



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

C.U.P. 23-36 Pratchett Auto Repair Shop

Applicant: Patrick Pratchett

Property Owner: Patrick and Tyne Pratchett

Location: 34 Goslin Loop
Ben Goslin No. 2 Subdivision Lot 5
in the SW ¼ Section 16, T.13N, R.4E,
Boise Meridian, Valley County, Idaho

Project Description: Patrick Pratchett is requesting approval of a conditional use permit for a vehicle maintenance and repair shop. The existing building would be used for the shop; a home would be constructed at a future date.

A 6-ft high wood fence would be installed on the north end of shop for the storage of automobiles. No vehicles would be stored for parts or salvage. Vehicles to only be stored if there is an active repair plan.

Noise would be limited by working primarily indoors inside an insulated block building. Vehicle exhaust noise would be muffled and vented from inside the shop. Fire risk to be mitigated through use of approved containment systems for flammable fluids such as solvents, fuel, and oil. Shop would have appropriate fire extinguishers, block, walls, and ventilation. Dust on Goslin Loop would be mitigated through the application of calcium chloride or environmentally friendly oils.

Access would be from Goslin Loop, a public road. The site is addressed at 34 Goslin Loop.

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

September 14, 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.

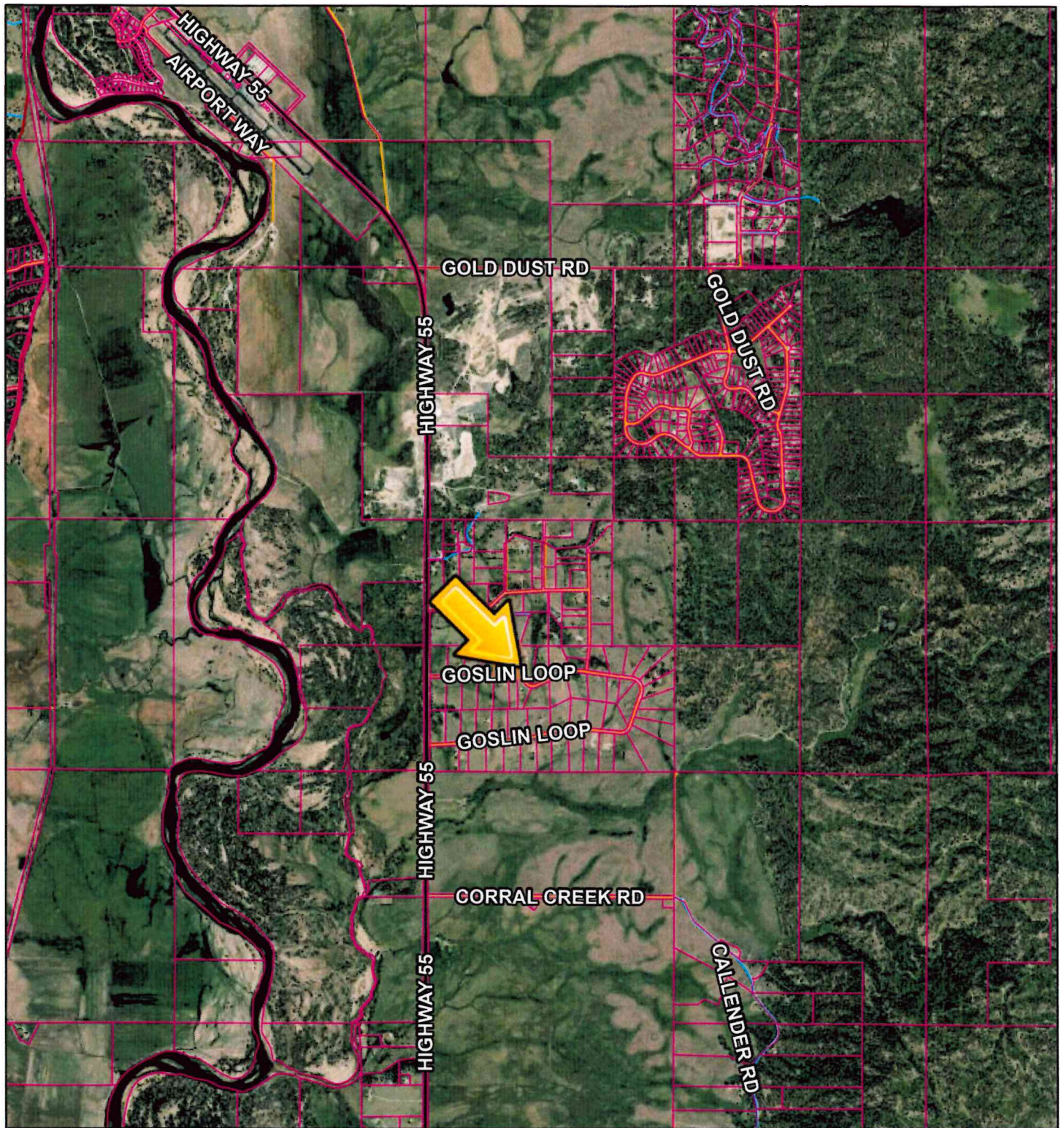
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

To be included in the staff report, comments must be received by
5:00 p.m., Wednesday,
September 6, 2023.

**Direct questions and
written comments to:**

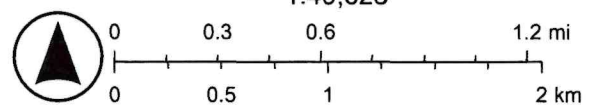
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 23-36 Vicinity Map



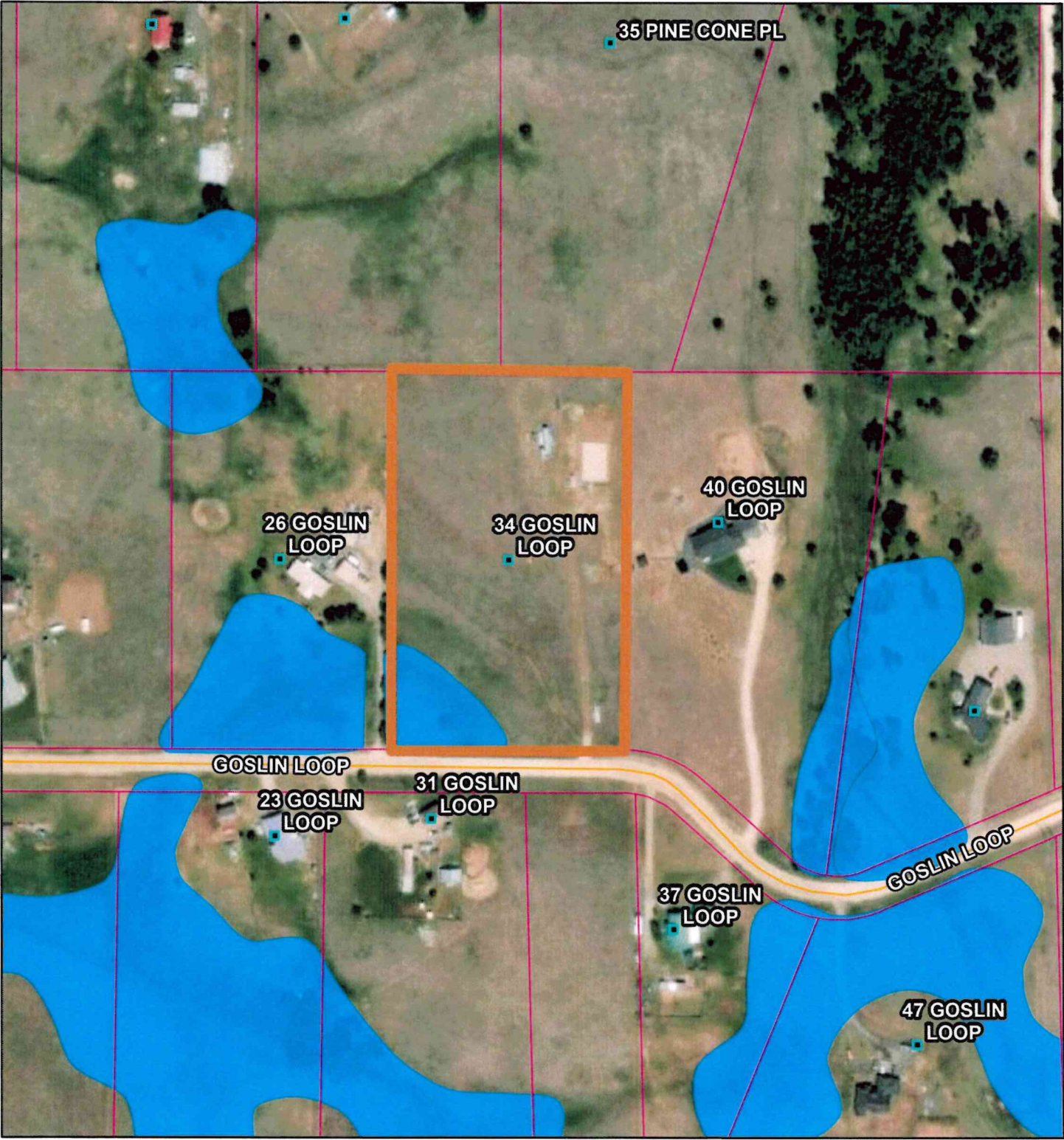
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- Parcel Boundaries
- URBAN/RURAL
- Roads
- PRIVATE
- MAJOR
- OTHER
- COLLECTOR



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C.U.P. 23-36 Aerial Map



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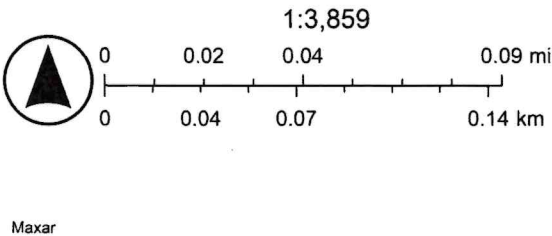
Address Points
- 

Parcel Boundaries
- 

Wetlands (USFWS)
- 

Roads
- 

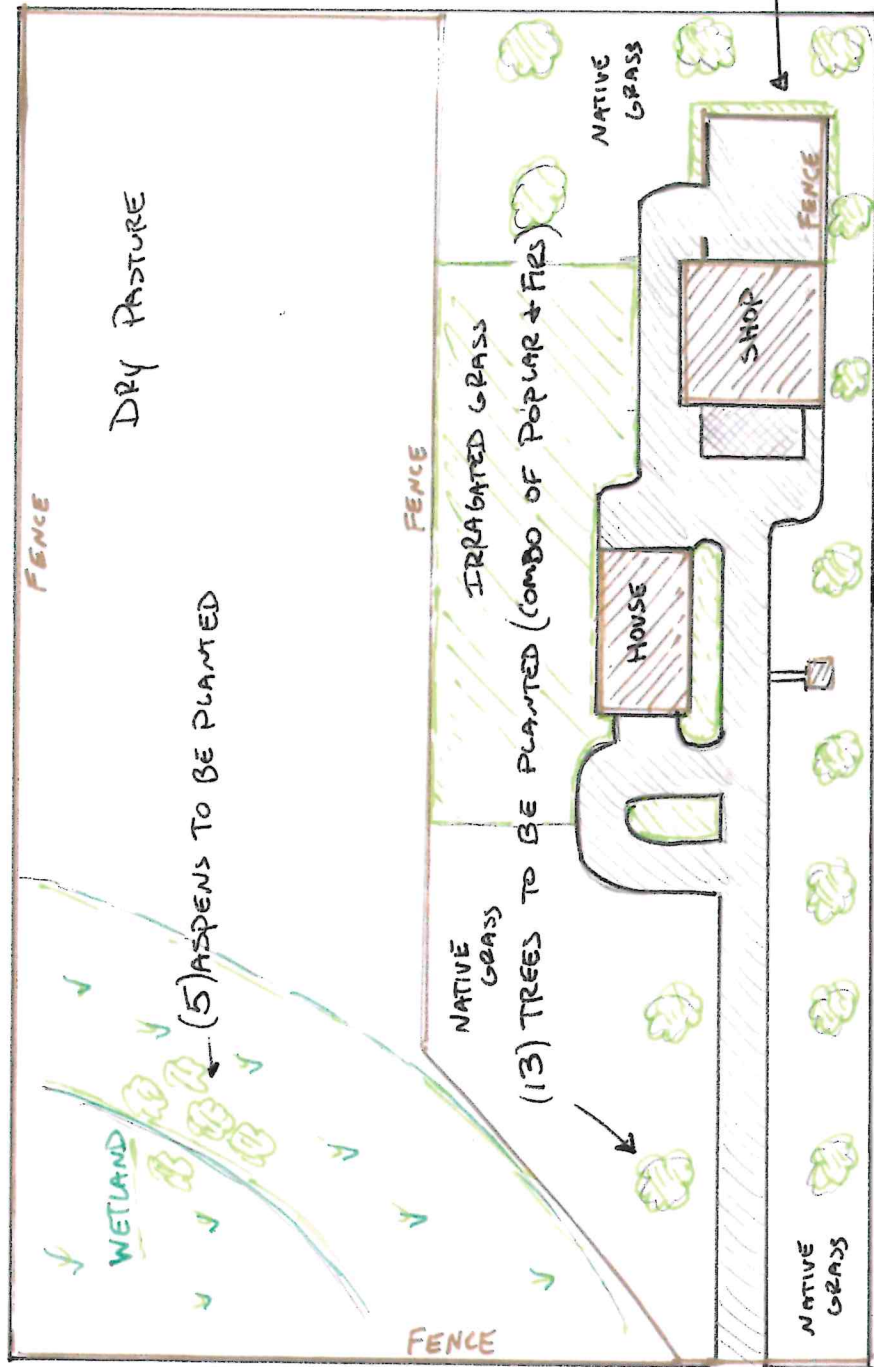
URBAN/RURAL



LANDSCAPE PLAN

34 GOSUN LOOP

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GOSUN LOOP