

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

# C.U.P. 24-22 - Lake Fork Village Extension Request and SUB 25-020 Lake Fork Crossing Preliminary and Final Plat

Applicant / Property Owner: 2 North Homes LLC

Location: 4 Pleasant Acres DR

Pleasant Acres Subdivision Tax No. 165 in Lot 8 in Section 3, T.16N, R.3E, Boise Meridian, Valley

County, Idaho

**Project Description:** 2 North Homes is requesting:

- A one year extension of the conditional use permit for two office/residential buildings and an 8-unit storage building; approval expires on December 31, 2025; and
- Approval of a mixed-use subdivision containing 4 live/work apartment units, 8 storage units, and common areas.

Each residential unit would include a commercial bathroom and work space on the first floor coupled with a residential apartment with kitchen and bathroom facilities on the second floor. The units would allow owners to store materials, house workers, and have administrative space.

A shared well and individual septic systems are proposed. An underground water storage tank for fire suppression is proposed. Snow storage areas and landscaping are shown on the site plan. Building schematics and exterior designs are included in the application A mix of trees, boulders, and berms are proposed along Highway 55 and Pearson Lane.

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 2<sup>nd</sup> 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, <a href="www.co.valley.id.us">www.co.valley.id.us</a>, and click on "Watch Meetings Live".

The meeting is in-person.

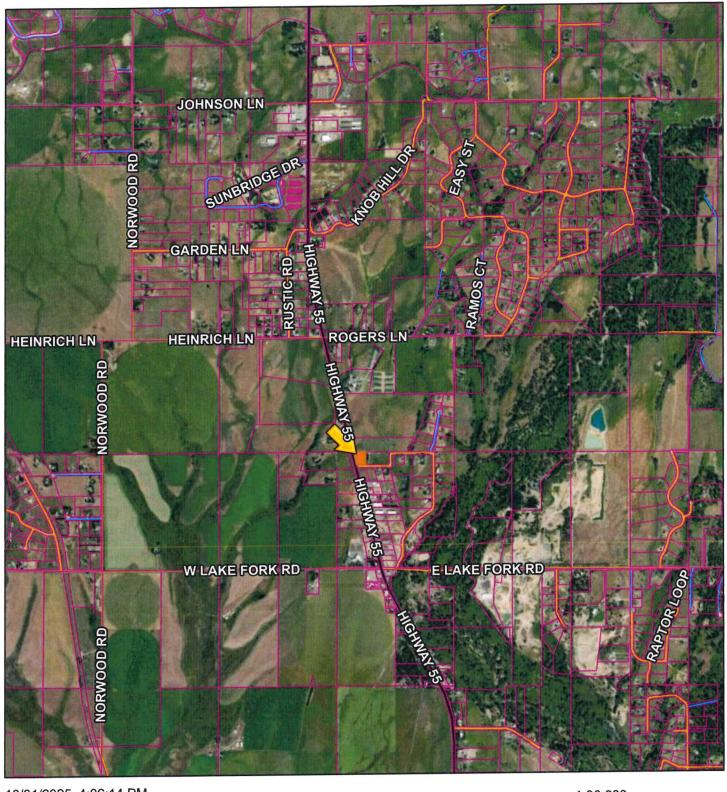
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, December 3, 2025.

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

### Direct questions and written comments to:

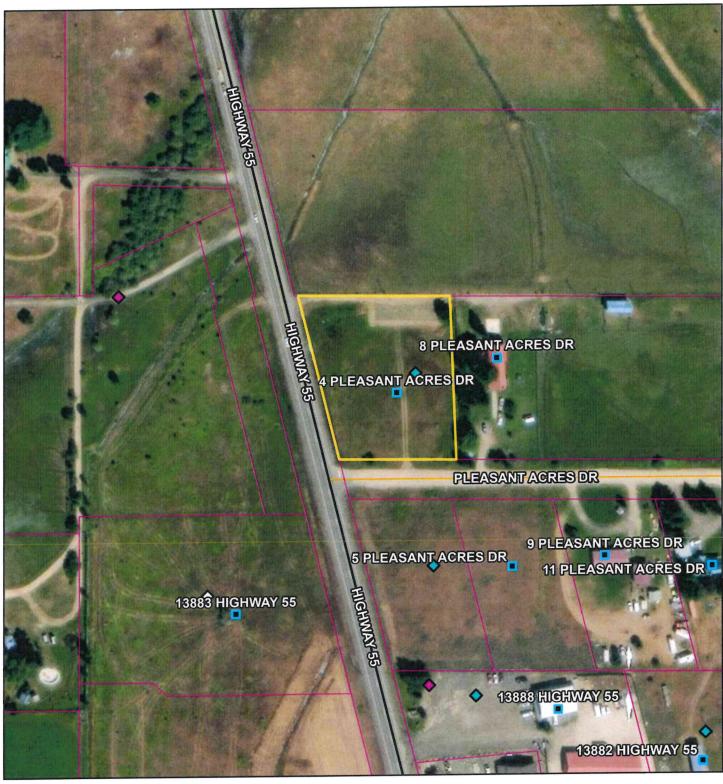
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

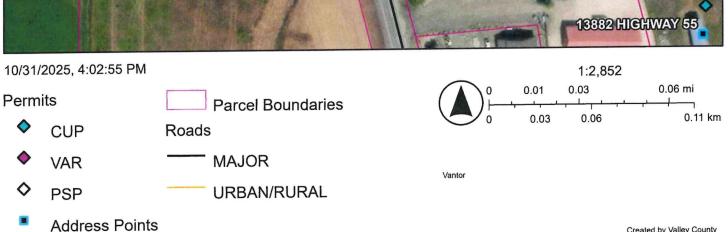
#### SUB 25-020 Location Map





#### SUB 25-020 Aerial Map





#### PHONE: (208) 634-6896 WWW.DUNNLANDSURVEYS.COM dunp SHEET 1 OF 2 COMMON MEL DEPICTED ON THIS PLAT IS DEPICHED FOR THE USE AND ENLINEURY OF THE ASSOCIATION FORTHER WITH THERE GLESTE, MATERS, AND ASSOCIATION SET IN THE TENNEY CONDITIONS, AND RESERVED DECLARANT RIGHTS, AS FURTHER PROVIDED IN THE DECLARATION. AL PROPERTY SHOWN ON THIS TALT ARE SERECT TO AND CONTRIBUTED BY THE WORKINGS OF THE ELECTRICATE OF THE SELECTRICATE OF THE SELECTRICATE OF THE ALTHOUGH TO CONTRIBUTE OF THE ALTHOUGH TO AND THE ALTHOUGH TO CONTRIBUTE OF THE SECONDARY, MC. (1955—1964). MC. (1955—1964). MC. (1955—1964). MC. (1955—1964). MC. (1955—1964). MC. (1955—1964). MC. (1956—1964). MC. (1956—1964). MC. (1956—1964). MC. (1966—1964). MC. (1966— M COMPLANCE WIN THE DISCLOSINE RECOMENDATS OF GAMO CODE 31-2004(3), SHORMON MATER MAS NOT RECOVER PROMED FOR BY THE OMECA. AND THE LOIS SHOWN ON THIS PLATE SHALL RELAIN SUBJECT TO ASSESSMENTS BY LAVE THREATON. NO ADDITIONAL DOMESTIC MATER SUPPLIES SYALL BE RISTALLED BETIOND THE WATER SYSTEMS APPROVED IN ANY SANTARY RESTRICTION PELEASE. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY FUBLIC ROAD. THE LEVEL OF SERVICE CAN BE CHANGED. THERE SHALL BE NO DIVISION OF ANY LOT DEPICIED ON THIS PLAT, EXCEPT AS PERMITTED IN THE DECLARATION OR WITHOUT PRIOR APPROVAL OF THE WEALTH ASTRONOMY. RESERVENCE IS MADE TO PUBLIC HEALTH LETTER ON FAE REGARDING ADDITIONAL RESTRICTIONS. HEALTH CERTIFICATE STATEM CONTROL SE ROUND DY DAYS DOES THE SE OLYTER IS MIKE BEEN STATEM CASCIONED TO BE ROUND THE SE OLYTER IS WESTED ACCORDING TO RECEIVE DY REPORT SERVICE OF A REPORT SERVICE OF A REPORT SERVICE OF A CREMENT OF A REPORT SERVICE OF A CREMENT OF THE SESSIMIC OF A CREMENT OF THE SESSIMIC OF A CREMENT OF TO SUCKED THE SESSIMIC OF A AGRICULTURAL USES AND LIVESTOCK ACTIVITY MAY BE ADJACENT ACTIVITIES. ALL LICHTING MUST COMPLY WITH THE VALLEY COUNTY LICHTING CROMANCE. SEE DECLARATION OF INSTALLATION OF UTILITIES RECORDED AS INSTITUTION NO SET 5/8" X 24" REBAR WITH PLASTIC CAP LSI4217 8 SET 1" BRASS PLUG IN CONCRETE LS14217 CALCULATED POINT, NO MONUMENT SET OR FOUND SURROUNDING LAND USES ARE SUBLECT TO CHANGE. FLOOD ZONE(S): ZONE X: FLOOD ZONE(S): ZONE X: FLOOD ZONES ARE SUBJECT TO CHANGE BY FELLA S RECLATED BY THE S AND THE H OF THE WALLY COUNTY CODE: 12. FEMA FLOCO PAMEL(S): 1608SC 1004 FIRM EFFECTIVE DATE(S): 2/1/2019 SUBDIVISION BOUNDARY BUILDING OUTHIE SURVEY TIE LINE EASEMENT LINE CENTRAL DISTRICT HEALTH, EHS LEGEND LAKE FORK CROSSING INST. NO. A PORTION OF LOT 8, PLEASANT ACRES SUBDIVISION IN THE SW1/4 OF SECTION 3 T.17N., R.3E., B.M., VALLEY COUNTY, IDAHO 2025 STORACE MARK + 439+.2 SHARED WELL + 4994.3 COMMON AREA a 101 % a 101 10 + 4934.4 138.76 58971'33'E 206.28 293. 201 1 C. 25 4000 AC 12.88.0 2.54 \$8971'10'E 267.16" CHP 2 1000 24 8000 agis Ac 18.00 15.00 UNPLATTED 3 4 500 0 101 00 101 00 00 101.6K.FIS 0 016 AC. BASIS OF BEARINGS HORZONL, DATA BASE ON IDAHO STATE PLANE, DANO NEST SONE 1102 DISTANCES AND GROUND DISTANCES AND ARE WILLS, SURVEY TEET. 213.49,10 1,285 AC. 4992.6 40.07 HORIZONTAL SCALE IN FEET racuse ... RECORD OF SURPET BOOK 7, PAGE 68, NST. NO. 258654 RECORD OF SURPET BOOK 1, PAGE 18, NST. NO. 405168 RECORD OF SURPET BOOK 1, PAGE 224, NST. NO. 13737 PLASANT ADRES SURDINGSON, BOO 4, PAGE 40, NST. NO. THIS PLAT WAS PLED TO SUBCHINE. TAX PARKED, HO, 1853, IN BOLWHOMY WAS DITEMBRED TROUT FOUND 1,2" REGINE AT 1 CORMORS OF THE PROPERTY. SAID RETUR WERE FOUND TO 1 COMPURBANKE WITH THE RECORD AND REPLACED WITH 54" AS SHOWN HEREON. N7810'50'E 40.22' N7810'50'E 40.22' N7810'50'E 40.22' 40.22

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