



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 and
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, 2025.

Preliminary plat approval was for 8 single-family residential
lots plus 1.48 acres of open space. The Jug Mountain Ranch
central sewer and central water systems will be used. Lots
will be accessed from Jug Mountain Ranch Road, a private
road, onto Farm-to-Market Road, a public road.

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. 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.

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
Annex at 700 S Main Street, Cascade, Idaho.

**More information, including the application
and staff report, will be posted on the
meeting dashboard at:**

www.co.valley.id.us

PUBLIC HEARING

December 11, 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.

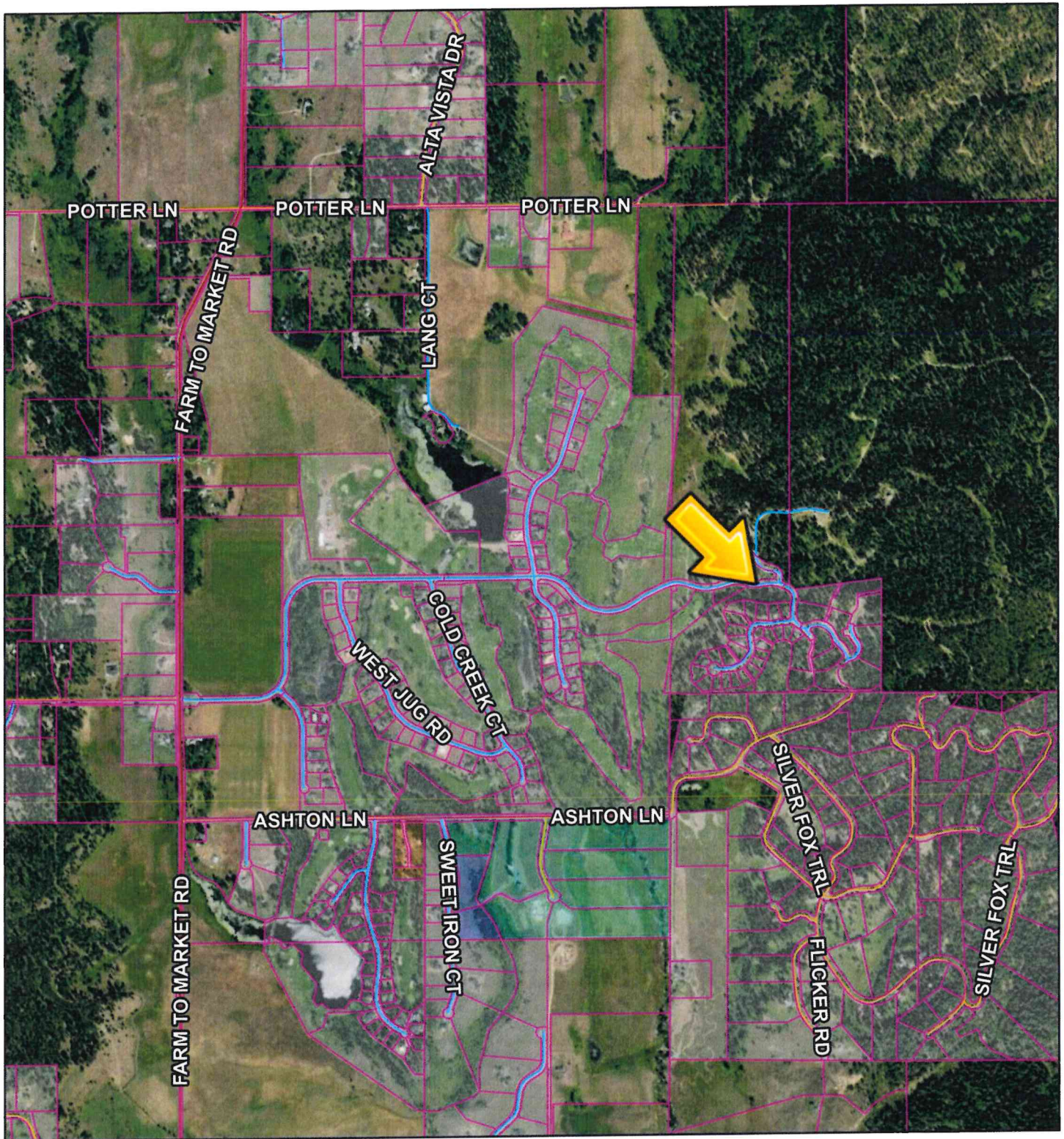
You may comment in person, by U.S.
Postal Service mail, or by email. Written
comments greater than one page must
be received at least seven days prior
to the public hearing. To be included
in the staff report, comments must
be received by
5:00 p.m., Wednesday,
December 3, 2025.

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@valleycountyid.gov

C.U.P. 21-38 - Location Map 2



11/3/2025, 3:27:19 PM

Parcel Boundaries

Roads

COLLECTOR

URBAN/RURAL

PRIVATE



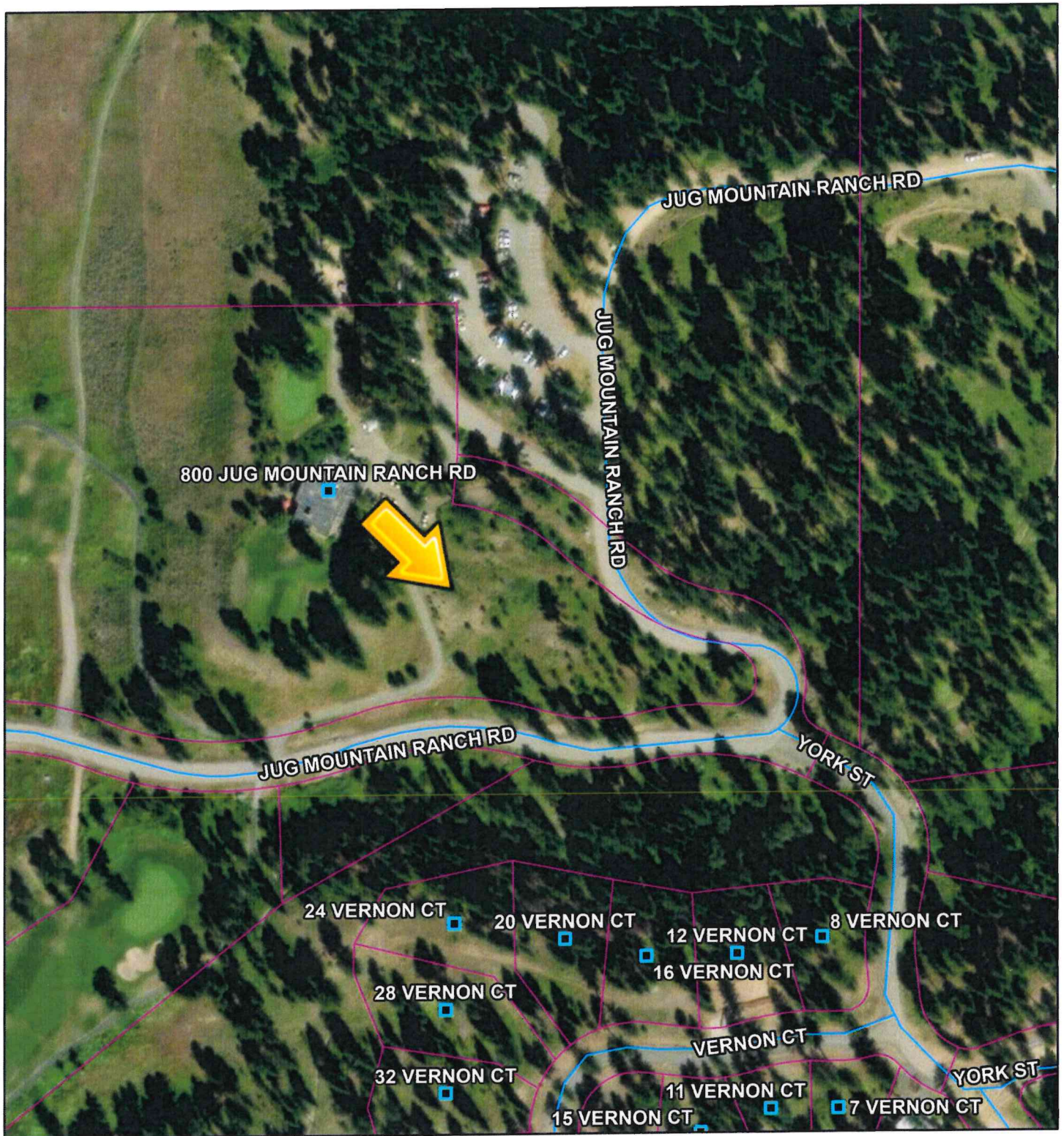
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0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km

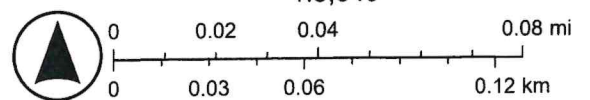
Vantor

C.U.P. 21-38 - Aerial map



11/3/2025, 2:06:31 PM

- Address Points
- Parcel Boundaries
- Roads
- PRIVATE



Vantor

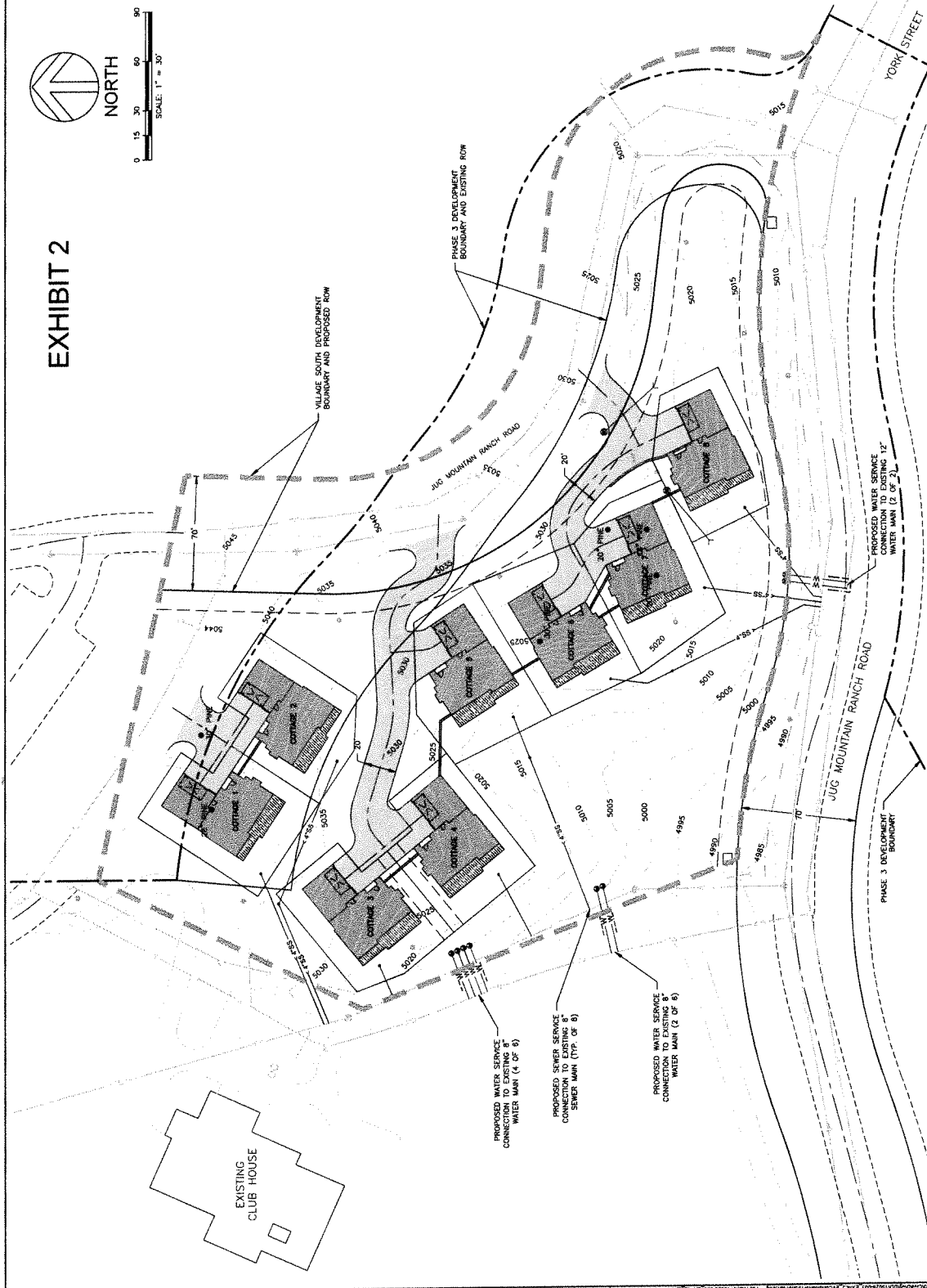


1. EXISTING TOPOGRAPHY, PROPERTY BOUNDARIES AND BASE MAP DATA SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY SEEZEH ENGINEERING, INC.
2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA PROVIDED BY SEEZEH ENGINEERING, INC. OR THE OBJECTS OR UTILITIES SHOWN ON THESE DRAWINGS AS THE INFORMATION HAS BEEN OBTAINED FROM THESE SOURCES.
3. THE PROPOSED CULVERT APPROXIMATELY 12X TO 15X, THE SOUTH SOUTHWEST CORNER OF THE PROPERTY CONSISTS OF SHELLGROVE LOAMT COMBE LAND.
4. THE PROPERTY IS LOCATED IN:

LOT 6 & LOT 7
SECTION 16
TOWNSHIP 10N
RANGE 10N
VALLEY COUNTY, IOWA
5. THE PROPOSED PROPERTY IS LOCATED WITHIN THE JUG MOUNTAIN RANCH (LAW) PROPERTY BOUNDARY. ENTIRE PROPERTY BOUNDARY IS APPROX. 3.1, 1.72 ACRES FOR THE PROPERTY. THE PROPERTY WILL BE SUBJECT A DEVELOPMENT PACE OF 3.3-3.33 ACRES WAS USED
6. ALL PAVED AREAS WITHIN THE PROPERTY BOUNDARY SHALL BE OWNED AND MAINTAINED BY THE JUG MOUNTAIN RANCH HOA.
7. PROPOSED WATER AND SEWER SYSTEM IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE PROPERTY BOUNDARY. THE PROPERTY SHALL CONFORM TO THE MOST CURRENT EDITION OF THE IOWA DEPARTMENT OF TRANSPORTATION (SDMS) AND THE REQUIREMENTS OF VALLEY COUNTY.
8. WATER AND SEWER SERVICE LAYOUTS ARE CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAIL DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL TO VALLEY COUNTY PRIOR TO ANY CONSTRUCTION.
9. THE PROPERTY IS NOT A CONSTRUCTION SITE. SITE GRADING, DRAINAGE, AND STORMWATER MANAGEMENT.

LEGEND:

- | | |
|--|-----------------------------------|
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | DEVELOPMENT AREA |
| | EASEMENT LINE |
| | EXISTING CONTOUR |
| | ROAD CENTER LINE |
| | EDGE OF EXISTING PAVEMENT |
| | EDGE OF EXISTING GRAVEL |
| | EDGE OF PROPOSED PAVEMENT |
| | DRAINAGE SWALE/FLOW LINE |
| | SAW CUT LINE |
| | EXISTING STORMDRAIN, SIZE, AND |
| | PROPOSED CULVERT |
| | PROPOSED WATER MAIN, SIZE, AND |
| | GATEWAY |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER METER AND SERVICE |
| | LINE |
| | PROPOSED WATER METER AND SERVICE |
| | LINE |
| | EXISTING SANITARY SEWER, SIZE AND |
| | MANHOLE |
| | PROPOSED SANITARY SEWER SERVICE |
| | LINE AND CLEANOUT/SERVICE MANHOLE |
| | EXISTING POWER STRUCTURE |
| | EXISTING COMMUNICATION STRUCTURE |
| | EXISTING TREE DIA. AND TYPE TO |
| | REMAIN |
| | EXISTING TREE DIA. AND TYPE TO BE |
| | REMOVED |
| | PROPOSED ROOF AREA |
| | PROPOSED ASPHALT AREA |
| | PROPOSED ROCK AREA |



NO	REVISION	BY	DATE	DESIGN
1	VALLEY COUNTY PRELIMINARY PLAT AMENDMENT TO PWS SUBMITTAL	REJ	10/27/2021	OTHERS DOWN
				80
				CHECKED
				APPROVED

PRELIMINARY
DRAWN NOT FOR
CONSTRUCTION



CRESTLINE
ENGINEERS

McCALL, IDAHO 83638
208.634.4140 • 208.634.4146 FAX

JUG MOUNTAIN RANCH - VILLAGE SOUTH
VALLEY COUNTY, IDAHO

EXISTING PHYSICAL CONDITIONS WITH PRELIMINARY SITE PLAN AND UTILITY IMPROVEMENTS

VERIFY SCALE	1502B-003
BAR IS ONE INCH LONG	DATE 10/21/2001
FULL SIZE DRAWING	SHEET NO.
0	EX-42
PROJECT	EXHIBIT NO.