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

SUB 26-014 Alpine Storage Condominiums Preliminary and Final Plat

Applicant: Jeff Hatch – Hatch Design Architecture

Property Owner: Alpine Storage Condos, LLC

Location: 450 S Samson Trail
Parcel RP18N03E169755
SESE Section 16, T.18N, R.3E,
Boise Meridian, Valley County, Idaho

Project Description: Hatch Design Architecture is requesting a conditional use permit for a condominium storage unit subdivision.

The original approval of PUD-23-02, CUP-23-11, DR-24-28 & SR-24-1 allowed for the units at Alpine Storage to be rented. The applicant is requesting a subdivision plat to allow for the individual units to be sold and owned separately.

The plat contains two buildings, each with 16 storage units.

The internal roadway and easements within the site would be private and maintained by the owners' association. Potable water and pressurized irrigation will be provided by a private well. Septic will also be provided. The 2.8-acre site will be accessed from S. Samson Trail.

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This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

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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 Annex at 700 South Main Street in Cascade, Idaho.

More information, including the application and staff report, will be posted online at:

www.valleycountyid.gov/meetingdashboard

PUBLIC HEARING

December 10, 2026
4:00 p.m.

Valley County Courthouse
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 Meetings Live".

The meeting is in-person.

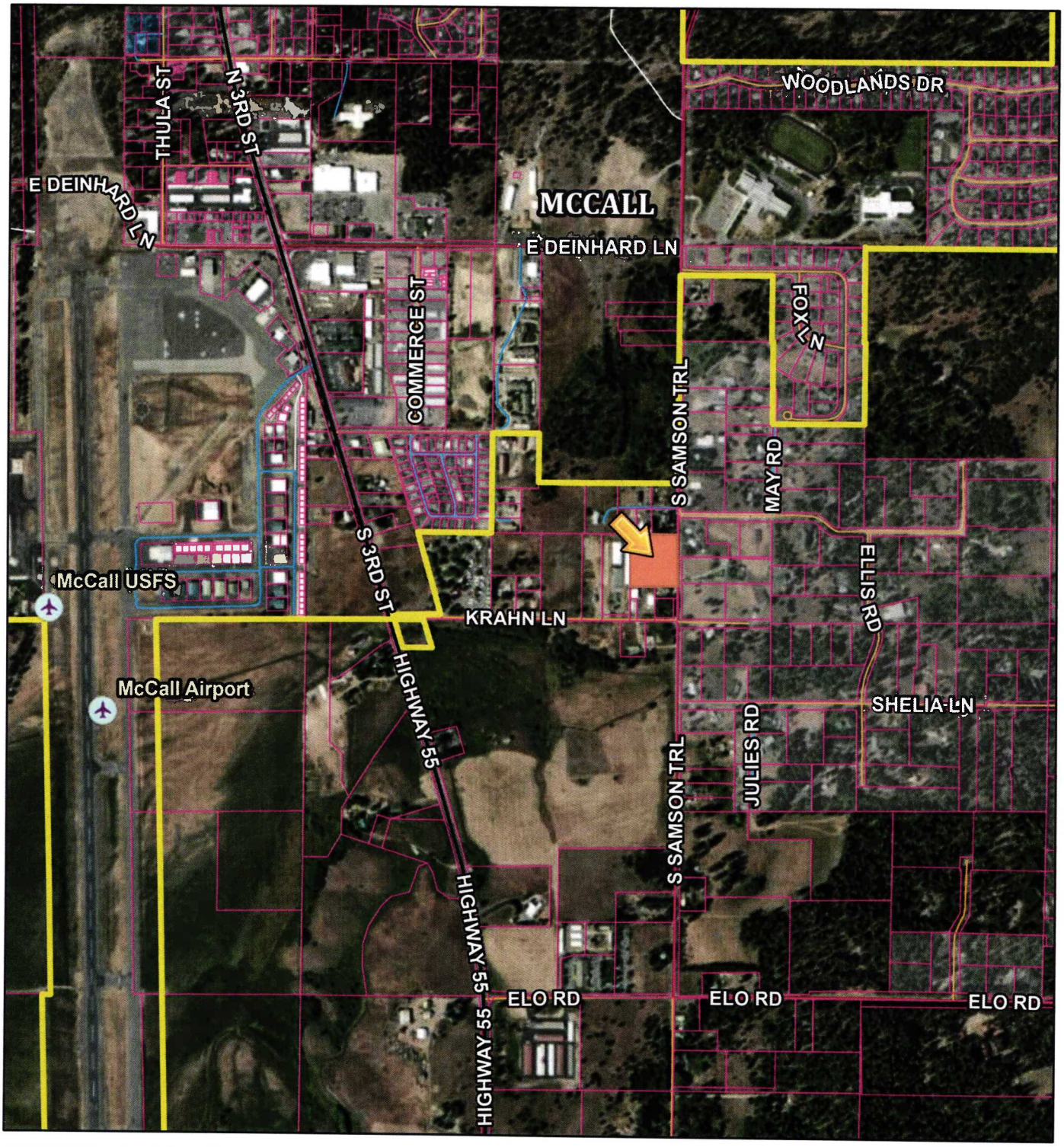
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, December 2, 2026.

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
cherrick@valleycountyid.gov

SUB 26-014 Location Map



10/27/2026, 10:13:01 AM

1:16,905

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

- Airstrips
- Municipal Boundaries
- Parcel Boundaries

Roads

- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Vantor

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SUB 26-014 Aerial map



10/27/2026, 10:09:13 AM

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0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Permits
- CUP
- ADU
- FP
- GF
- EXC
- Privy
- RES
- RVC
- STR
- STS
- VAC
- VAR
- PSP
- HBB

- Undefined
- Airstrips
- Address Points
- Municipal Boundaries
- Parcel Boundaries

Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other

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LEGEND

EXISTING CONDITIONS

- EDGE OF PAVEMENT
- FENCE LINE
- EXISTING OVERHEAD WIRES
- EXISTING FLOWLINE
- EXISTING STORM DRAIN PIPE
- EXISTING STORM DRAINAGE TOP BANK
- EXISTING TREE, TRUNK DIAMETER IN INCHES
- EXISTING UTILITY POLE
- EXISTING ELECTRIC POINT OF ENTRY
- EXISTING POWER METER
- EXISTING GAS METER
- EXISTING PIZOMETER
- EXISTING ASPHALT

LEGEND

BOUNDARY AND PROPOSED IMPROVEMENTS

- SURVEYED PARCEL BOUNDARY
- ADJACENT RECORD BOUNDARY
- PRESCRIPTIVE RIGHT-OF-WAY BOUNDARY
- PLATTED RIGHT-OF-WAY BOUNDARY
- SECTIONAL LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT BOUNDARY
- EDGE OF PAVEMENT
- FENCE LINE
- FOUND 1/2" REBAR, AS NOTED
- FOUND 5/8" REBAR, AS NOTED
- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND MAG/PK NAIL
- CATCH/GRATED MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- WATER WELL
- FIRE DEPARTMENT CONNECTION
- TRANSFORMER
- ASPHALT
- CONCRETE

