



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

P.U.D. 97.1 Jug Mountain Ranch C.U.P. 21-38 Phase 3 Village South Extension Request

Applicant / Property Owner: Jug Mountain Ranch LLC
& Carey Real Estate
Management LLC

Location: 3.33 acres
Part of Jug Mountain Ranch Planned Unit
Development Block 3, Phase 2, and a portion of
RP17N04E063004 in the SW ¼ Section 6, T.17N,
R.4E, Boise Meridian, Valley County, Idaho

Project Description:

Jug Mountain Ranch LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval that expire on December 21, 2023.

Preliminary plat approval was for 8 single-family residential lots plus 1.48 acres of open space. Lots will be accessed from Jug Mountain Ranch Road, private, onto Farm-to-Market Road, public.

Idaho Department of Environmental Quality (DEQ) is requiring the implementation of improvements to a Wastewater Facilities Plan approved in January 2023, to the extent necessary to increase the capacity to incorporate the existing 161 platted lots, plus the eight lots of Phase 3 Village South. This requirement was imposed due to new rules requiring testing for phosphorus in the sewer facility, which was not previously a requirement, and which reduced the approved equivalent dwelling units (EDUs) for the existing system.

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

www.co.valley.id.us

**PUBLIC HEARING
November 9, 2023
6:00 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".

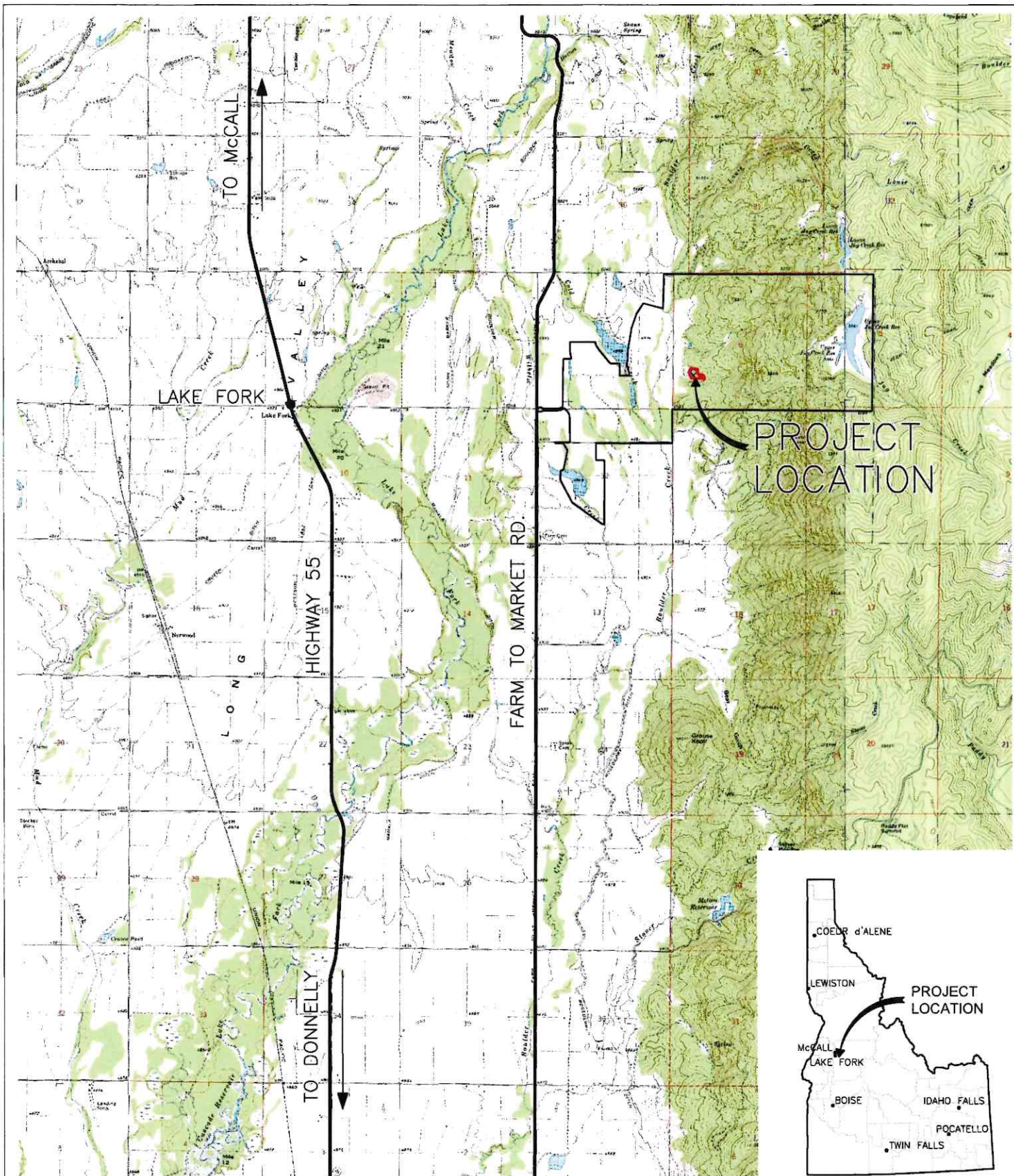
The meeting is in-person.

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,
November 1, 2023.

Direct questions and written comments to:

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



NORTH
SCALE: 1" = 5000'

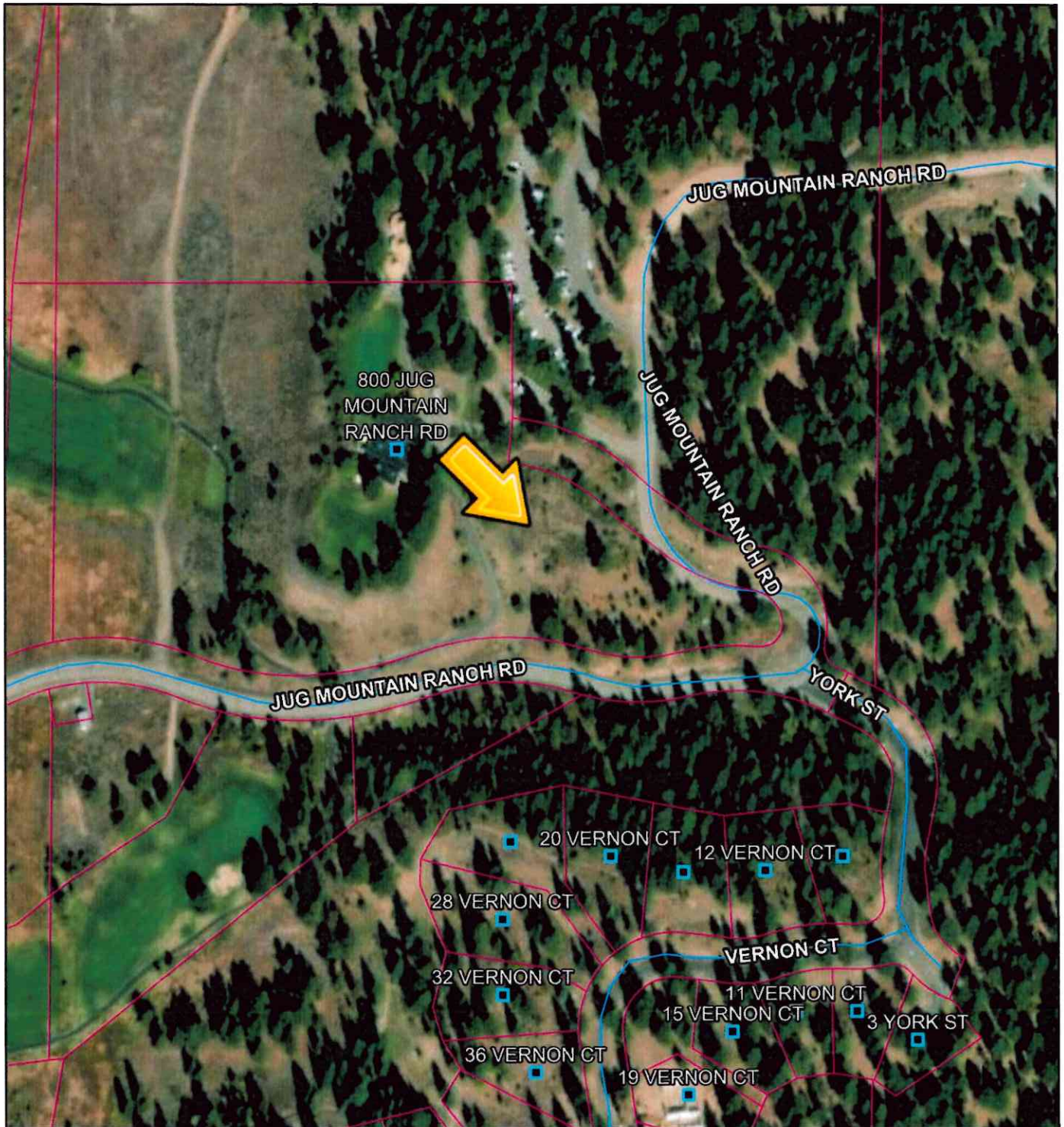
CRESTLINE
ENGINEERS

323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

JUG MOUNTAIN RANCH
VILLAGE SOUTH
VICINITY MAP

| | | | |
|---------|------------|-------|-------------|
| PROJECT | 15028-003 | DRAWN | EXHIBIT NO. |
| DATE | 10/21/2021 | AMD | EX-4.1 |

C.U.P. 21-38 Aerial Map



10/3/2023, 3:01:24 PM

-  Address Points
-  Parcel Boundaries
- Roads
 -  PRIVATE

