



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

SUB 25-015 Devil's View Subdivision Preliminary and Final Plat

Applicant / Property Owner: Ben Dreier

Location: Part of parcel RP17N03E027805 located in the NWSE Section 2, T.17N, R.3E, Boise Meridian, Valley County, Idaho

Project Description: Ben Dreier is requesting a conditional use permit for a one-lot, single-family residential subdivision on 2.6 acres. This property is currently part of a 22.6-acre rural parcel.

An individual septic system and individual well are proposed.

The lot would be accessed from Redtail Lane, a graveled, private road, and onto Farm to Market Road, a public road.

Irrigation water from Boulder Irrigation District would be provided to the new lot.

The short form of a Wildfire Urban Interface Mitigation Plan was submitted with the application.

An access easement would provide ingress and egress to the remainder of the parcel.

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.

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 staff report, will be posted online at:

www.co.valley.id.us

PUBLIC HEARING

**August 14, 2025
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. We no longer provide call-in service. This service was discontinued by our provider.

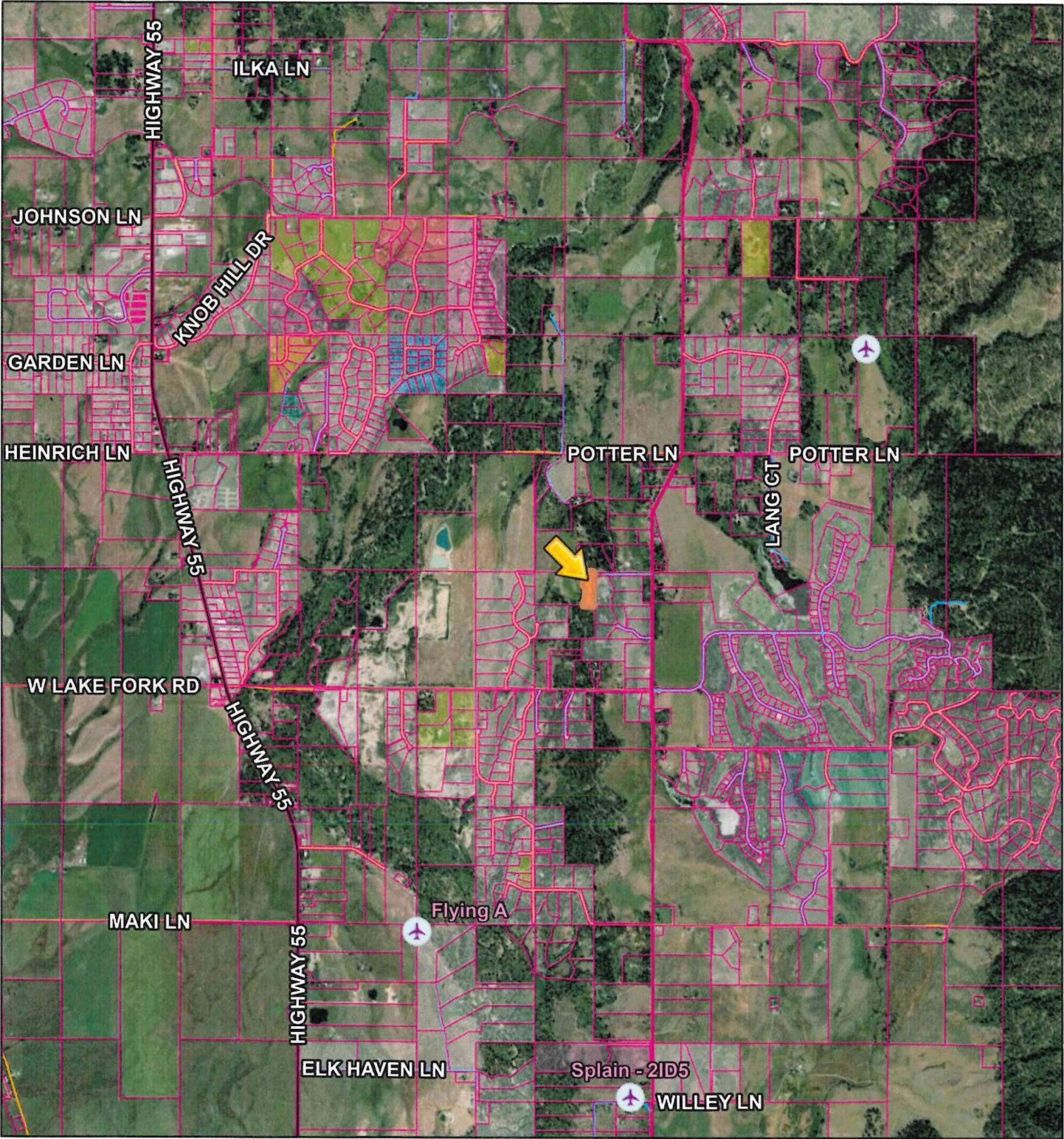
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, August 6, 2025.

If you do not submit a comment, we will assume you have no objections.

**Direct questions and
written comments to:**

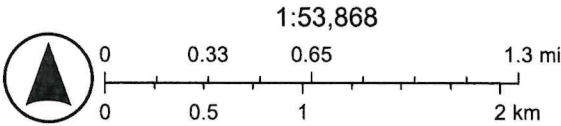
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleyid.gov

SUB 25-015 Location Map



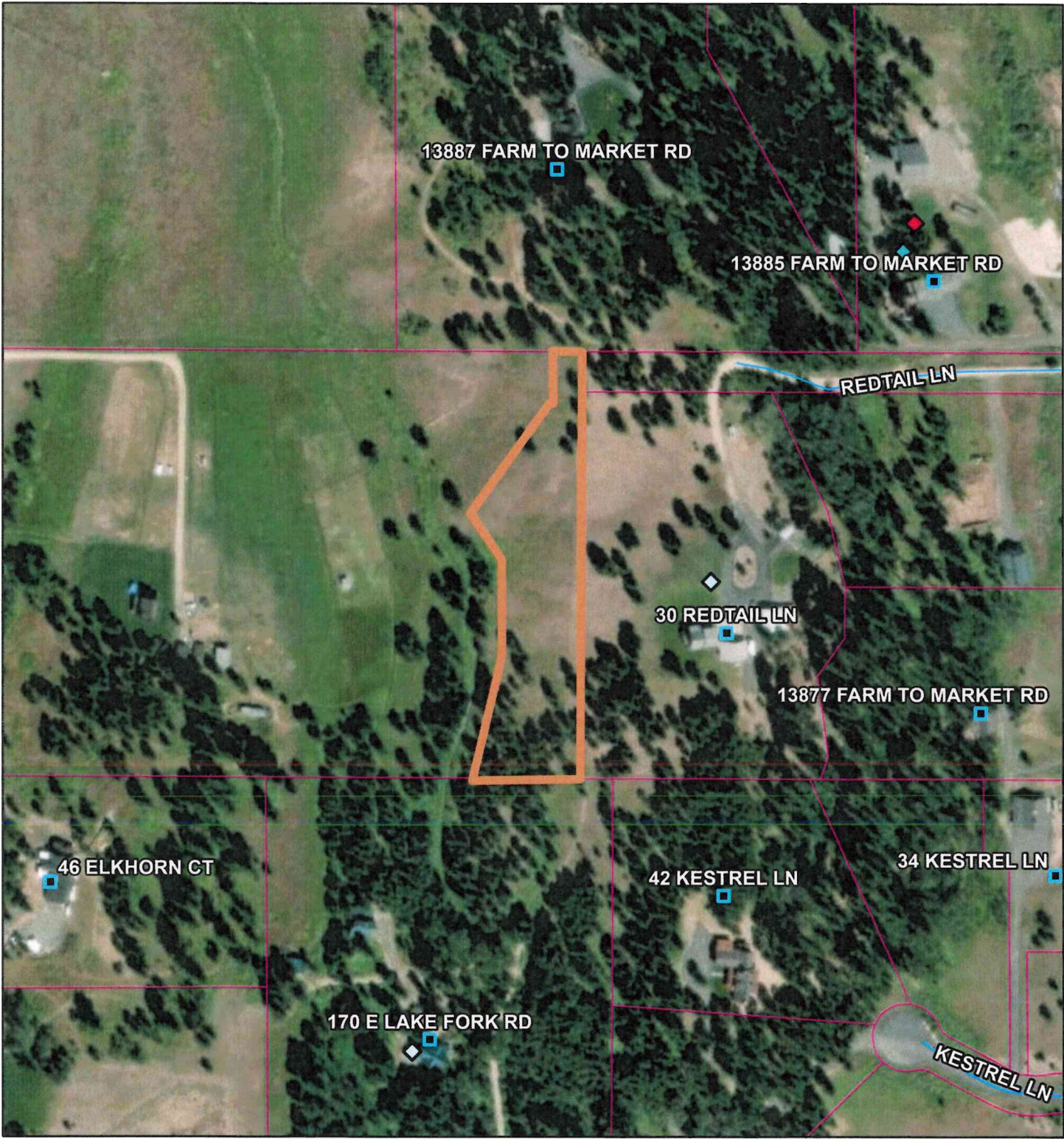
6/27/2025, 10:16:21 AM

-  Airstrips
-  Parcel Boundaries



Earthstar Geographics

SUB 25-015 - Approximate Boundary



6/27/2025, 10:08:55 AM

Permits



STR



CUP



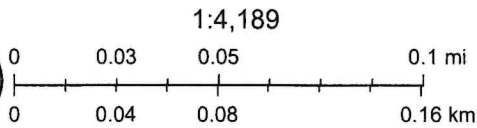
ADU



Address Points



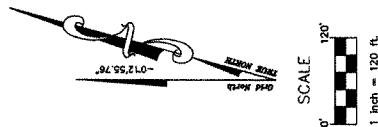
Parcel Boundaries



Maxar

DEVIL'S VIEW SUBDIVISION

situated in the Northwest 1/4 of the Southeast 1/4, Section 2,
T.17N., R.03E., B.M., Valley County, Idaho



Bearings based on GPS derived
State Plane Grid, Idaho West Zone 1103,
NAD83 (2011) Epoch 2010
Distances are projected to Ground by a
Combined Factor of 1.000296728
Elevations based on Geoid 18, NAVD88



PLAY NOTES:

1. There is no declaration of Covenants, Conditions and Restrictions (CC&Rs) for this single lot subdivision.
2. All drawings are privately owned and maintained and shall not be the responsibility of Valley County.
3. Minimum building setback lines shall be in accordance with the zoning ordinance at the time of the issuance of any building permit.
4. All driveways are privately owned and maintained and shall not be the responsibility of Valley County.
5. There shall be a 10 foot UTILITY & Drainage Easement contiguous to all Lot lines, widening to 30 feet from the centerline of the Boulder Ditch.
6. There shall be only one wood burning device per lot.
7. This plot is subject to Idaho Code Section 31-3025. Rights to irrigation water will only be expended with approval of Water District 65-D.
8. Exterior Lighting shall comply with Valley County "dark sky" ordinances.
9. Overhead power, and underground phone utilities are installed along Red Tail Lane (private road).
10. Valley County Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
11. Surrounding Land Uses are subject to change.
12. Lots shall not be reduced in size except through application with Valley County Planning & Zoning, and in compliance with the CC&Rs.
13. Parcel does not fall in a flood hazard area, as per FEMA 10605C1025C dated 2/1/19, Regulated by flood 9 & 11 Valley County Code.
14. Reference is made to Public Health Letter on file regarding additional restrictions.

SANITARY RESTRICTIONS

Sanitary restrictions as required by Idaho Code Title 50 Chapter 13 have been satisfactorily met according to the letter to be read on file with the County Recorder or Health Officer. The applicant is hereby notified that the health officer may be present at the time of inspection and that the applicant must comply with all sanitary restrictions imposed in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

01-4-4 11-44 December 4, 1945

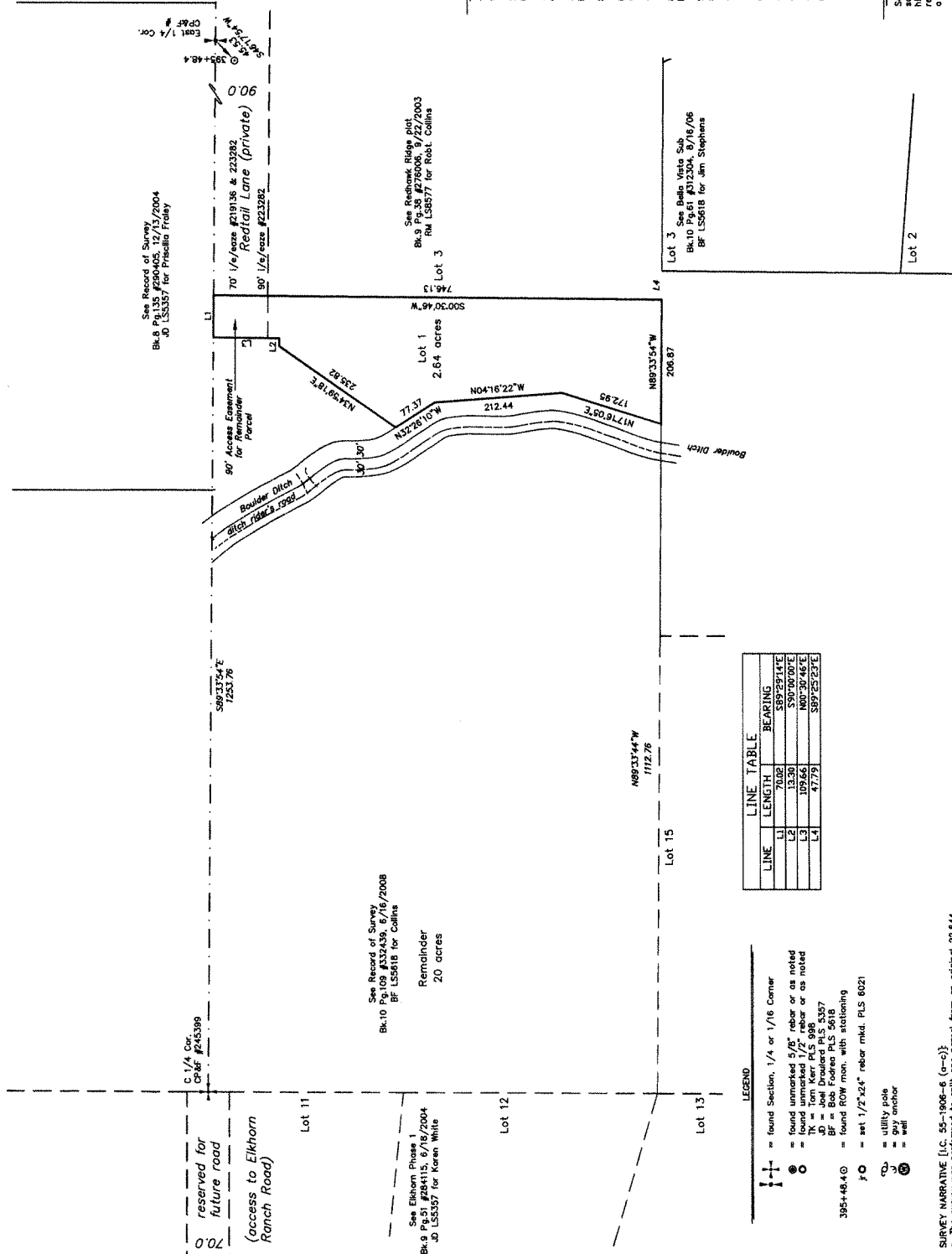
Instrument Number

Date _____

Russell Surveying, Inc.

McCall Idaho 2025

SHEET 1 of 2



LINE TABLE		
LINE	LENGTH	BEARING
L1	70.02	S89°29'14"E
L2	13.30	S90°00'00"E
L3	109.66	N00°30'46"E
L4	47.78	S89°25'52"E

LEGEND

- | | |
|---|---------------------------------------|
| ⊕ | found Section, 1/4 or 1/16 Corner |
| ⊕ | found unmarked 5/8" rebar or as noted |
| ⊕ | found unmarked 1/2" rebar or as noted |
| ⊕ | TK = Torn Kerr PLS 986 |
| ⊕ | BF = Soil Boulders PLS 5357 |
| ⊕ | BF = Box Filled PLS 5818 |
| ⊕ | found ROW mtd. with stationing |
| ⊕ | = set 1/2"x24" rebar mtd. PLS 6021 |

SURVEY NARRATIVE [I.C. 55-1906-6 (a-c)]

SURVEY NARRATIVE [i.c. 55-1906-6 (a-c)]
a. The survey was performed to split one parcel from an original 22.644 acre parcel. The new parcel has access to Farm to Market Road from easements for Redtail Lane, a private road. All found monuments appear to be original and in true plan position. Measured distances between found original monuments are shown.

b. The Deed plus the noted Plats and Records of Survey all serve to control this survey.

c. No vertical component is required in this survey, though elevations were collected.

Ties to public land survey [I.C. 55-1905-5]
Ties to two controlling corners are shown.