



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

C.U.P. 23-13 Coulegar Multiple Residences

Applicant / Property Owner: Coulegar LLC

Location: 107 and 109 E Prospectors DR
Gold Dust Ranch No. 2 Lot 229
SW ¼ Section 10, T.13N R.4E,
Boise Meridian, Valley County, Idaho

Project Description:

Coulegar LLC is requesting a conditional use permit for multiple residences. The 2.06-acre lot would be split into two lots. Each lot would have a primary residence and a smaller home. There are currently three residences on the lot; the new 544-sqft tiny home would be used as a short-term rental.

All homes would share an individual well. An additional individual septic system would service the tiny home.

Access would be from a shared driveway on to E. Prospector Drive, a public road.

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 20, 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.

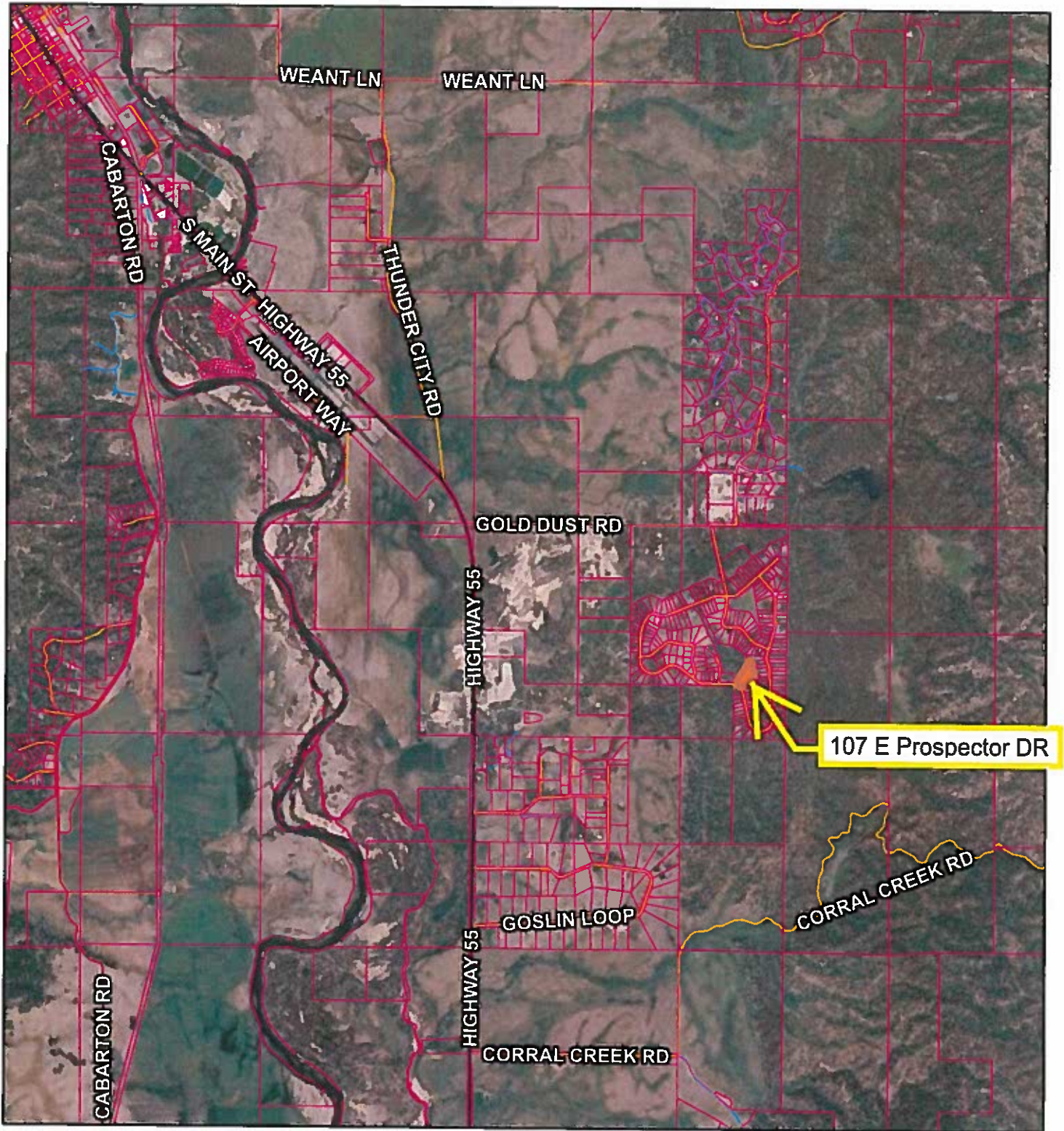
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, April 12, 2023.

**Direct questions and
written comments to:**

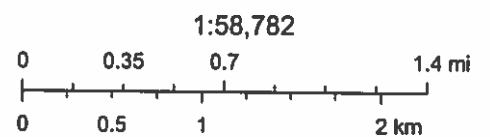
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 23-13 Vicinity Map



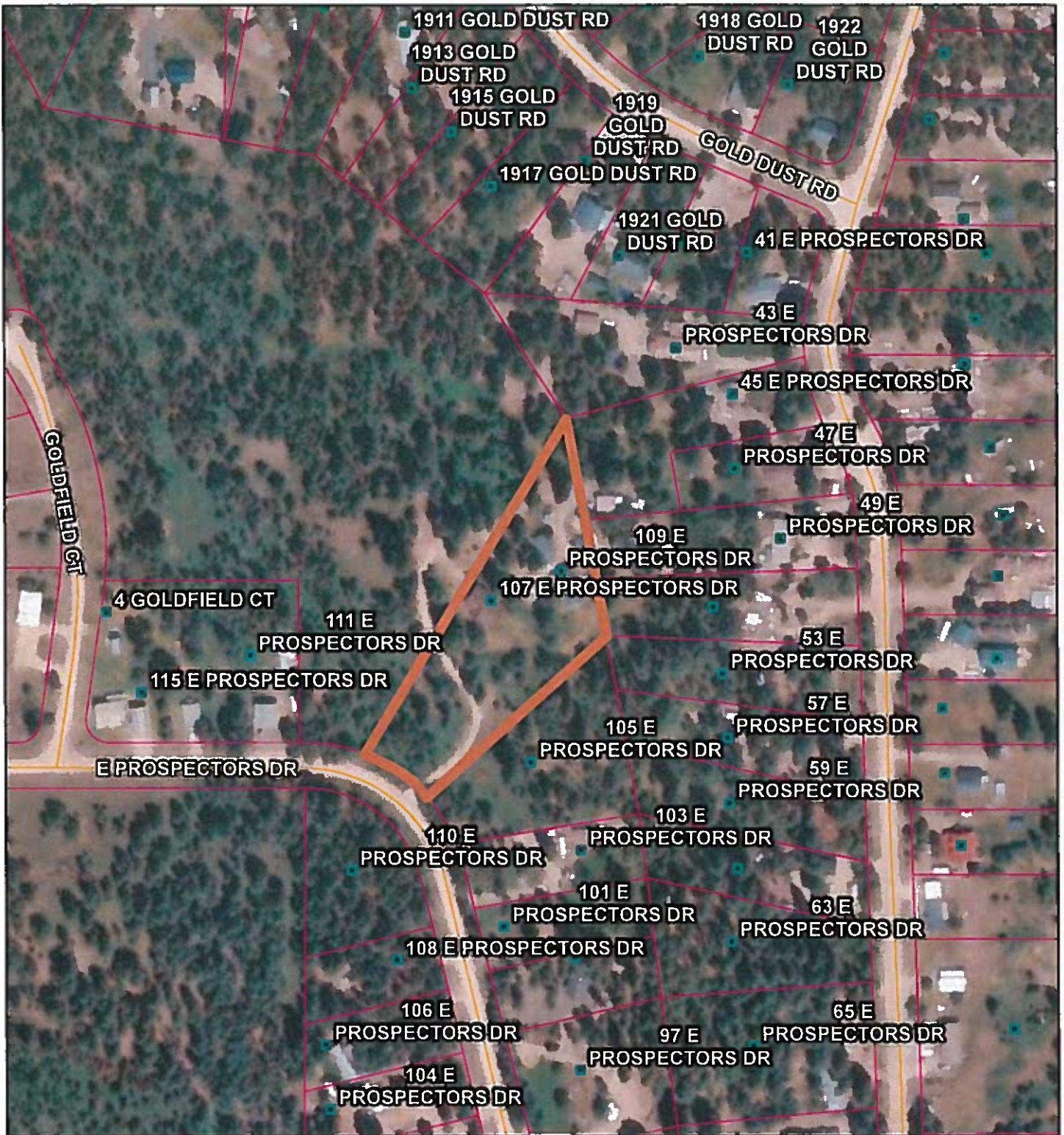
March 6, 2023

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



Earthstar Geographics

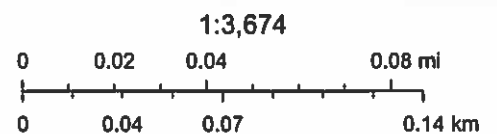
C.U.P. 23-13 Aerial Map



March 6, 2023

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

Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations
 1.2m Resolution Metadata



Maxar

