



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

## C.U.P. 21-09 Osprey Pointe Subdivision – Preliminary Plat

**Applicant/Owner:** Biltmore Investments

**Location:** Portion of parcel RP16N03E161805 in the  
SWSE Section 16, T.16N, R.3E, Boise Meridian,  
Valley County, ID.

### Project Description:

Biltmore Investments is requesting a conditional use permit for a 14-lot single family subdivision on approximately 4.15 acres.

One 7,774 sqft lot would be a common lot with a sewer lift station. Proposed residential lots sizes are 12,830 sqft to 14,224 sqft.

Lots would be accessed from Dawn Drive; six shared driveways are proposed.

Individual wells are proposed. Sewer would be provided by Northlake Recreational Sewer and Water District CCRs are proposed.

The site is south of the Donnelly City Park & Boat Ramp. It is between Dawn Drive and Cascade Lake Reservoir. It is not located in the floodplain.

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Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

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Applications and the contents of files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street, Cascade, Idaho.

**More information, including the application,  
will be posted online at:**

**[www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information)**

## PUBLIC HEARING

**April 8, 2021**

**6:00 p.m.**

**Courthouse Building**

**2<sup>nd</sup> Floor**

**219 North Main Street**

**Cascade, Idaho**

Changing Covid-19 considerations may necessitate telephonic testimony and/or limited access. Please call for further information. Public Hearing Procedures will be posted at [www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information)

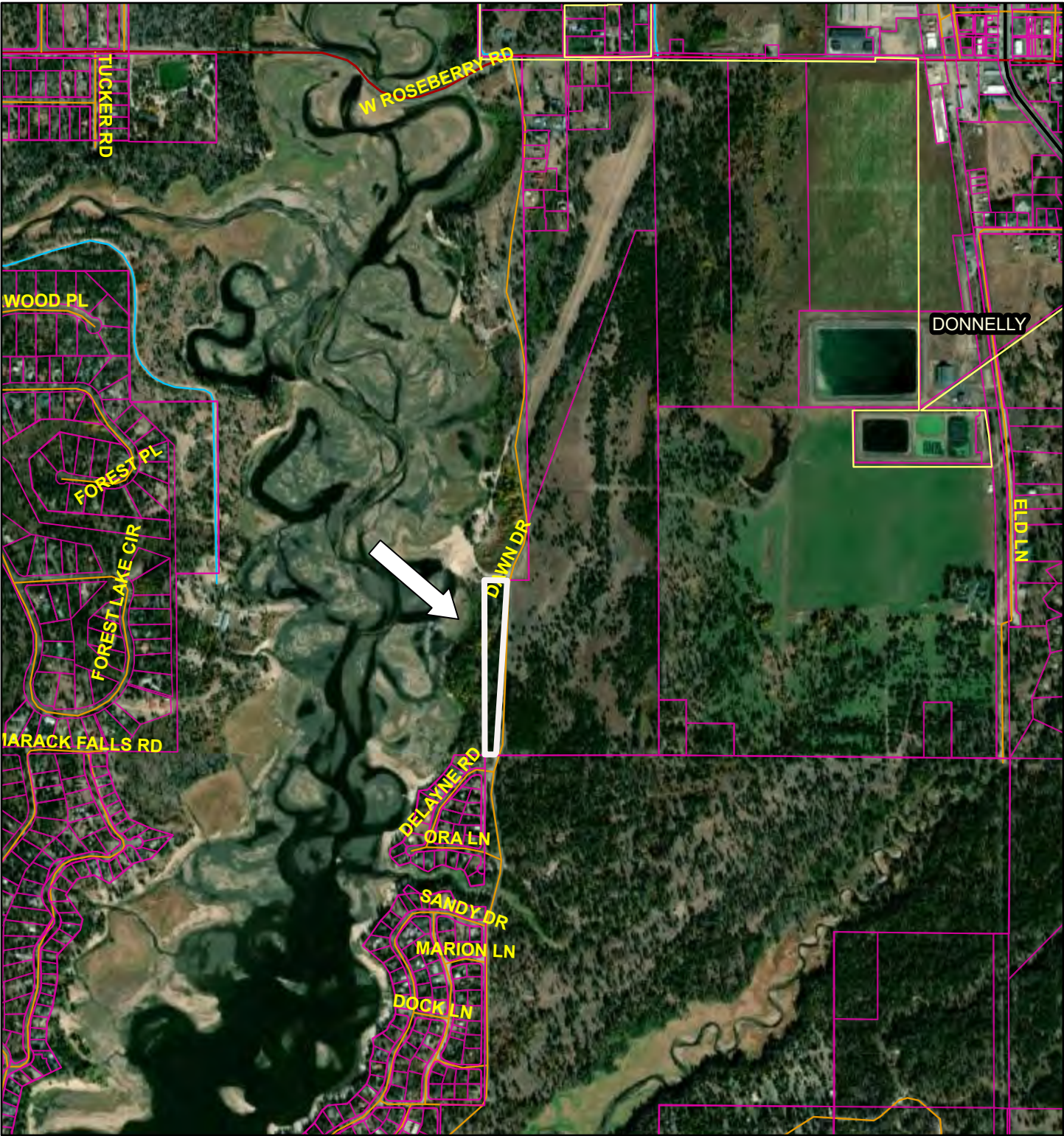
You are invited to participate in the public hearing and/or comment on the proposal. You may view the entire hearing by going to our website, [www.co.valley.id.us](http://www.co.valley.id.us), and click on "Watch Commissioner Meetings Live"

You may comment in person or by mail, fax, or email. If you want to testify telephonically or in person, please call. Written comments must be received at least seven days prior to the public hearing. If you do not submit a comment, we will assume you have no objections to the application.

### Direct questions and written comments to:

Cynda Herrick, AICP, CFM  
Planning & Zoning Administrator  
PO Box 1350  
Cascade, ID 83611  
208-382-7115 (phone)  
208-382-7119 (fax)  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

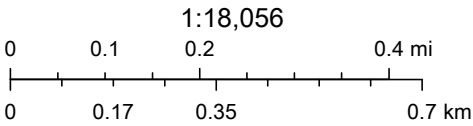
# C.U.P. 21-09 Vicinity Map



3/2/2021, 2:55:48 PM

- Municipalities
- Parcel Boundaries
- Other Parcels
- All Road Labels

- Roads
- MAJOR
  - COLLECTOR
  - URBAN/RURAL
  - PRIVATE



USDA FSA, GeoEye, Maxar





