



## 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.

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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.

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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](http://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, [www.co.valley.id.us](http://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.

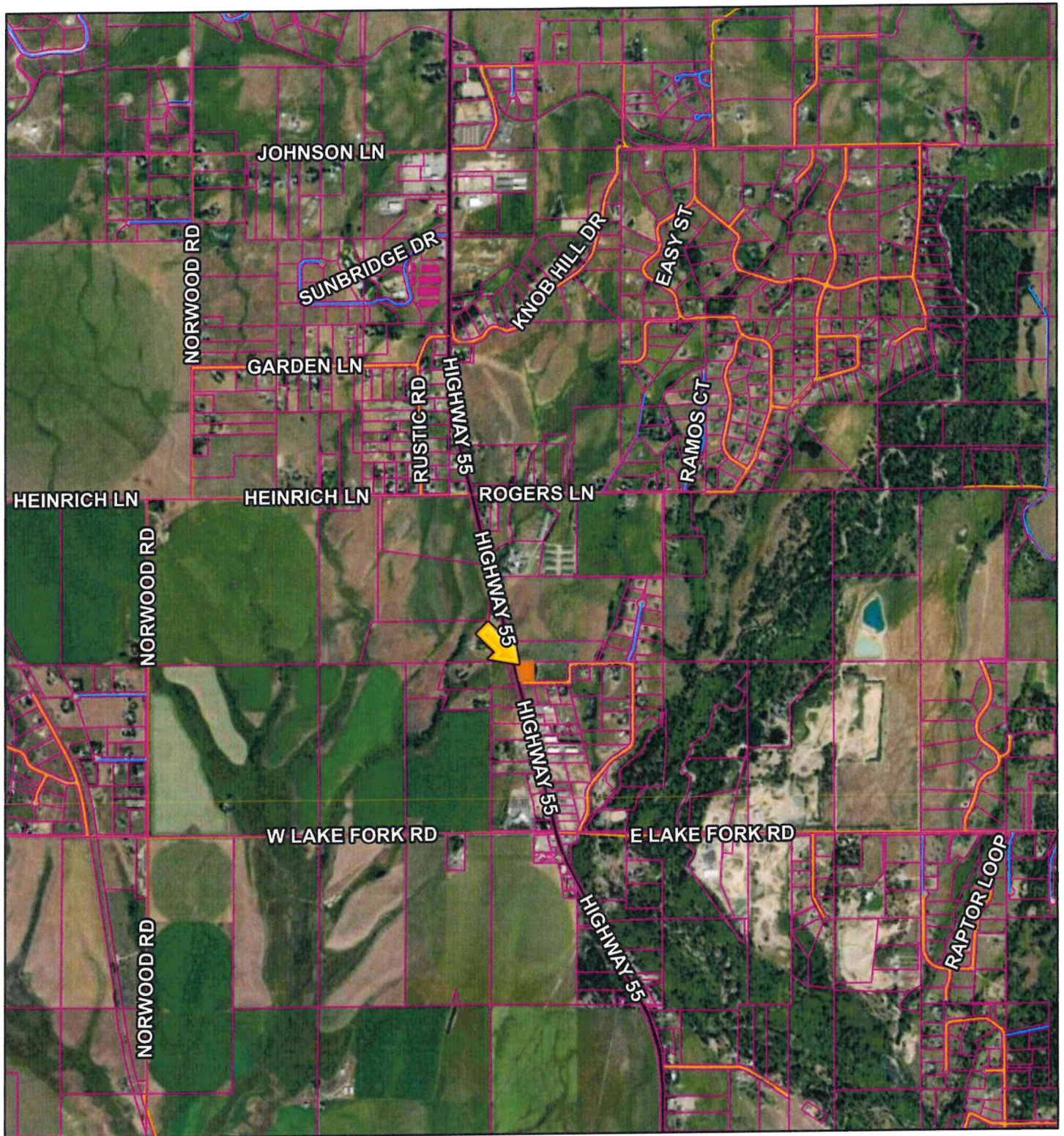
If you do not submit a comment, we will assume you have no objections.

**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](mailto:cherrick@valleycountyid.gov)



# SUB 25-020 Location Map



10/31/2025, 4:06:14 PM

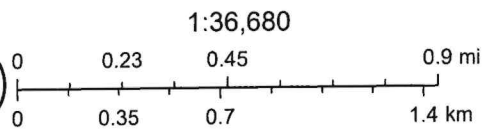
 Parcel Boundaries

Roads

 MAJOR

 URBAN/RURAL

 PRIVATE

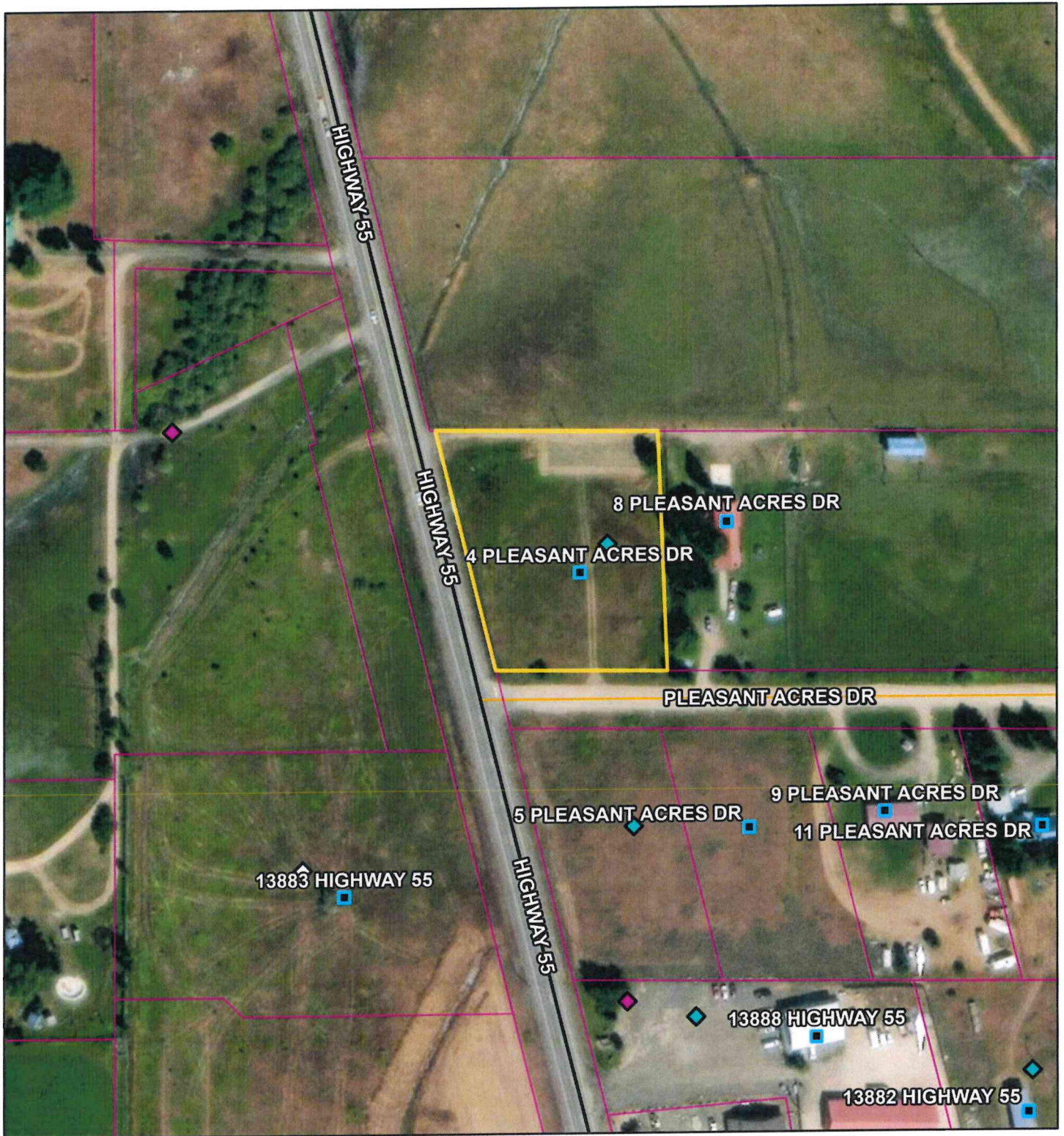


Earthstar Geographics

Created by Valley County



# SUB 25-020 Aerial Map



10/31/2025, 4:02:55 PM

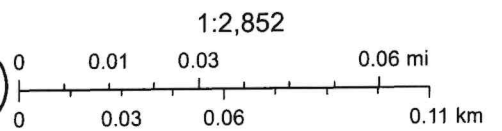
## Permits

- ◆ CUP
- ◆ VAR
- ◆ PSP
- Address Points

Parcel Boundaries

## Roads

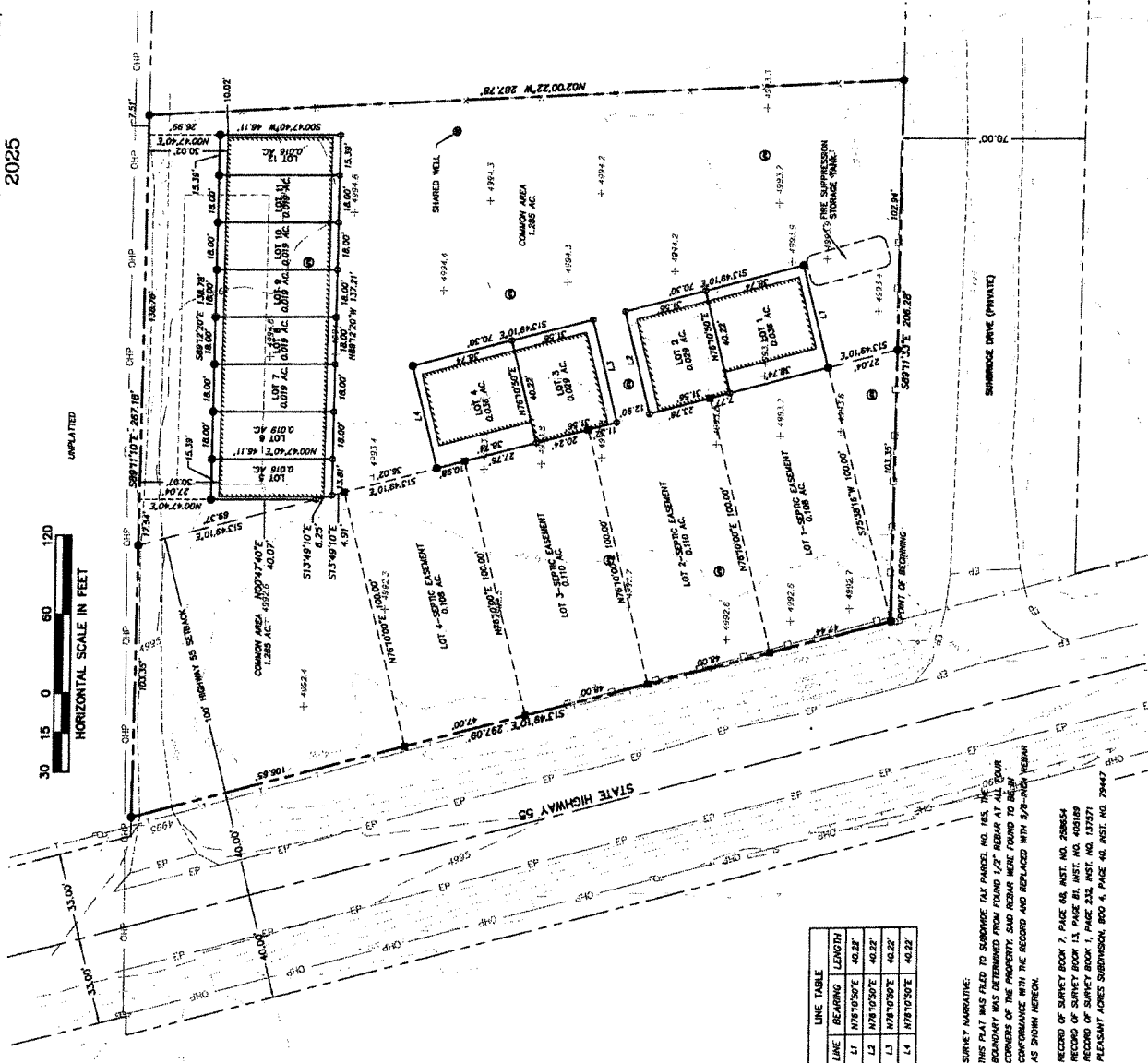
- MAJOR
- URBAN/RURAL



Vantor

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

**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.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°10'50"E	40.22'
L2	N76°10'50"E	40.22'
L3	N76°10'50"E	40.22'
L4	N76°10'50"E	40.22'

SURVEY NARRATIVE:

THIS PLAT WAS FILED TO SUBSIDIZE TAX PARCEL NO. 185, THE 06  
BOUNDARY WAS DETERMINED FROM FOUND 1/2" REBAR AT ALL FOUR  
CORNERS OF THE PROPERTY. SAID REBAR WERE FOUND TO BE IN  
CONFORMANCE WITH THE RECORD AND REPLACED WITH 5/8"-INCH REBAR  
AS SHOWN HEREON.

RECORD OF SURVEY BOOK 7, PAGE 68, INST. NO. 258654  
RECORD OF SURVEY BOOK 13, PAGE 81, INST. NO. 405189  
RECORD OF SURVEY BOOK 1, PAGE 232, INST. NO. 137571  
PLEASANT ACRES SUBDIVISION, BCO 4, PAGE 40, INST. NO.

NOTES

- [illegible]

## LEGEND

- SUBDIVISION BOUNDARY  
 LOT LINE  
 EASEMENT LINE  
 SURVEY TIE LINE  
 SET 5/8" X 24" REBAR WITH PLASTIC CAP L514217  
 SET 1" BRASS PLUG IN CONCRETE L514217  
 CALCULATED POINT, NO MONUMENT SET OR FOUND  
 BUILDING OUTLINE



**SHEET 1 OF 2**

25 COYOTE TRAIL  
CASCADE, ID 83611

PHONE: (208) 634-6896  
[WWW.DUNNLANDSURVEYS.COM](http://WWW.DUNNLANDSURVEYS.COM)



**dunn**  
LAND SURVEYS, INC.