



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

SUB 25-016 South Ranch Preliminary and Final Plat

Applicant: Tommy Ahlquist

Property Owner: AB West Mountain Holdings LLC

Location: Part of parcel RP17N02E120635 located in the West ½ NW ¼ and the NWSW of Section 12, T.17N, R.2E, Boise Meridian, Valley County, Idaho

Project Description: Tommy Ahlquist is requesting a conditional use permit for a four-lot, single-family residential subdivision on 36 acres. Proposed lot sizes range from 5.7 acres to 10.8 acres.

Individual septic systems and individual wells are proposed.

The subdivision would be recorded in two phases with two lots per phase.

The lots would be West Mountain Road, a public road, onto new private cul-de-sac roads.

Road right-of-way would be dedicated to Valley County for West Mountain Road

A Wildfire Urban Interface Mitigation Plan was submitted with the application.

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.

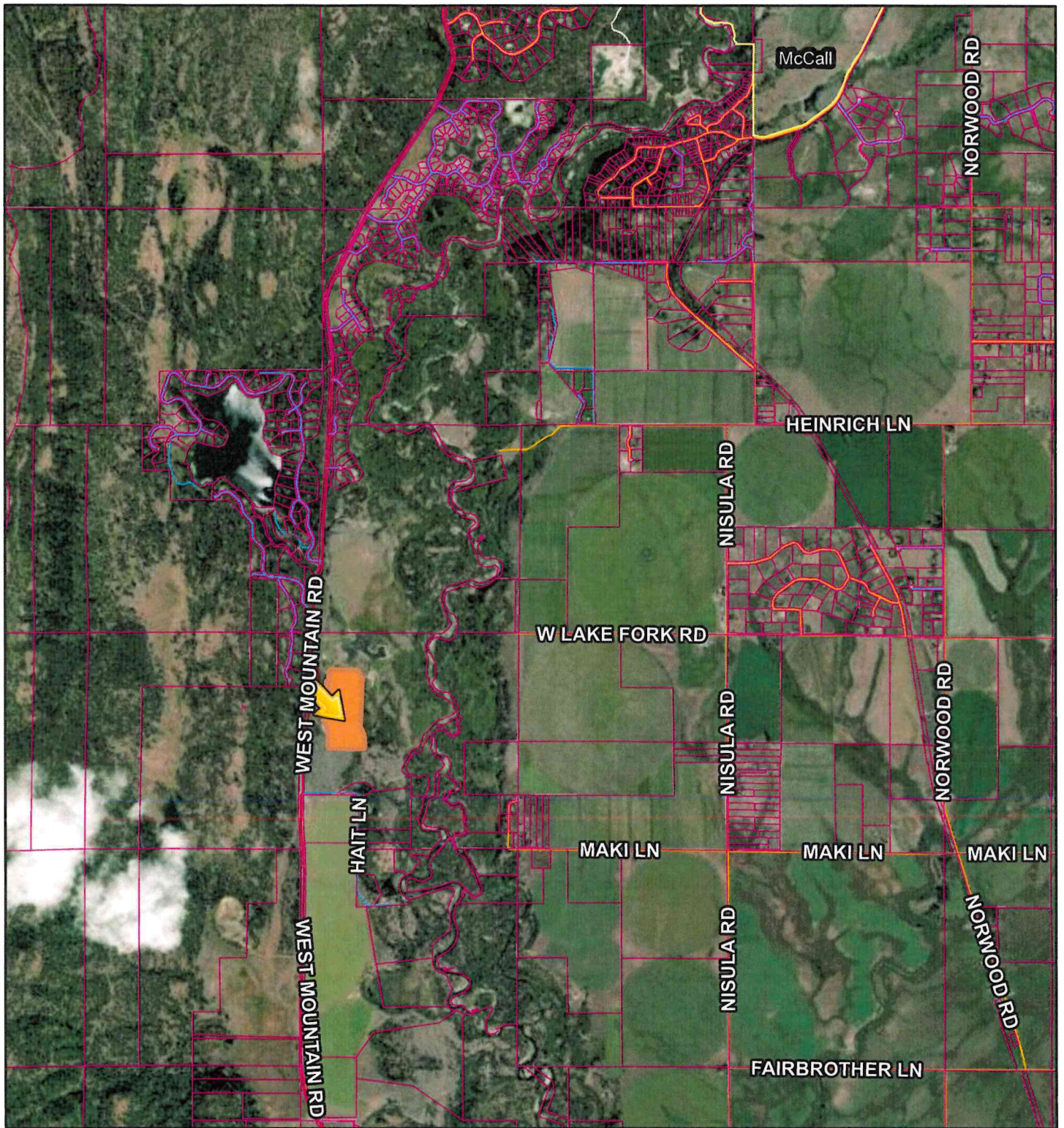
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, August 6, 2025.

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

**Direct questions and
written comments to:**

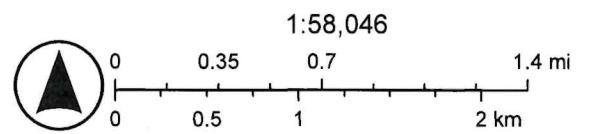
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleyid.gov

SUB 25-016 Location Map



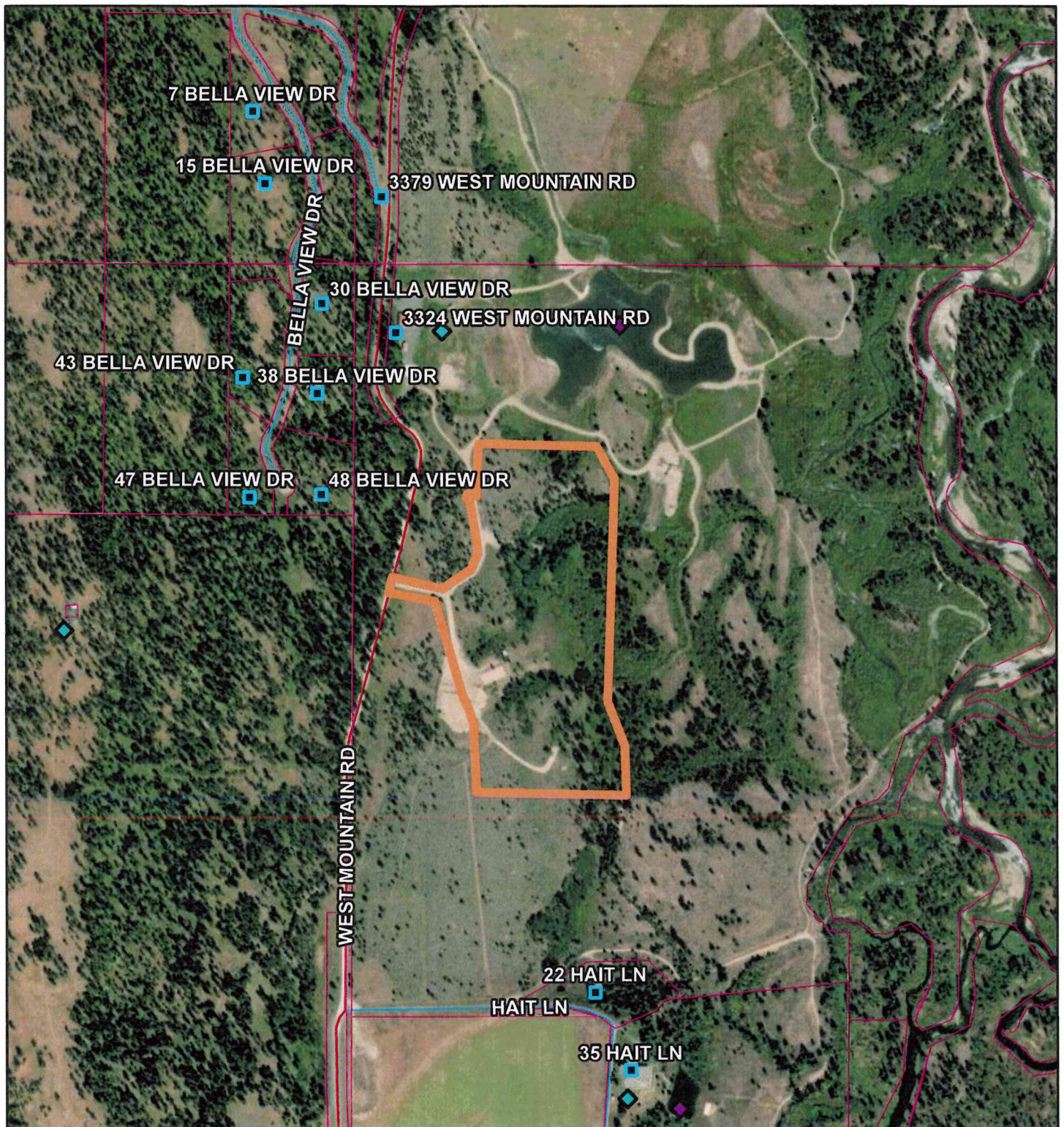
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-  Municipalities
-  Parcel Boundaries



Earthstar Geographics

SUB 25-016 Aerial Map and Approximate Boundary



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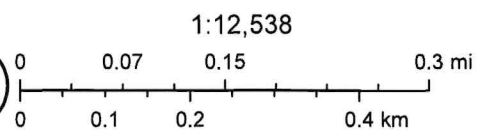
Permits

◆ CUP

◆ EXC

■ Address Points

□ Parcel Boundaries



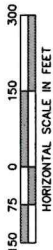
Maxar

PRELIMINARY PLAT-SOUTH RANCH

A PORTION OF THE WEST 1/2 OF THE NW1/4 AND THE NW1/4 OF THE SW1/4
SECTION 12, T.17N., R.2E., B.M. VALLEY COUNTY, IDAHO
2025

BASIS OF BEARINGS

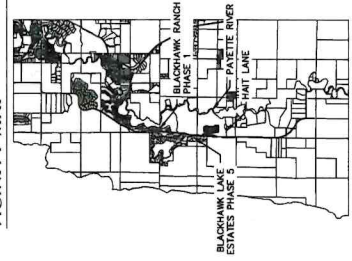
BASIS OF BEARINGS
HORIZONTAL DATUM BASED ON IDAHO STATE PLANE,
IDAHO WEST ZONE 1103. DISTANCES ARE GROUND
DISTANCES AND ARE IN U.S. SURVEY FEET.



NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. ALL UTILITY EASEMENTS SHOWN ON THIS PLAN ARE GRANTED TO PUBLIC UTILITIES.
3. ALL LOTS DEPICTED ON THIS PLAN ARE SUBJECT TO A PERMANENT EASEMENT OF CONSTRUCTION AND MAINTENANCE OF A SEWER MAIN FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF THE SEWER MAIN AND SURFACE WATER MANAGEMENT FEATURES, FACILITIES AND IMPROVEMENTS DESCRIBED IN THE SEWER MAIN CONSTRUCTION AND MAINTENANCE PERMIT SURVEY DRAWINGS REPORT FOR SOUTH RANCH ON FILE IN THE OFFICE OF THE PLANNING AND ZONING ADMINISTRATOR.
4. SEE DECLARATION OF INSTALLATION OF UTILITIES RECORDED AS INSTRUMENT NO. _____.
5. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN ARIZONA CODE 31-3603, AND THE REQUIREMENTS IN U.C. 31-3605 DO NOT APPLY TO THIS PLAT.
6. LOTS SHALL BE SERVED BY INDIVIDUAL SEPTIC DRAIN FIELDS AND INDIVIDUAL WELLS.
7. NO ADDITIONAL, NONWATER UTILITY SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
8. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
9. UTILITY AND DRAINAGE EASEMENTS SHALL BE 12 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJACENT TO A ROAD AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL.
10. PRIVATE ROAD RIGHTS-OF-WAY WILL ALSO SERVE AS A UTILITY EASEMENT.
11. THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUTH RANCH SUBDIVISION RECORDED AS INSTR. NO. 2023-0001.
12. THE PRIVATE ROADS WITHIN SOUTH RANCH SUBDIVISION WILL BE MAINTAINED BY THE VALLEY COUNTRY CLUB AND SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID ROADS.
13. THE VALLEY COUNTRY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD; THE LEVEL OF SERVICE CAN BE CHANGED.
14. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
15. ONLY ONE WOOD BURNING DEVICE PER LOT WILL BE ALLOWED.
16. AGRICULTURAL USES AND LIVESTOCK ACTIVITY MAY BE ADJACENT ACTIVITIES.
17. FLOOD FIRM PANEL(S): HOBBSBOROUGH
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND IN OR OUT OF THE VALLEY COUNTRY CLUB WILL BE RECALCULATED BY TITLE AND FIRM OF THE SUBDIVISION CODE.

VICINITY MAP

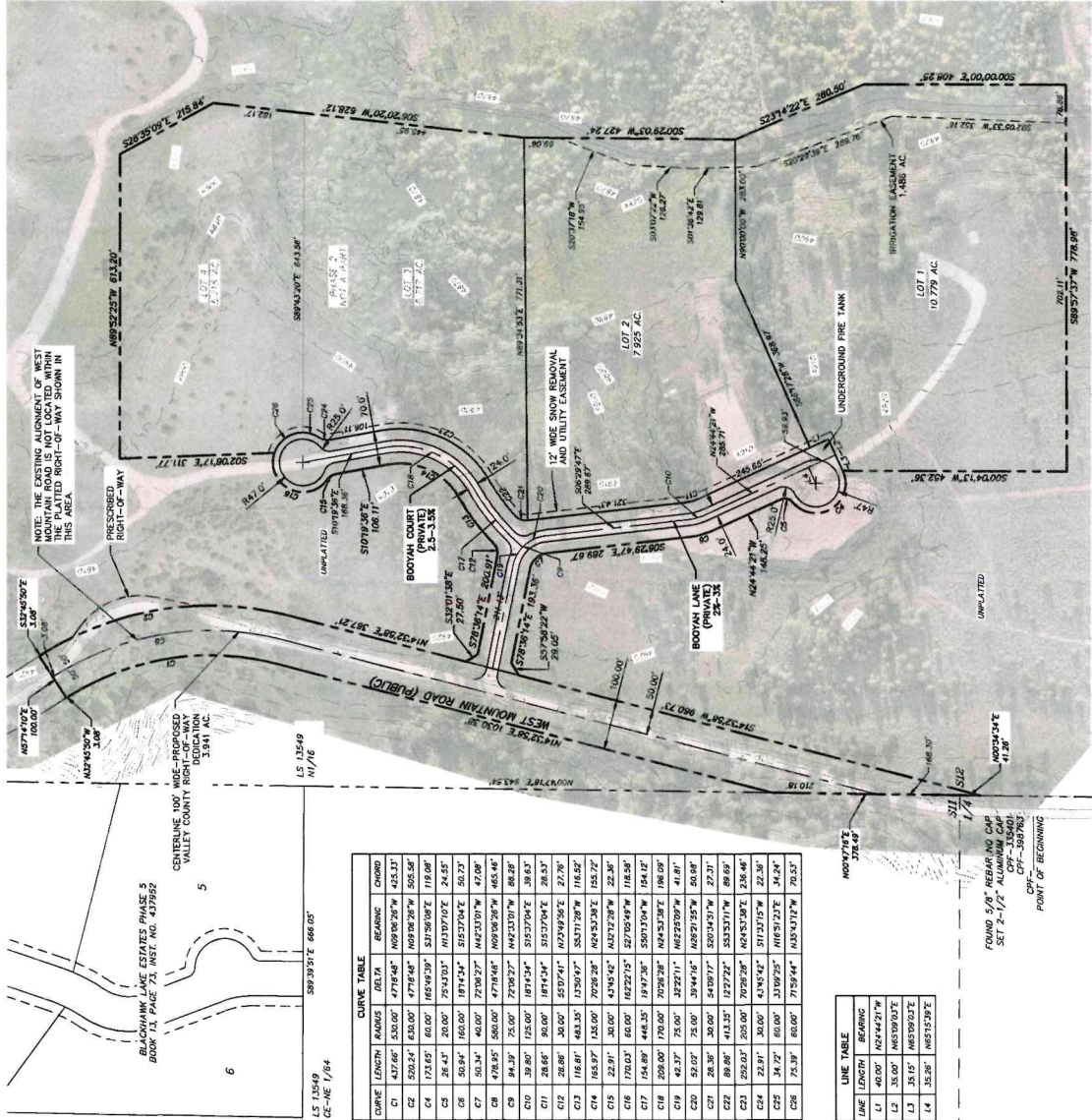


SHEET 1 OF 2

25 COYOTE

CASCADE, ID

PHONE: (208) 6
WWW.DUNNANDS



DATE	LENGTH	RAJES	DELTA	ASCENDING	ORBIT
C1	47.667	530.00	47.9145	N0920'20"N	453.17
C2	50.641	630.00	47.9145	N0920'20"N	505.58
C4	73.615	62.00	48.7549	S2130'00"E	716.68
C5	45.81	20.00	47.9145	S1937'00"E	24.55
C6	58.94	165.00	47.9145	S1937'00"E	50.75
C7	50.641	600.00	47.9145	N0920'20"N	47.08
C8	47.85	50.00	47.9145	N0920'20"N	465.48
C9	44.39	75.00	47.9145	S1937'00"E	38.63
C10	39.80	175.00	47.9145	S1937'00"E	38.63
C11	28.65	90.00	50.0741	N2339'50"E	27.76
C12	28.65	30.00	50.0741	N2339'50"E	27.76
C13	166.81	443.35	13.9047	S0431'20"N	116.82
C14	165.87	135.00	13.9047	S0431'20"N	155.72
C15	161.91	30.00	45.2725	N2210'20"E	22.86
C16	170.81	60.00	46.2251	S2705'50"E	118.58
C17	144.97	444.35	19.9736	S0501'50"N	146.07
C18	208.00	170.00	32.2211	N0615'00"E	158.92
C19	52.27	75.00	32.2211	N0625'20"N	41.91
C20	52.27	75.00	32.2211	N0625'20"N	50.98
C21	38.30	60.00	45.0977	S2014'15"N	72.71
C22	38.30	413.32	45.0977	S2331'31"N	68.65
C23	59.021	205.00	47.9145	N0920'20"N	236.46
C24	22.31	30.00	43.9542	S1712'15"E	22.30
C25	14.22	60.00	31.9925	N0812'12"E	70.31
C26	14.22	60.00	31.9925	N0812'12"E	70.31

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00'	N24°44'21"W
L2	35.00'	N65°09'03"E
L3	35.15'	N65°09'03"E
L4	35.26'	N65°15'39"E