



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

## C.U.P. 21-05 Lake Fork Industrial Center

**Applicant:** Unique Holdings LLC

**Owner:** James & Lillian Corbet LLC

**Location:** Krueger's Folly Subdivision Lots 7A & 7B  
SW ¼ Section 3, T.17N, R.3E, Boise Meridian,  
Valley County, ID.

**Project Description:** Unique Holdings LLC is requesting a conditional use permit for two 80-ft by 100-ft commercial buildings. The buildings would include shop space, bathrooms, kitchenettes, and two rental apartments. There would also be a storage building with no plumbing. The application includes information on building materials and design.

The approved commercial use would include office, retail, and light industrial uses.

A well and a septic system are proposed. Water retention and snow storage ponds are proposed between the buildings and Highway 55. The applicant proposes a main sign out front and additional smaller signs on the building identifying the spaces.

The 2.5-acre site would be accessed from Pleasant Acres Drive using a shared driveway.

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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 files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street, 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

**April 8, 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

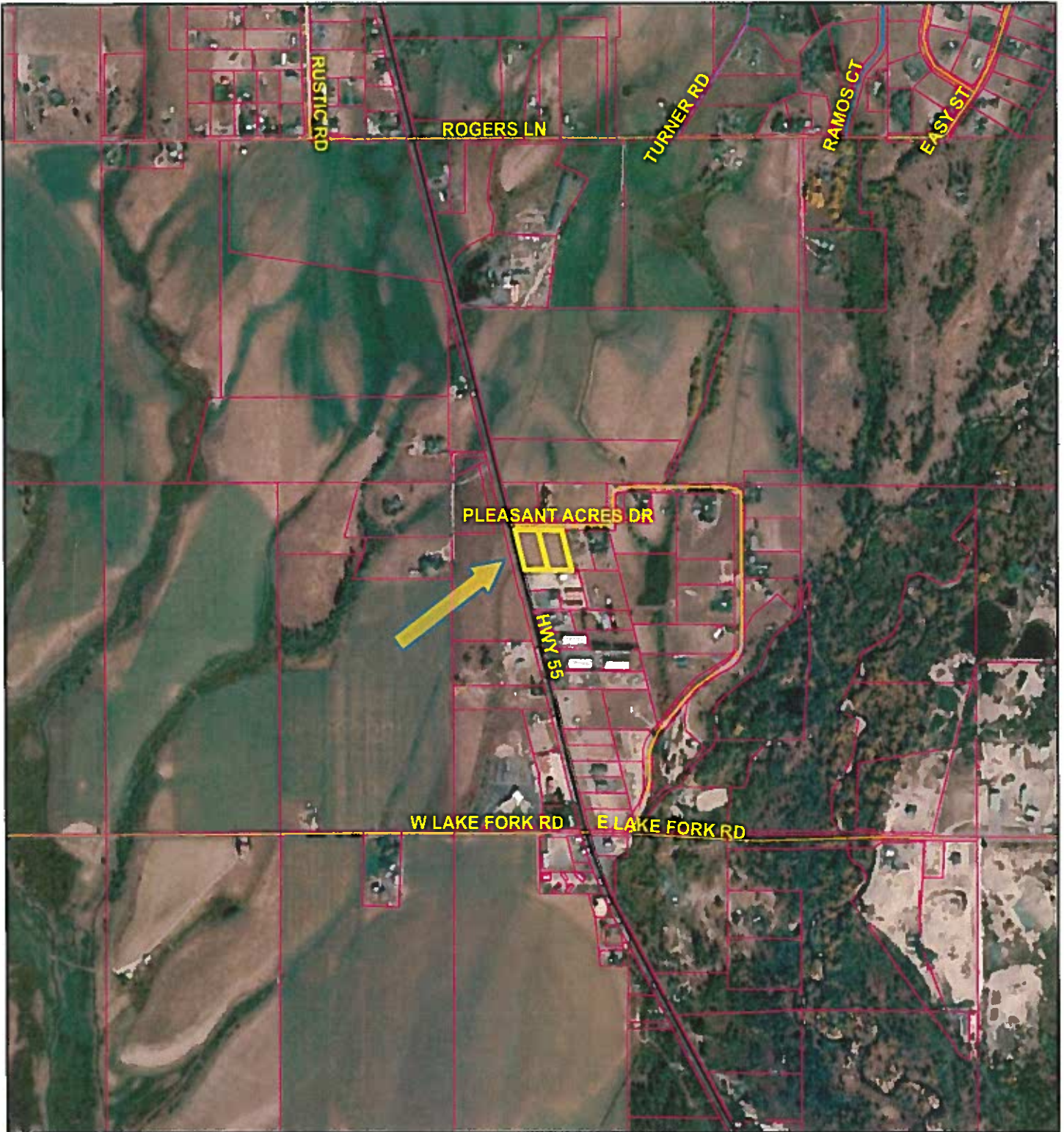
Cascade, ID 83611

208-382-7115 (phone)

208-382-7119 (fax)

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

# C.U.P. 21-05

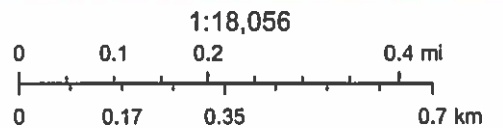


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Parcel Boundaries Roads

All Road Labels

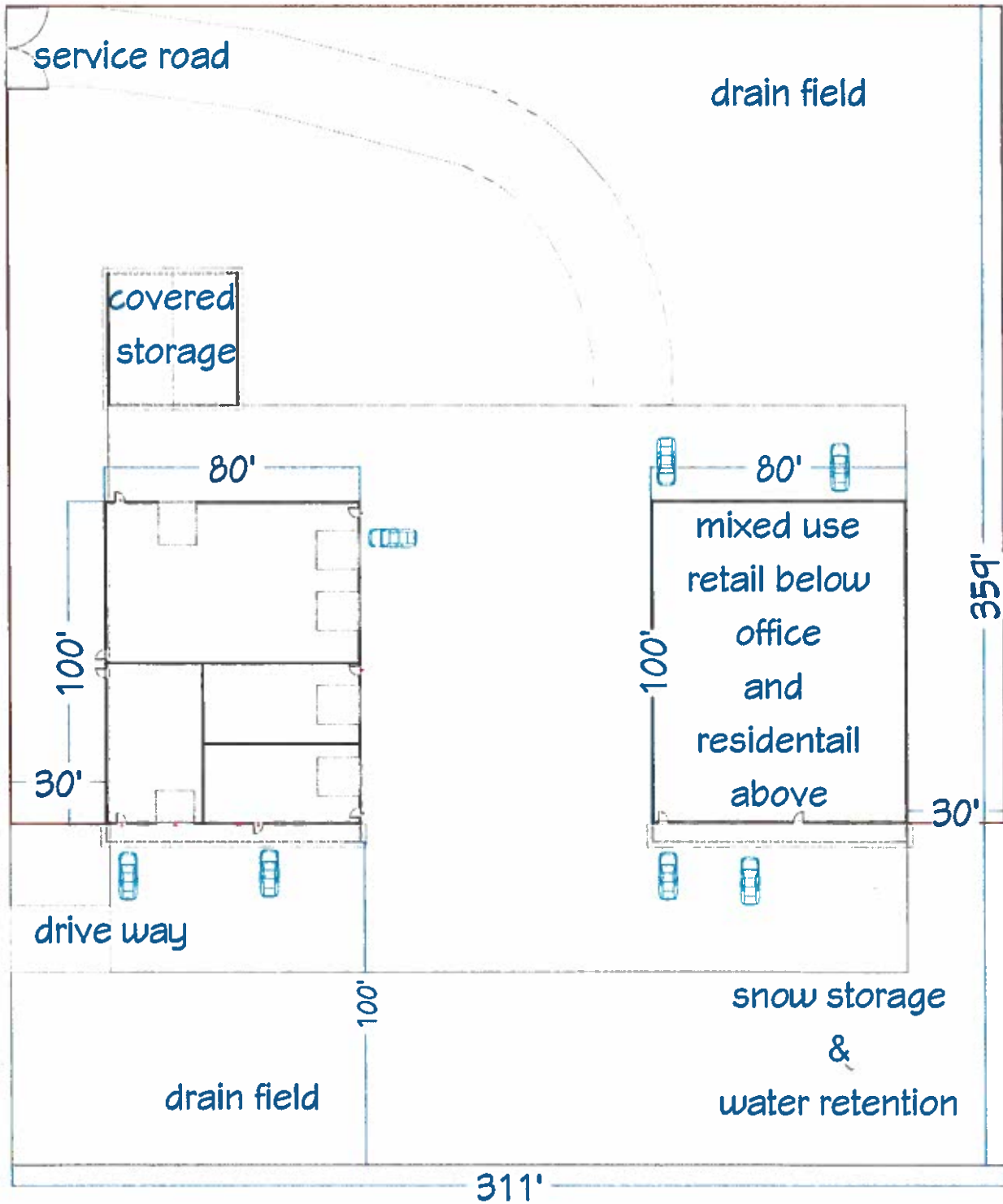
- MAJOR
- URBAN/RURAL
- PRIVATE



USDA FSA, GeoEye, Maxar



plot plan



state hwy. 55

RP 00125

81.2 P. 23, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915  
Plan shown is in Placerment from State - 02/25/1915  
by County & 1915 Commission - Minutes P. 5, 1915  
Trusts 1902-1915, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925

# KRUEGER'S FOLLY SUBDIVISION

A RESUBDIVISION OF LOT 7 PLEASANT ACRES SUBDIVISION  
BEING A PORTION OF THE SW 1/4 SECTION 3, T.17N., R.3E., B.M.

VALLEY COUNTY, IDAHO

SMITH & MONROE ENGINEERS, INC.  
602 MAIN BOISE, IDAHO

C. 1/4 Cor. Sec. 3  
Broad Cop.

