



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

C.U.P. 23-08 Fredriksen RV Rental Site

Applicant: Steve Fredriksen

Property Owner: Steve and Adalaide Fredriksen

Location: 12784 Cascade DR and 12786 Cascade DR
Wagon Wheel Ranch #5 Subdivision Lots 12
and 13, Block 4 located in the SWSW
Section 27 and SESE Section 28, T.16N,
R.3E, Boise Meridian, Valley County, Idaho

Project Description:

Steve Fredriksen is requesting a conditional use permit for the rental of five recreational vehicle sites on two adjacent lots.

Northlake Recreational Sewer and Water District would supply sewer services; water would be supplied by two existing wells.

Access would be from Cascade Drive, a public road.

The 0.93-acre site is addressed at 12784 Cascade Drive and 12786 Cascade Drive.

Attached are the agenda, additional information such as maps and 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

April 13, 2023

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.

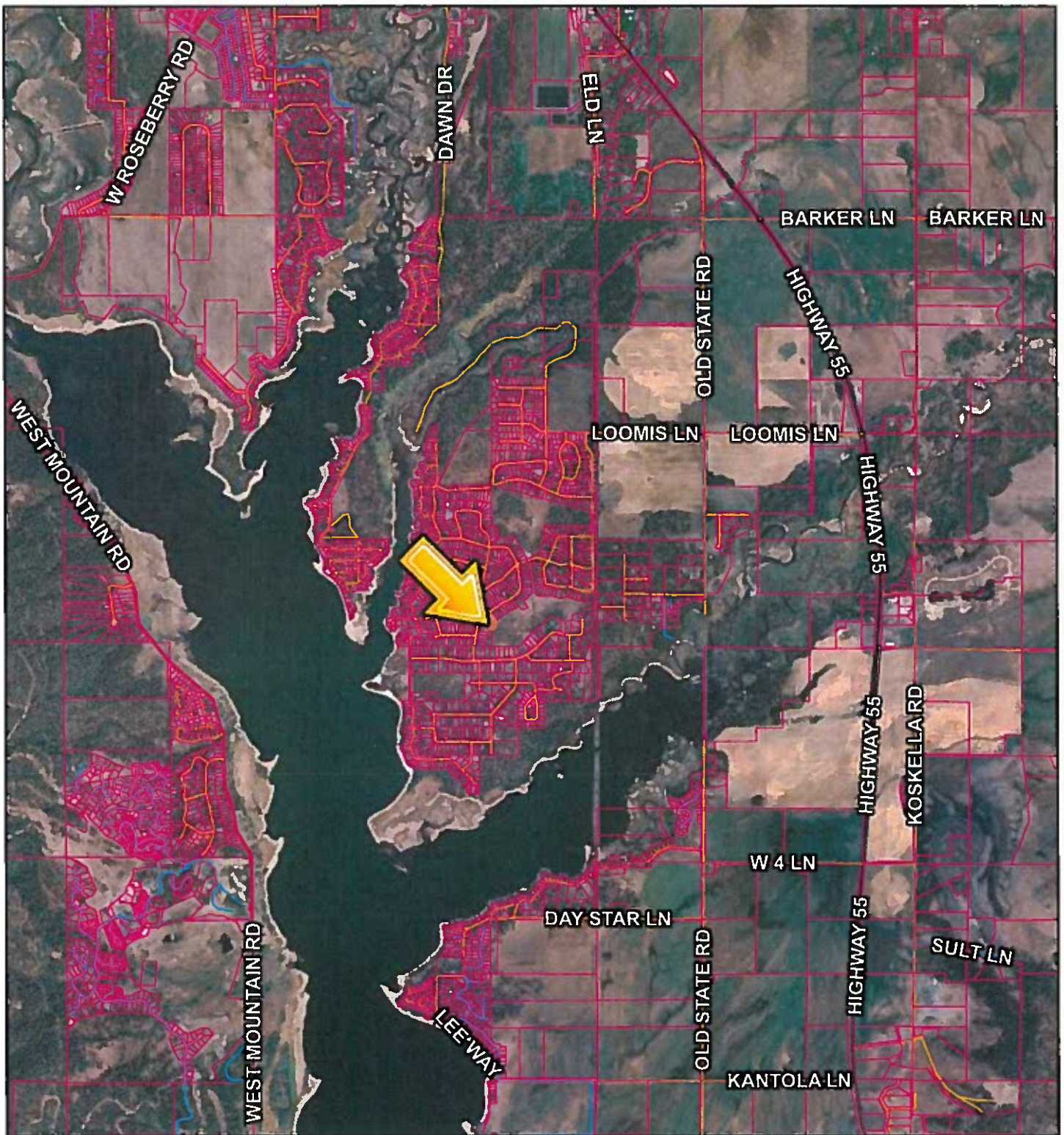
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

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

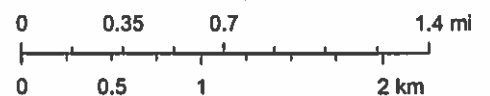
C.U.P. 23-08 Vicinity Map



March 3, 2023

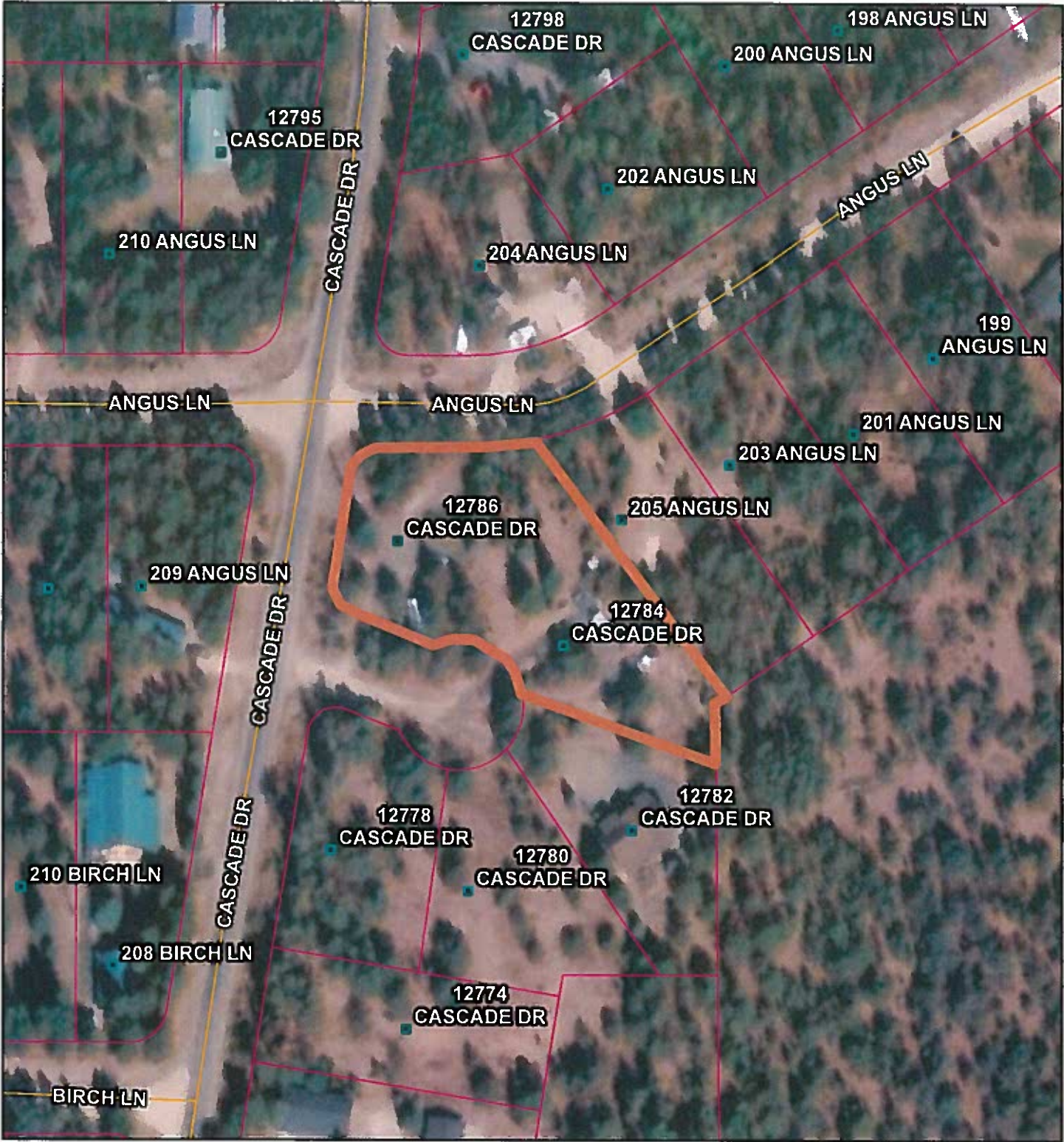
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|--|---|
| Parcel Boundaries | — PRIVATE |
| Roads | World Imagery |
| MAJOR | Low Resolution 15m Imagery |
| MINOR COLLECTOR | High Resolution 60cm Imagery |
| COLLECTOR | High Resolution 30cm Imagery |
| URBAN/RURAL | Citations |
| | 19m Resolution Metadata |

1:58,782



Earthstar Geographics

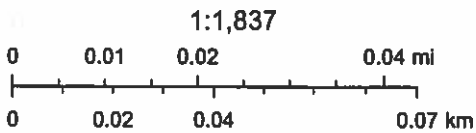
C.U.P. 23-08 Aerial Map



March 3, 2023

- Address Points
- ▭ Parcel Boundaries
- Roads
- URBAN/RURAL
- World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
60cm Resolution Metadata



Maxar, Microsoft

