



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

C.U.P. 23-43 Round Valley Haven Subdivision – Preliminary Plat

Applicant: Philip Portsche

Property Owner: Ted Larson & Philip Portsche

Location: 10373 Highway 55
Parcels RP12N04E190004 and RP12N04E190480,
located in the NWNW Section 19, T.12N, R.4E,
Boise Meridian, Valley County, Idaho

Project Description:

Philip Portsche is requesting a conditional use permit for a subdivision with eight single-family residential lots and 3 common / open space lots on 34 acres. Building lot sizes range from 1.7 to 6.6 acres.

Individual septic systems and individual wells are proposed. Utilities would be placed underground.

The lots would be accessed from a new private road onto State Highway 55. An Idaho Transportation Department Right-of-Way Approach Permit was approved on April 25, 2023.

A variance on the roadway and ditch width standards is requested to minimize the required cut and fill disturbance to the hillside it is built on while maintaining a maximum gradient of 10%.

A Wildland Urban Interface Protection Plan has been submitted. Existing water rights would be used for ponds.

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.

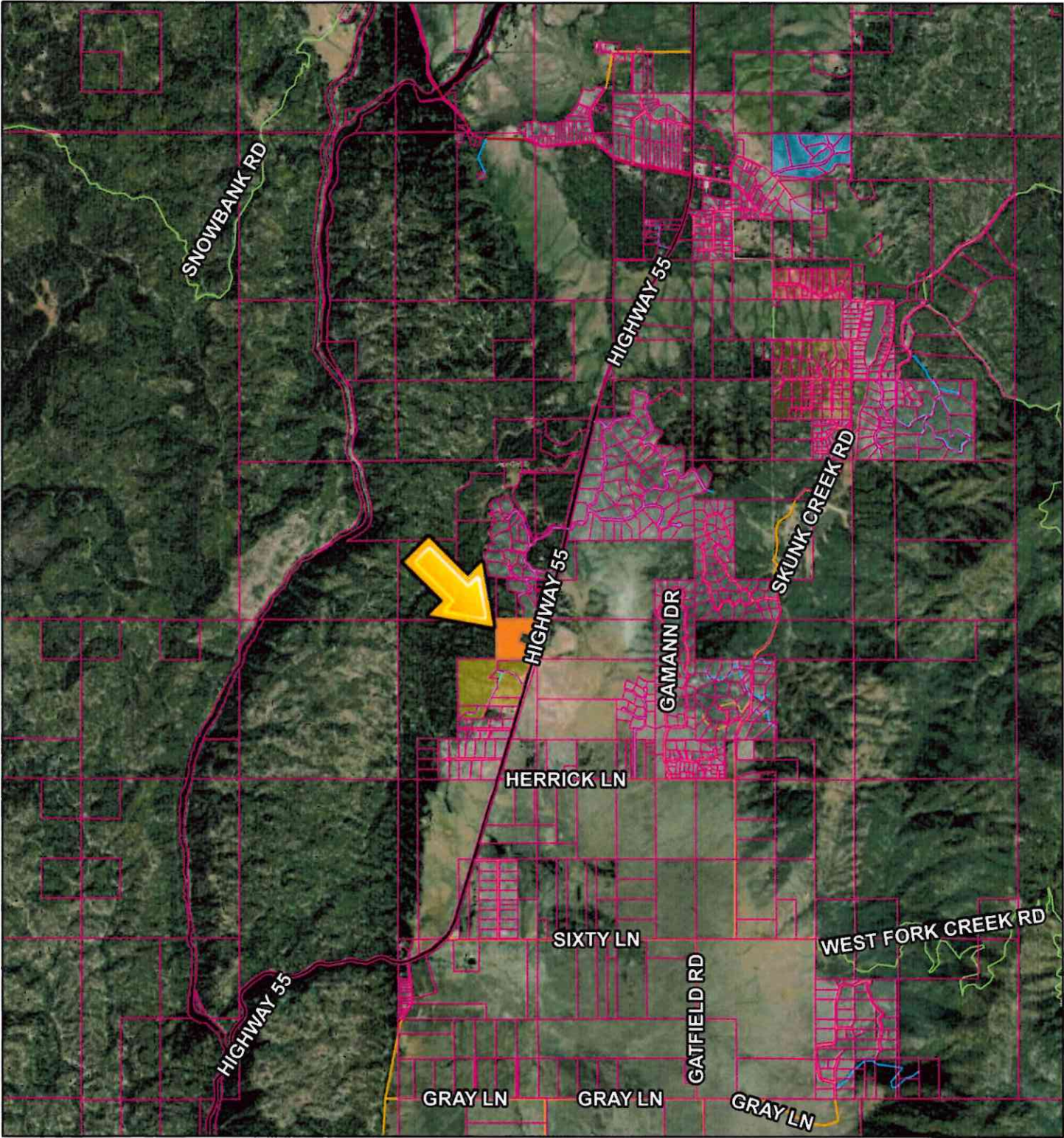
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

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

C.U.P. 23-43 Vicinity Map



10/3/2023, 10:52:52 AM

- Parcel Boundaries

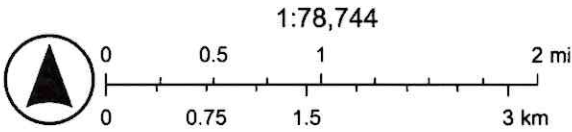
URBAN/RURAL

Roads

MAJOR

COLLECTOR
- USFS

PRIVATE



Earthstar Geographics

C.U.P. 23-43 Aerial Map



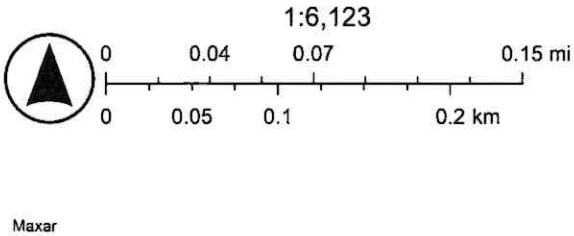
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- Address Points

Parcel Boundaries
- Roads

MAJOR

PRIVATE



NOTES:

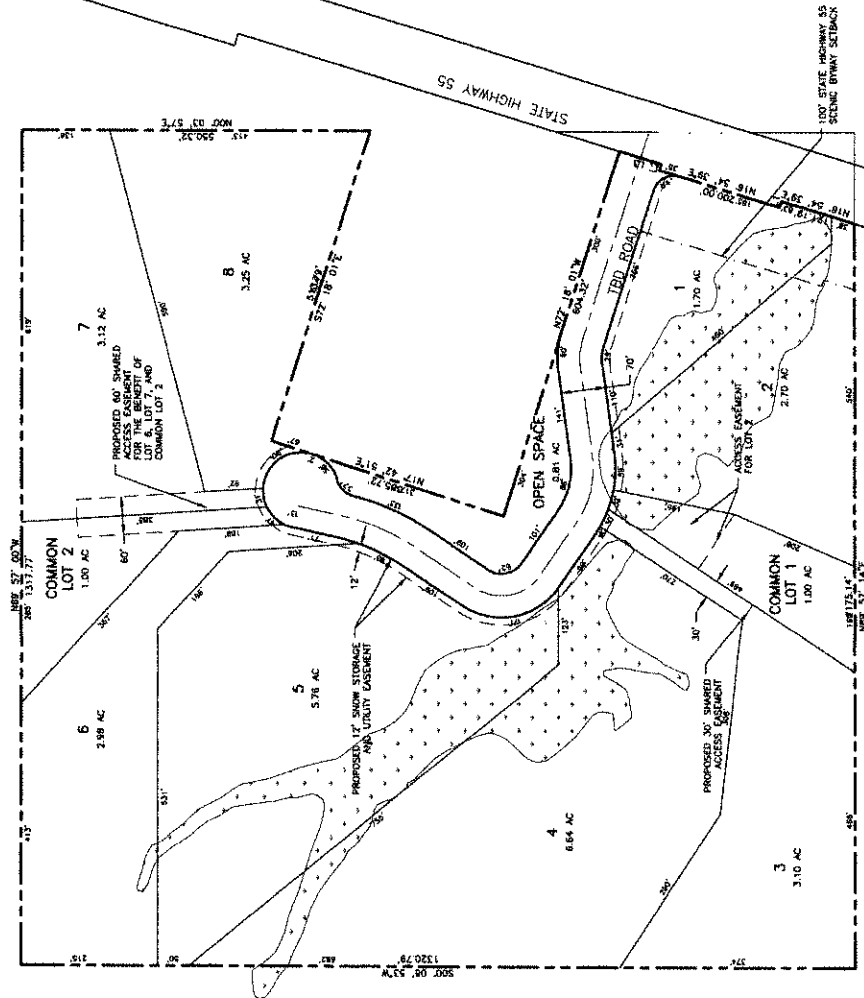
PHILIP PORTSCHE AND TED LARSON
32126 N 18TH AVE

1. THE LAND SURVIVOR OF THIS PROPOSED DEVELOPMENT IS:
DIXON LAND SURVEYS, INC.
10000 N. 10TH AVE.
DENVER, CO 80231
2. THE EXISTING LAND USE/ZONING IS OTHER RURAL.
3. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY 23.4 ACRES.
4. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
5. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
6. ALL LOTSPACES MUST BE DANK SIX COMPLIANT PER VALLEY COUNTY CODE.
7. ONLY ONE WOOD BURNING DEVICE PER LOT PER VALLEY COUNTY CODE.
8. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE POWER TO GRANT A VARIANCE FROM ANY OF THE ABOVE REQUIREMENTS. IF THE BOARD DEEMES THE LEVEL OF SERVICE CAN BE MAINTAINED.

PROPERTY AREA	34.06 ACRES
RIGHT-OF-WAY AREA	2.00 ACRES
OPEN SPACE	0.61 ACRES
LOT(S) AREA	31.25 ACRES

FEMA FIRM PANEL(S): 18085C2050C
FIRM EFFECTIVE DATE(S): 2/1/2018
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL
LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY
TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

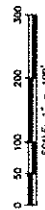
PROPERTY BOUNDARY
EXISTING RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY
ROAD CENTER LINE
PROPOSED LOT LINE
ADJACENT PROPERTY LINE
PROPOSED EASEMENT LINE
SECTION LINE
SIXTEENTH LINE
APPROXIMATE WETLAND AREA



LINE TABLE						
	LINE	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
	L1	10.00	982658.789	255+037.405	982682.698	255+047.242
	L2	10.00	983084.050	2554+08.018	983051.141	2554+15.596
	L3	89.10	983052.141	2554+15.386	983177.251	2554+33.885



NOTED




CRESTLINE
ENGINEERS

RO LANE, SUITE C · PO BOX 2330
MCCALL, IDAHO 83638

ROUND VALLEY HAVEN
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

NO	REVISION	BY	DATE	DESIGN	APP
				DRAWN	AND
				CHECKED	
				GTI	
				APPROVED	



CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
MCCALL, IDAHO 83638

ROUND VALLEY HAVEN
VALLEY COUNTY, IDAHO

PRELIMINARY PLAT

NETWP SCALE
AS SHOWN
NAD 83 DATUM
NAD 83 DATUM

22689

PROJ 627

DATE 8/2/02

DRAWING NO. 8/2/02

SHEET NO. 1 OF 4

EX-1