



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

V-1-21 Kulack Setback Variance Area

Applicant: Ken Kulack

Owner: KCK Family Trust

Location: 298 Moonridge Drive
RP00205000011A
Payette River Subdivision No. 1 Lots 10 & 11
SW ¼ Section 30, T.18N, R.3E,
Boise Meridian, Valley County, Idaho

Project Description:

Ken Kulack is requesting a variance to relax the front-yard setback from the required 20 feet to 10 feet.

The applicants own adjacent Lots 10 and 11 in Payette River Subdivision No. 1; the lots have been combined for tax purposes. A home exists on Lot 11. Mr. Kulack would like to build a garage/shop and avoid the steep slope of the lot.

The 1.06-acre lot is addressed at 298 Moonridge Drive.

Payette River Subdivision No. 1 was recorded on July 27, 1973. Per the plat, there is a 12-foot utility easement along the property line fronting Moonridge Drive.

Attached are the agenda, additional information such as maps and proposed 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,
will be posted online at:**

www.co.valley.id.us/public-hearing-information

PUBLIC HEARING

August 12, 2021

6:00 p.m.

**Courthouse Building
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 Commissioner Meetings Live"

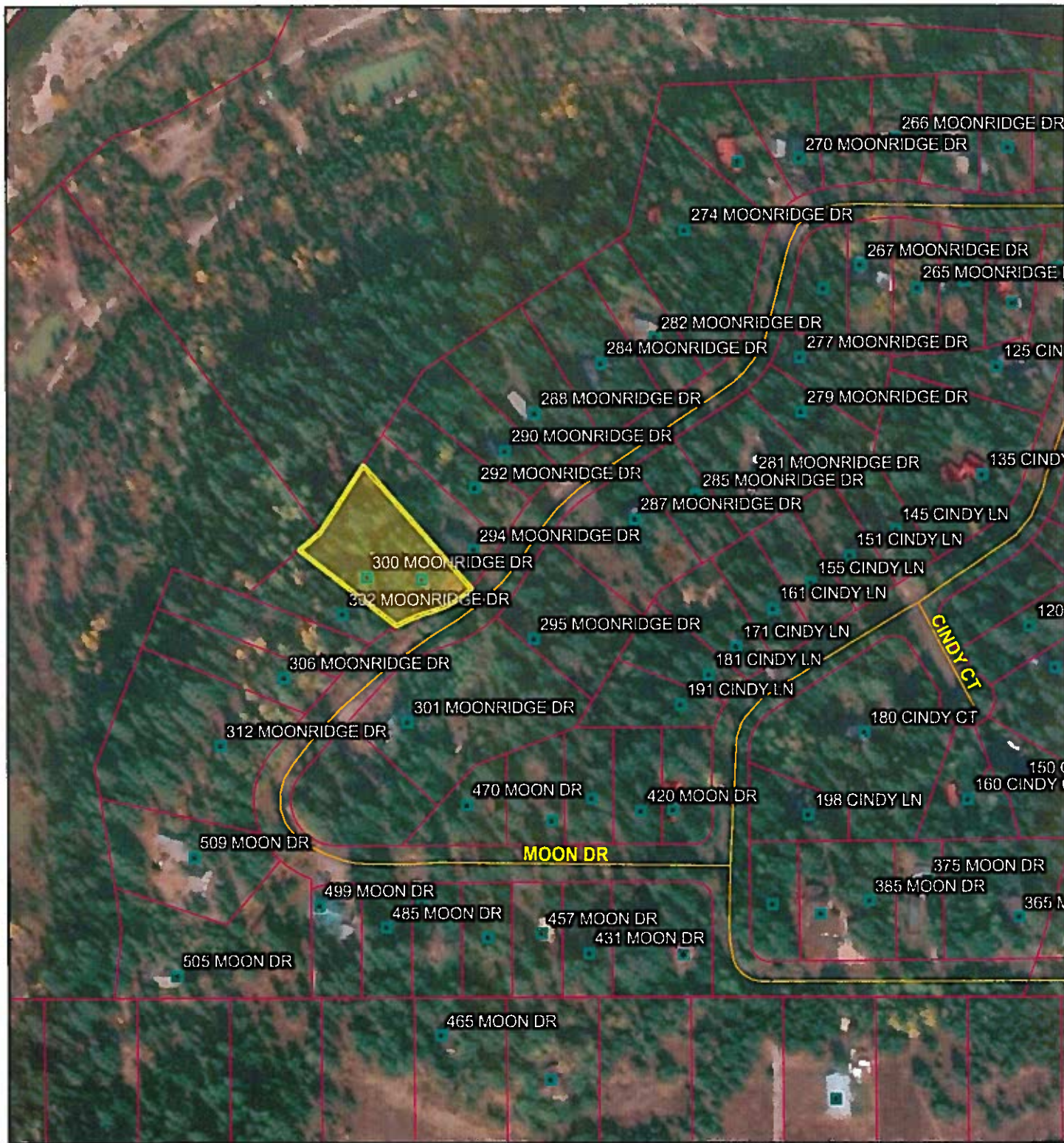
The meeting is in-person but is also teleconference and web-based. However, we cannot guarantee reliability of the phone system or the internet. You can register in advance for this meeting by contacting Cynda Herrick, Planning and Zoning Director, 208-382-7115, or attend in person.

You may comment in person or by mail, fax, or email. 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.

Direct questions and written comments to:

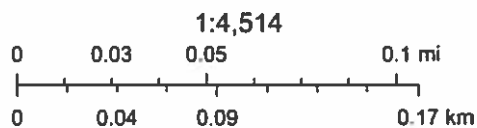
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
208-382-7119 (fax)
cherrick@co.valley.id.us

V-1-21 at 298 Moonridge DR



6/29/2021, 3:19:55 PM

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



Maxar

RP00205

PAYETTE RIVER SUBDIVISION NO. 1

A PART OF THE S² OF SECTION 30, T. 18 N., R. 3 E., B.M.

VALLEY COUNTY, IDAHO

Bill Harris — Engineer

Book 4, Page 17, 18, 19
191875
CERTIFICATE
Streets (part) about 40' shown
dedicated to feet, see former.
County accepted by 25 to
C.M. in 24 3 p 215



LEGEND

- o 5/8" x 30" steel pins at angle points on boundary
- o 1/2" x 24" steel pins at lot corners and points of curvature

⊙ Lot numbers

== 12' Utility easement

SCALE: 1 inch = 150 Feet

SANITARY RESTRICTION

No building or shelter which will require a water supply or a sewage disposal facility for people using the premises where such building or shelter is located shall be erected until written approval is first obtained from the State Board of Health by its administrator or his delegate approving plans and specifications either for public water and/or sewage facilities, or individual parcel water and/or sewage facilities.