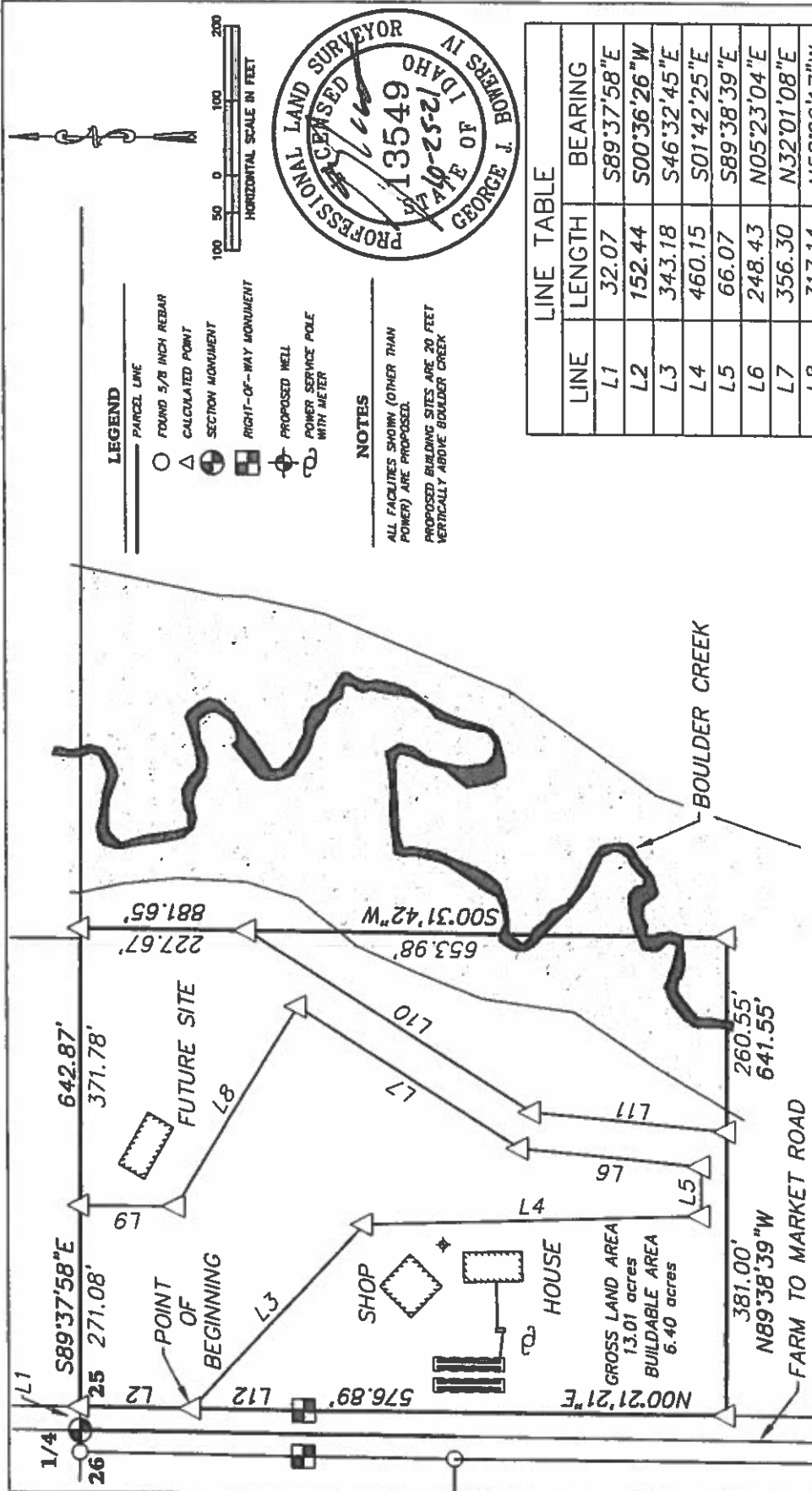


EXHIBIT MAP
Located in the NW1/4SW1/4 of Section 25
T. 17 N., R. 3 E., B.M.,
Valley County, Idaho

Bowers Land Surveys, Inc.

P.O. Box 976, Cascade, Idaho 83611
Office: 208.469.0457

DATE 10/25/21
P.M. CB
P.N. 21023
EXHIBIT