



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

### C.U.P. 23-01 Sands 55 Subdivision Preliminary Plat

**Applicant / Property Owner:** Lake Fork 55 LLC

**Location:** To Be Determined Highway 55  
Parcel RP17N03E033995  
located in the W ½ Sec. 03, T.17N, R.3E,  
Boise Meridian, Valley County, ID

**Project Description:** Lake Fork 55 LLC is requesting a conditional use permit for a 4-lot, mixed-use subdivision that includes commercial use, light- industrial use, and multiple-residences (apartments). The site is 10.3 acres.

Lot 1 – 3.27 acres – Commercial Use + 2 Apartments  
Lot 2 – 3.01 acres – Commercial or Light Industrial Use +  
Apartments  
Lot 3 – 3.11 acres – Commercial or Light Industrial Use  
Lot 4 – 0.87 acres – Access Lot Only, No Building Proposed

The apartment buildings would have garages on the first floor and residences on the second floor. The applicant is requesting the approval of building permits prior to recording the final plat. Individual wells and individual septic systems are proposed.

No buildings or parking would be allowed in the 100-foot setback from State Highway 55. The project site does not have wetlands.

A variance is requested for the requirement of a Wildland Urban Fire Protection Plan.

The lots would be accessed with a shared driveway from State Highway 55.

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Attached are the agenda, additional information such as maps and 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)**

## PUBLIC HEARING

**March 9, 2023**

**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.

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.

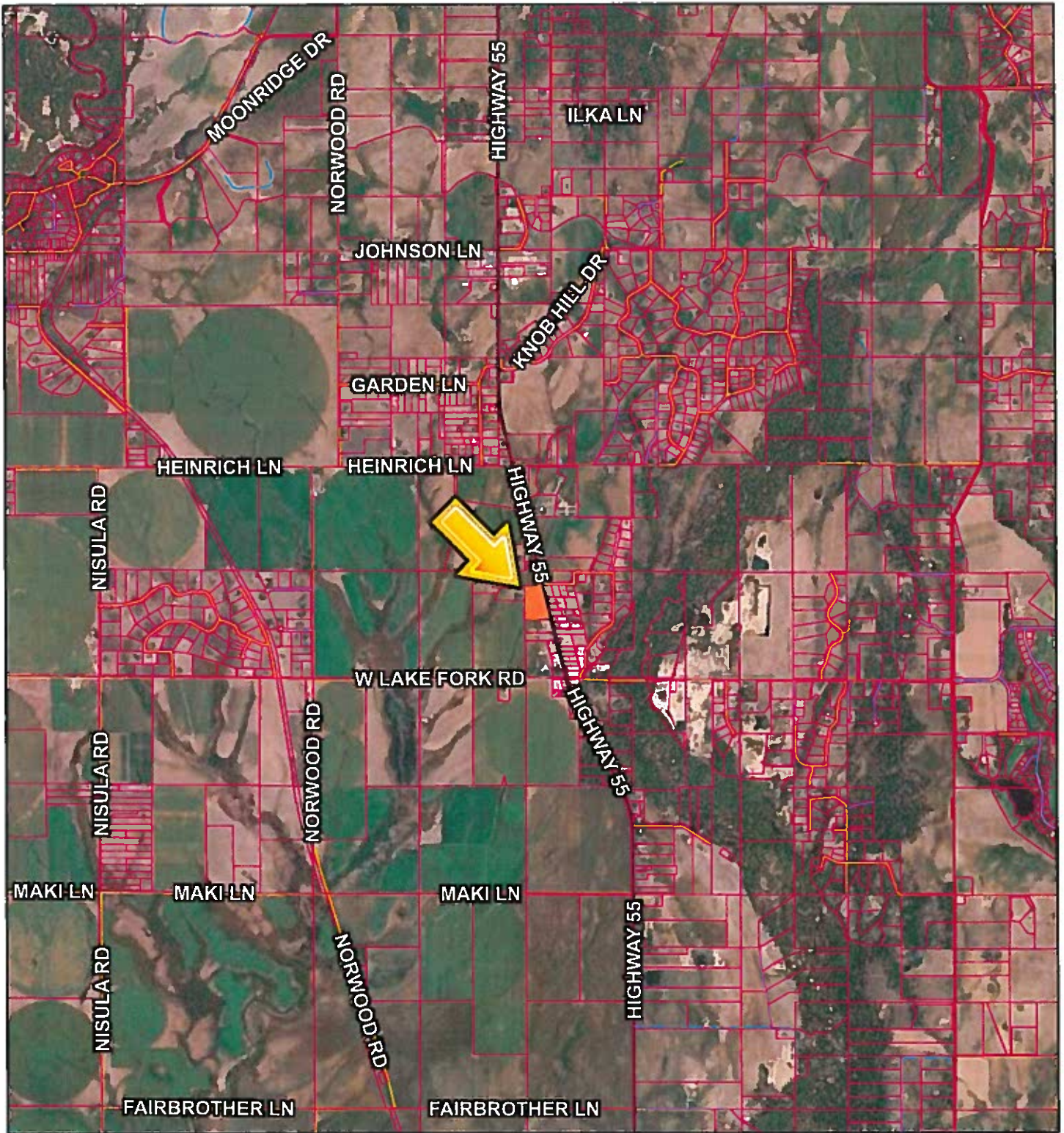
To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, March 1, 2023.

### **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](mailto:cherrick@co.valley.id.us)



# CUP 23-01 Vicinity Map



January 31, 2023



Override 1



Override 1



Parcel Boundaries

Roads

MAJOR

COLLECTOR

URBAN/RURAL

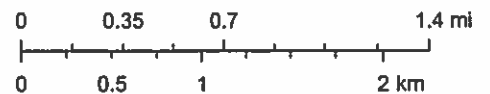
PRIVATE

OTHER

County Boundaries

VALLEY COUNTY

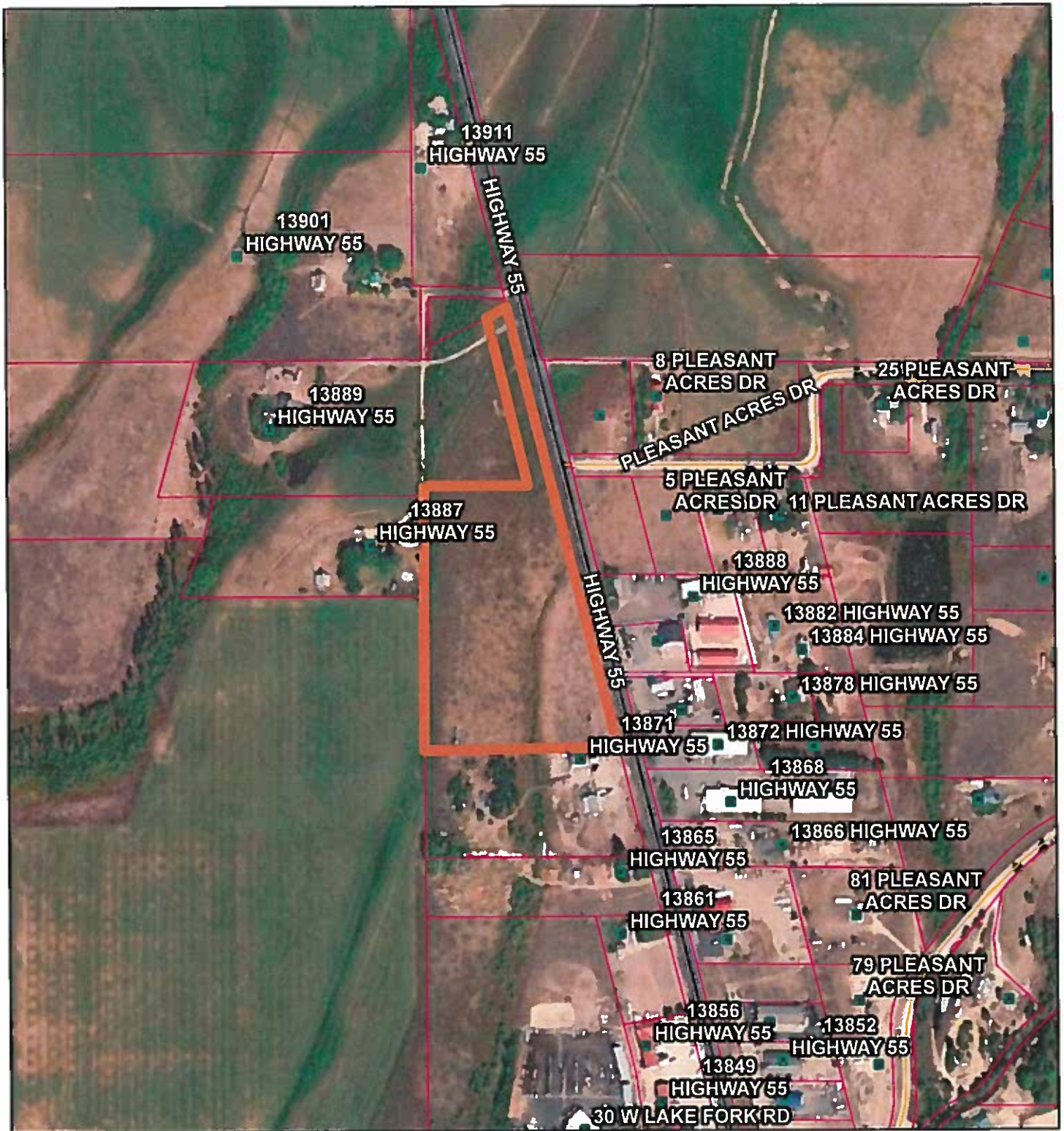
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Earthstar Geographics

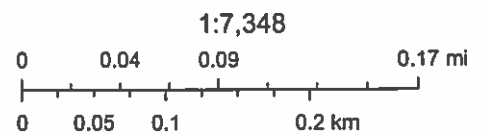


# CUP 23-01 Aerial Map



January 31, 2023

- Override 1
- Address Points
- Parcel Boundaries
- URBAN/RURAL
- County Boundaries
- VALLEY COUNTY
- MAJOR



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