



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

## C.U.P. 20-36 Highway 55 Storage Amendment to C.U.P. 20-03

**Applicant/Owner:** Steel National LLC

**Location:** Coho Lane - Approximately 10 acres of the 62-acre parcel (RP16N03E036650) located in the S ½ SW ¼ Section 3 T.16N R.3E Boise Meridian, Valley County, Idaho.

**Project Description:** Steel National is requesting approval to amend C.U.P. 20-03 which was approved March 2020.

The amendment would modify the site plan to 7 storage buildings, 4 covered RV parking areas, and a smaller office building. The previous approval included nine storage buildings and three covered-RV parking areas. The location of the office would move to the space adjacent to the entry gate, at the west end of Building A.

Individual well, an individual septic system, and electricity will be established.

The landscaping requirements and setbacks from Coho Lane would remain as previously approved. Stormwater management plan approval is required. An easement for a pathway on the old railroad bed will be provided.

Access is via Coho Lane. The applicant has purchased 20 acres of the 62-acre parcel (RP16N03E036650).

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Attached are the agenda, additional information such as maps and proposed 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 ST, Cascade, Idaho.

**More information, including the application,  
will be posted online at:**

**[www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information)**

## PUBLIC HEARING

**February 11, 2021**

**6:00 p.m.**

**Courthouse Building**

**2<sup>nd</sup> Floor**

**219 North Main Street**

**Cascade, Idaho**

Changing Covid-19 considerations may necessitate telephonic testimony and/or limited access. Please call for further information. Public Hearing Procedures will be posted at [www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information)

You are invited to participate in the public hearing and/or comment on the proposal. You may view the entire hearing by going to our website, [www.co.valley.id.us](http://www.co.valley.id.us), and click on "Watch Commissioner Meetings Live"

You may comment in person or by mail, fax, or email. If you want to testify telephonically or in person, please call. Written comments must be received at least seven days prior to the public hearing. If you do not submit a comment, we will assume you have no objections to the application.

**Direct questions and written comments to:**

Cynda Herrick, AICP, CFM

Planning & Zoning Administrator

PO Box 1350

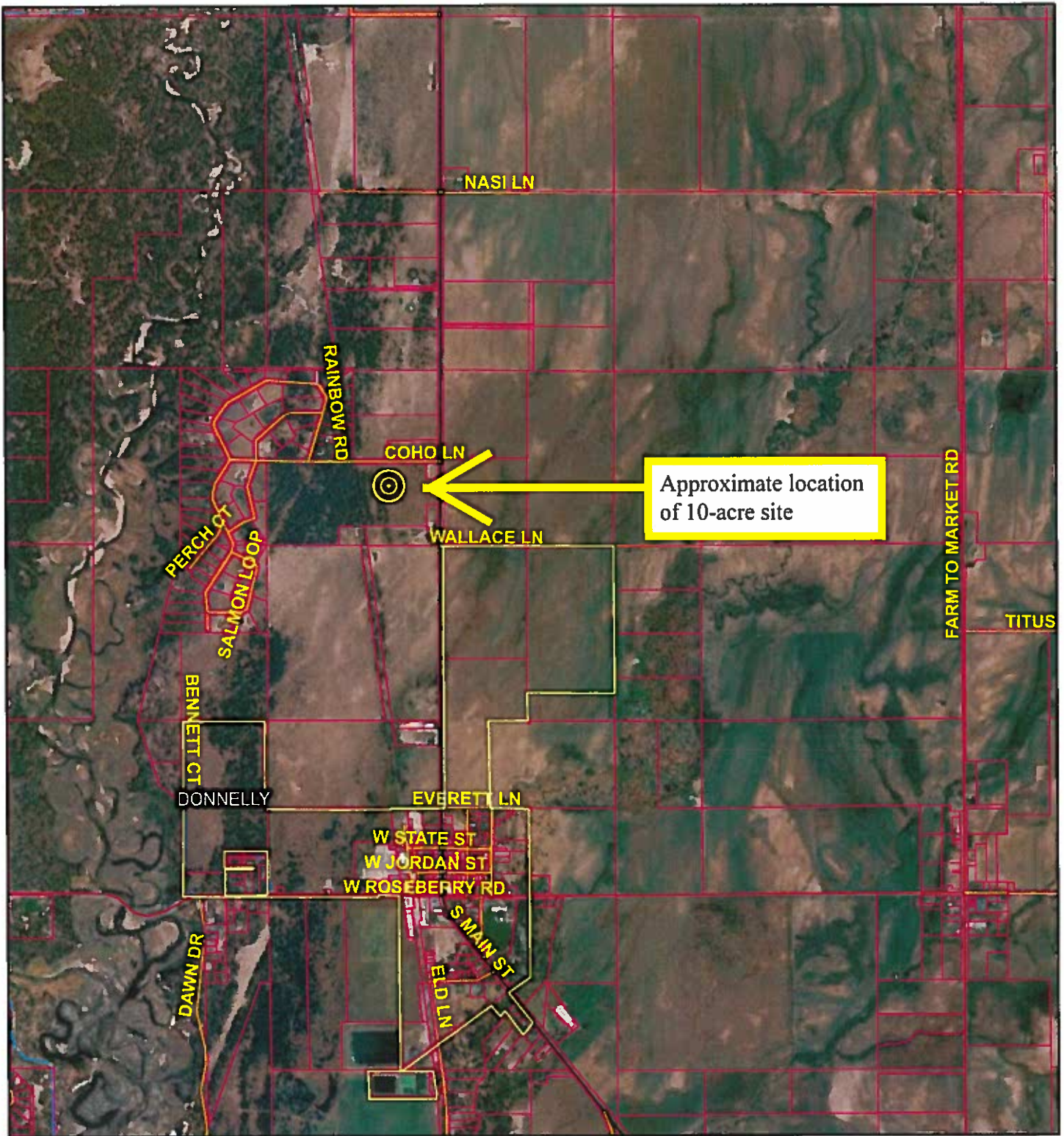
Cascade, ID 83611

208-382-7115 (phone)

208-382-7119 (fax)

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

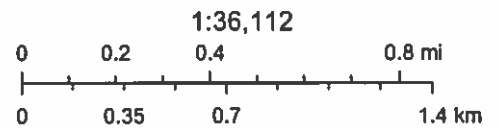
# C.U.P. 20-36 Vicinity Map



1/11/2021, 10:11:31 AM

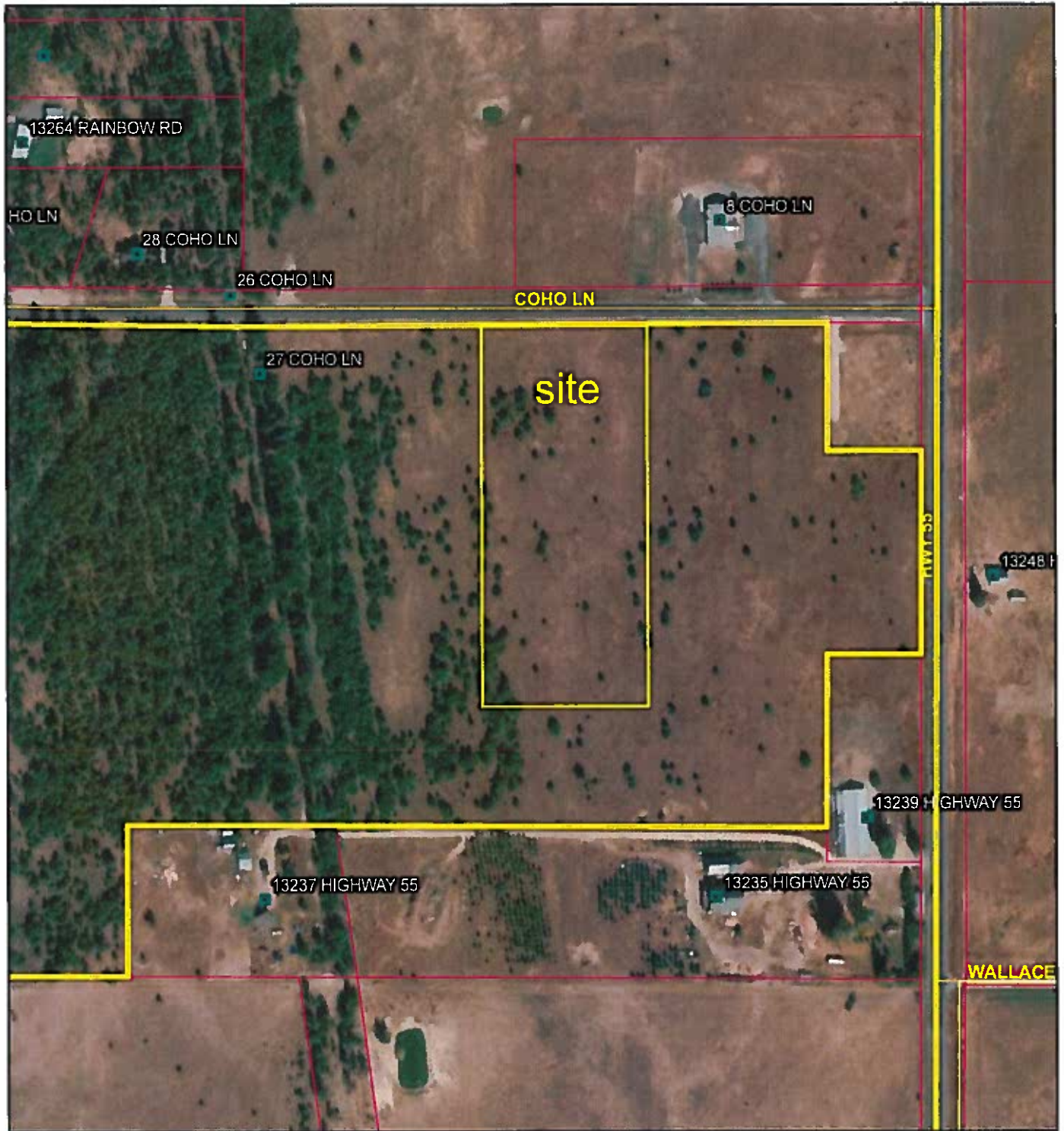
- Municipalities
- Parcel Boundaries
- All Road Labels

- Roads**
- MAJOR
  - COLLECTOR
  - URBAN/RURAL
  - PRIVATE



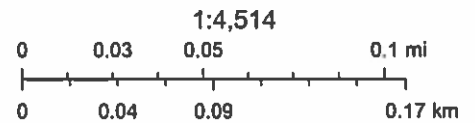
USDA FSA, GeoEye, Maxar

# C.U.P. 20-36



1/12/2021, 8:42:20 AM

- Municipalities
- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- MAJOR
- URBAN/RURAL



USDA FSA, GeoEye, Maxar

RIGHT-OF-WAY LINE

COHO LANE

CONTRACTOR TO INSTALL 50 LF OF 18" CMP DRAIN PIPE INV. 75.90

TBM #1 Set PK Nail In Edge of Pavement EL= 4879.19

EXISTING INV. 76.40

20' WIDE BY 3' HIGH BREM

20' WIDE BY 3' HIGH BREM

20' WIDE BY

NATIVE GRASSES

NATIVE GRASSES

PONDING AREA

"BLDG. A" 478.5 FF

330.00'

S 00°20'28" W 945.68'

SNOW STORAGE & STORM DRAIN RETAIN AREA  
(SEE DETAIL SHEET C-3&5 OF 6)

"BLDG. G" COVERED RY PARKING  
78.0 FG GRAVEL

"BLDG. F" COVERED RY PARKING  
78.0 FG GRAVEL

"BLDG. E" 78.5 FF

"BLDG. D" 78.5 FF

"BLDG. C" 78.5 FF

"BLDG. B" 285.00' 78.5 FF

PHASE #1  
PHASE #2

COVERED RY PARKING  
78.0 FG GRAVEL  
"BLDG. H"

COVERED RY PARKING  
78.0 FG GRAVEL  
"BLDG. I"

"BLDG. J" 78.5 FF

"BLDG. K" 78.0 FF

"BLDG. L" 78.5 FF

"BLDG. M" 245.00' 78.5 FF

PHASE #1  
PHASE #2

SNOW STORAGE AREA