



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

C. U.P. 21-32 Lake Fork Village Condos & Offices

Applicant/Owner: EVLD LLC & Cody Draper

Location: TBD Pleasant Acres Drive
RP00204000008B – Pleasant Acres Subdivision
NWSW Section 3, T.17N, R.3E, Boise Meridian,
Valley County, Idaho

Project Description:

EVLD LLC is Requesting a conditional use permit for a 12,000-sqft mixed-use building on 1.6 acres.

The proposed building will have:

- 4 business facilities on the main floor
- 4 two-bedroom condos on the second floor
- 4 storage areas in the half-basement.

The site will share an individual well. The septic will consist of four septic tanks and a shared drainfield in the 100-ft setback area between the highway and the building. An energy-efficient, underground, closed-loop geothermal system would be placed in the setback area.

Access will be from Pleasant Acres Drive using a loop 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 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

Wednesday

November 10, 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".

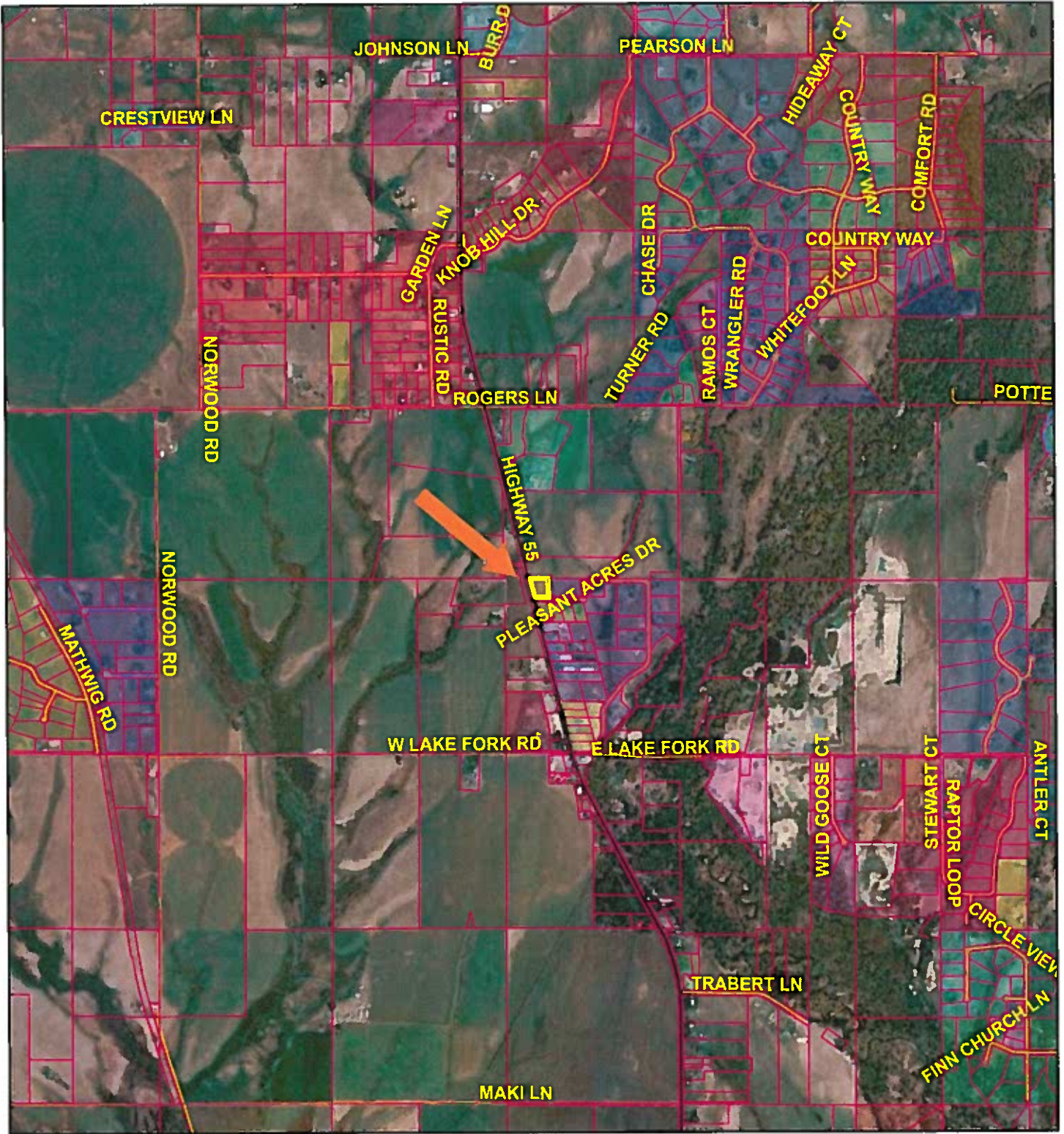
The meeting is in-person but is also teleconference and web-based. However, we cannot guarantee reliability of the phone system or the internet. You can register in advance for this meeting by contacting Cynda Herrick, Planning and Zoning Director, 208-382-7115, or attend in person.

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)

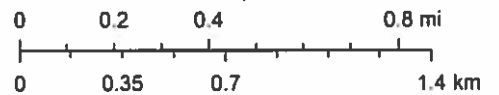
C.U.P. 21-32 Vicinity Map



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1:36,112

Parcel Boundaries URBAN/RURAL



All Road Labels PRIVATE

Roads

MAJOR

Maxar

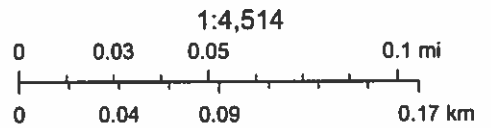


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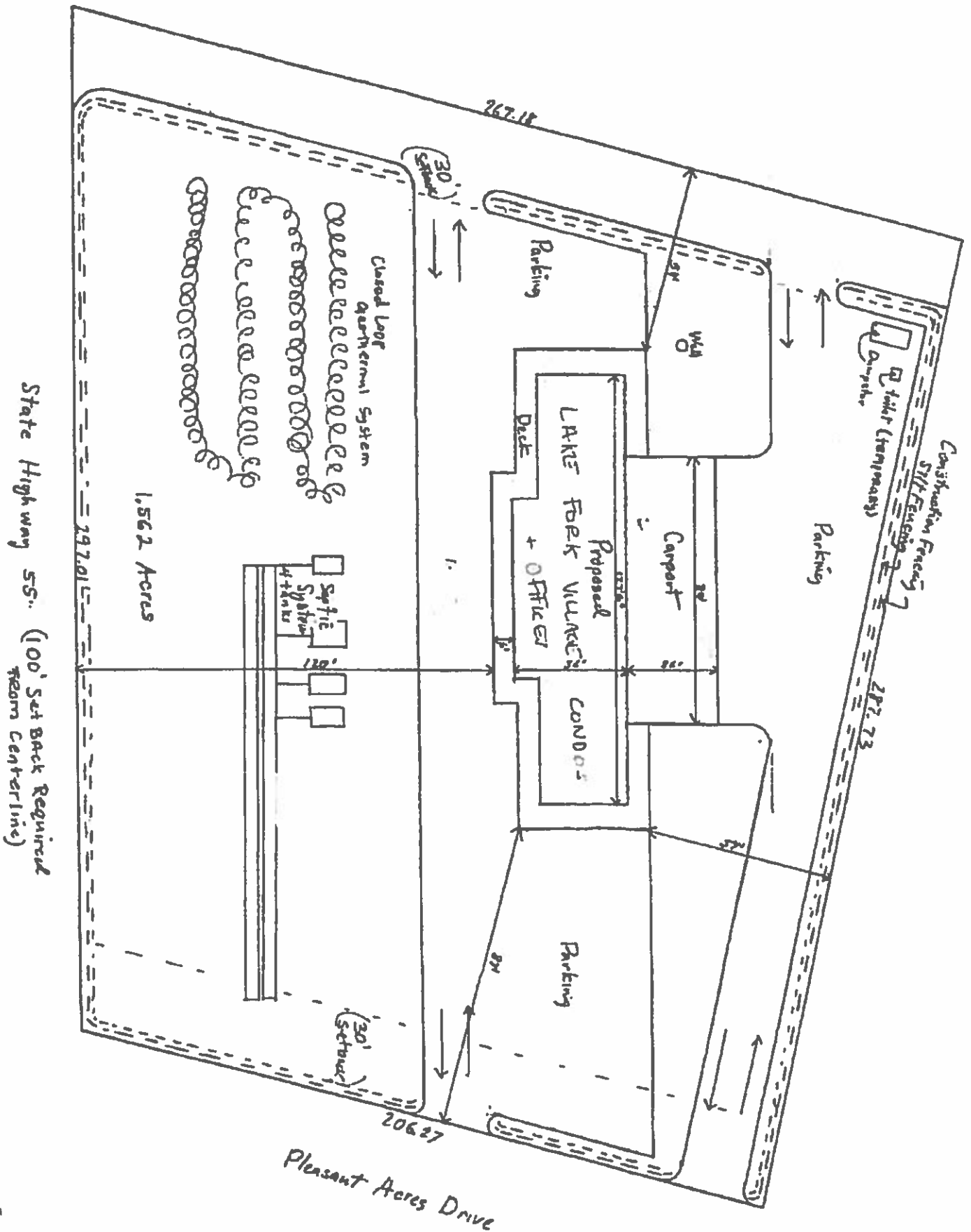
Floodplain

- A (1% Annual Chance, 100-Year)
- AE (1% Annual Chance, 100-Year)
- Floodway (1% Annual Chance, 100-Year)
- 500-Year Floodplain (0.2% Annual Chance)
- Parcel Boundaries

- Addresses
- All Road Labels
- Roads
- MAJOR
- URBAN/RURAL



Valley County IT, Maxar



Not to Scale