



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

## C.U.P. 21-01 Hansen Acres Subdivision Preliminary Plat

**Applicant/Owner:** Gordon Hansen

**Location:** Parcels RP18N03E280604 and  
RP18N03E282404 located in Section 28,  
T.18N, R.3E, Boise Meridian, Valley County, ID.

**Project Description:** Gordon Hansen is requesting a conditional use permit mixed single-family residential and commercial use subdivision on 20 acres.

Three 2-acre residential lots and one 12-acre commercial lot is proposed. Three RV spots for employees are proposed. Six commercial buildings, each with 11,972 sqft of floor space, and an office area of 2,304 sqft of floor space are proposed. The lots will range in size from 2 to 12 acres.

One or more of the residential lots are proposed to be for the workforce and/or multi-family (duplex) housing. The commercial buildings would be used for boat service, retail sales, and storage.

Individual wells and septic system are proposed. Access to each lot would be from a new private road with access onto Highway 55.

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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 Street in 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

**March 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"

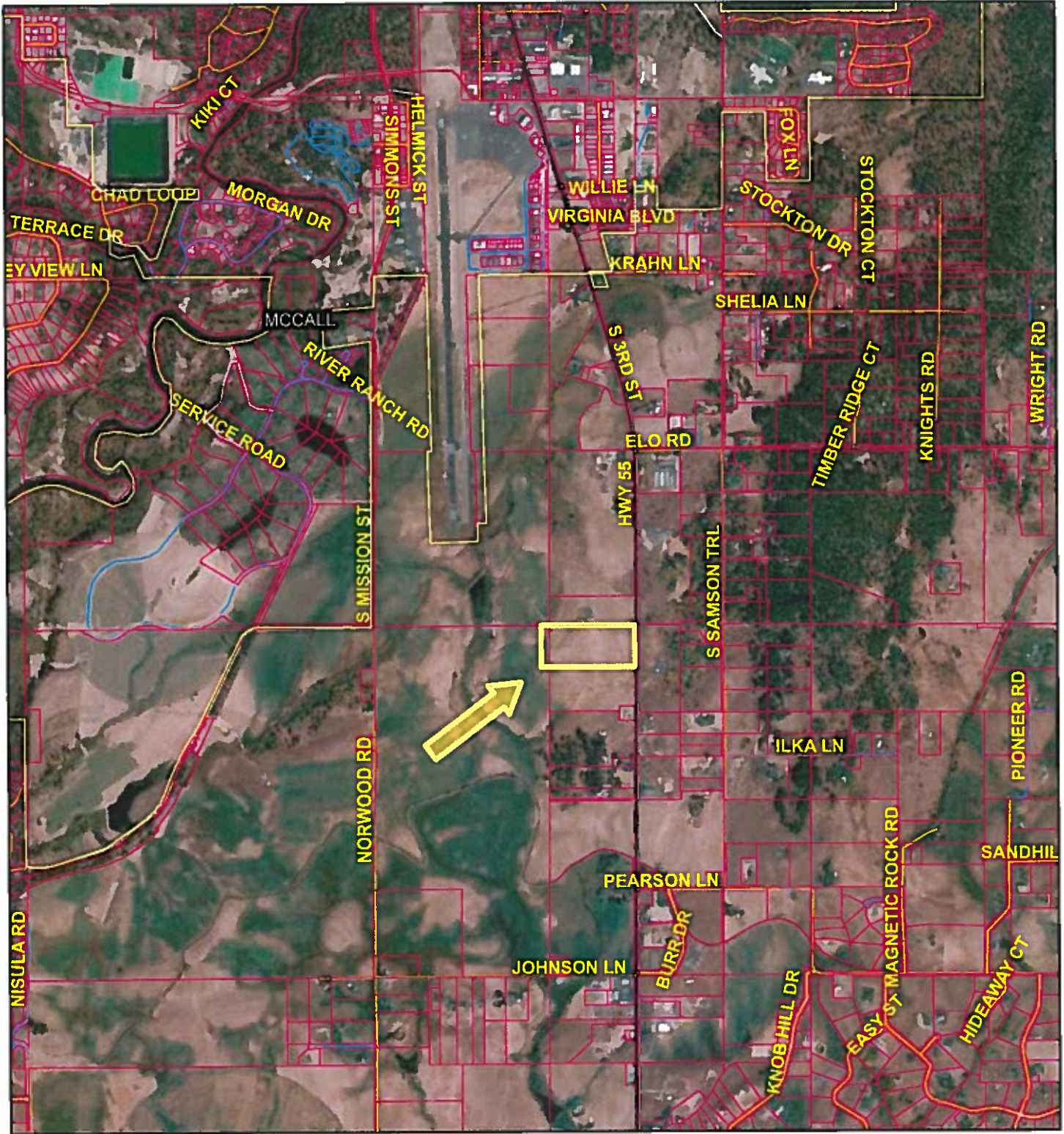
You may comment in person or by mail, fax, or email. If you want to testify telephonically or in person, please call. Written comments must be received at least seven days prior to the public hearing. If you do not submit a comment, we will assume you have no objections to the application.

**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)



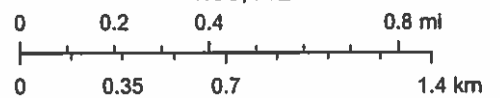
# C.U.P. 21-01 Hansen Acres Subdivision



1/29/2021, 10:59:55 AM

1:36,112

- Municipalities
- Parcel Boundaries
- All Road Labels
- Roads
  - MAJOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- OTHER



USDA FSA, GeoEye, Maxar



# C.U.P. 21-01 Hansen Acres Subdivision



1/29/2021, 10:57:47 AM

Municipalities

Parcel Boundaries

Addresses

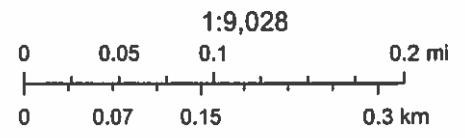
All Road Labels

Roads

MAJOR

URBAN/RURAL

PRIVATE



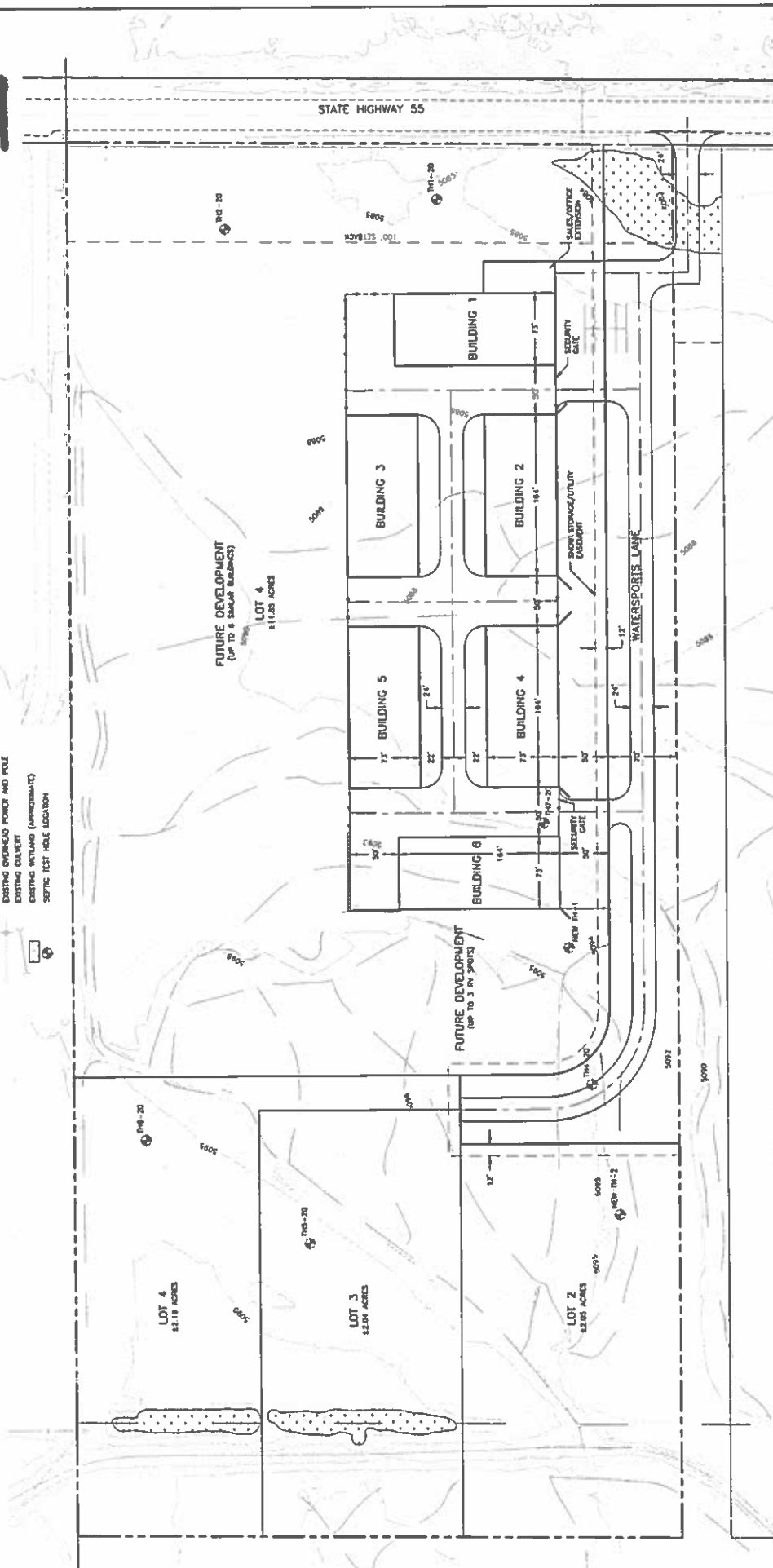
USDA FSA, GeoEye, Maxar



**LEGEND:**

- PROPERTY BOUNDARY
- FRONT-OF-BAY LINE
- EASEMENT LINE
- PROPERTY SETBACK LINE
- EXISTING CONTOUR
- ROAD CENTER LINE
- EXISTING STAKE
- EXISTING BRUSH CENTERLINE
- EXISTING OVERHEAD POWER AND TOLL
- EXISTING DRAINAGE
- EXISTING WETLAND (APPROXIMATE)
- 5076C TEST HOLE LOCATION

- NOTES:**
- EXISTING TOPOGRAPHY, PROPERTY BOUNDARIES AND BASE MAP DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY BLUM LAND SURVEYS, INC. AND SURFON LAND SURVEYS, INC.
  - THE APPLICANT ASSUMES RESPONSIBILITY FOR THE QUALITY OF UTILITIES SHOWN ON THESE DRAWINGS AS THE UTILITIES LOCATED OBTAINED FROM SOURCES OF VARYING RELIABILITY.
  - THE PROPERTY SURVEY ADDRESS THE SITE ARE APPROXIMATELY 1610 SE. THE SITES LOCATED ON THE PROPERTY COORDINATES OF 1000000/1000000.
  - THE PROJECT IS LOCATED IN THE 1/4, NE 1/4, SECTION 28 T18N, R12E, VALLEY COUNTY, IDAHO.



NO.	REVISION	BY	DATE	DESIGN	DTI
1.	VALLEY COUNTY LAND USE APPLICATION SUBMITTAL	WFP	1/22/2021	ORLAND	
				CHECKED	DTI
				APPROVED	DTI

**CRESTLINE ENGINEERS**  
 323 DEINHARD LANE SUITE C - PO BOX 2330  
 McCALL, IDAHO 83638  
 208.634.4140 - 208.634.4146 FAX

**HANSEN ACRES IDAHO WATER SPORTS McCALL VALLEY COUNTY, IDAHO**  
 EXISTING PHYSICAL CONDITIONS WITH PRELIMINARY SITE PLAN

PROJECT: 202021  
 DATE: 1/22/2021  
 EXHIBIT NO.: EX-1  
 SHEET NO.: 1 OF 5