



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

## SUB 26-003 Green Acres Subdivision - Preliminary Plat

**Applicant:** Andrew Wheeler, The Land Architect

**Property Owner:** JK Green Holdings LLC,  
c/o Josh Green

**Location:** 12850 Vickery Court  
Parcels RP16N03E279491 and  
RP16N03E279505 located in the SESE  
Section 27, T.16N, R.3E, Boise Meridian,  
Valley County, Idaho

**Project Description:** Andrew Wheeler is requesting a conditional use permit for a single-family residential subdivision with four buildable lots and two common lots on 1.76 acres. Proposed buildable lot sizes range from 12,031-sqft to 15,156-sqft.

Individual wells are proposed. Central sewer would be provided by North Lake Recreational Sewer and Water District.

The lots would be accessed from a new private road onto Vickery Court, a private road, and then onto Westwind Lane, a public road.

The site, addressed at 12850 Vickery CT, includes parcels RP16N03E279491 and RP16N03E279505.

\*\*\*\*\*

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 Valley County website:**

**[www.co.valley.id.us/meetingdashboard](http://www.co.valley.id.us/meetingdashboard)**

## PUBLIC HEARING

**April 9, 2026**

**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.

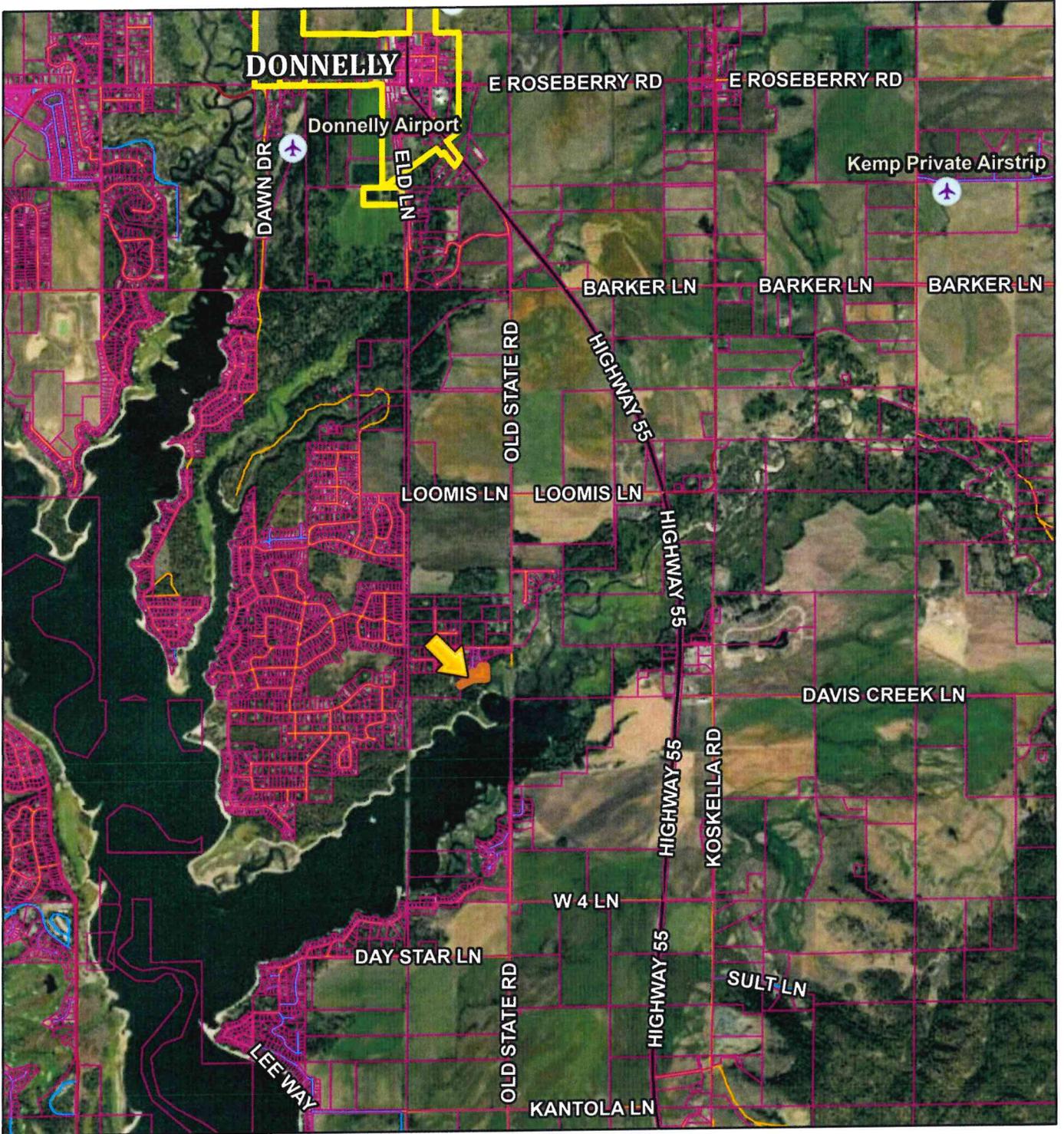
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, April 1, 2026.

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

**Direct questions and written comments to:**

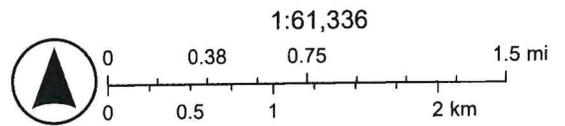
Cynda Herrick, AICP, CFM  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611  
208-382-7115  
[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

# SUB 26-003 - Location Map



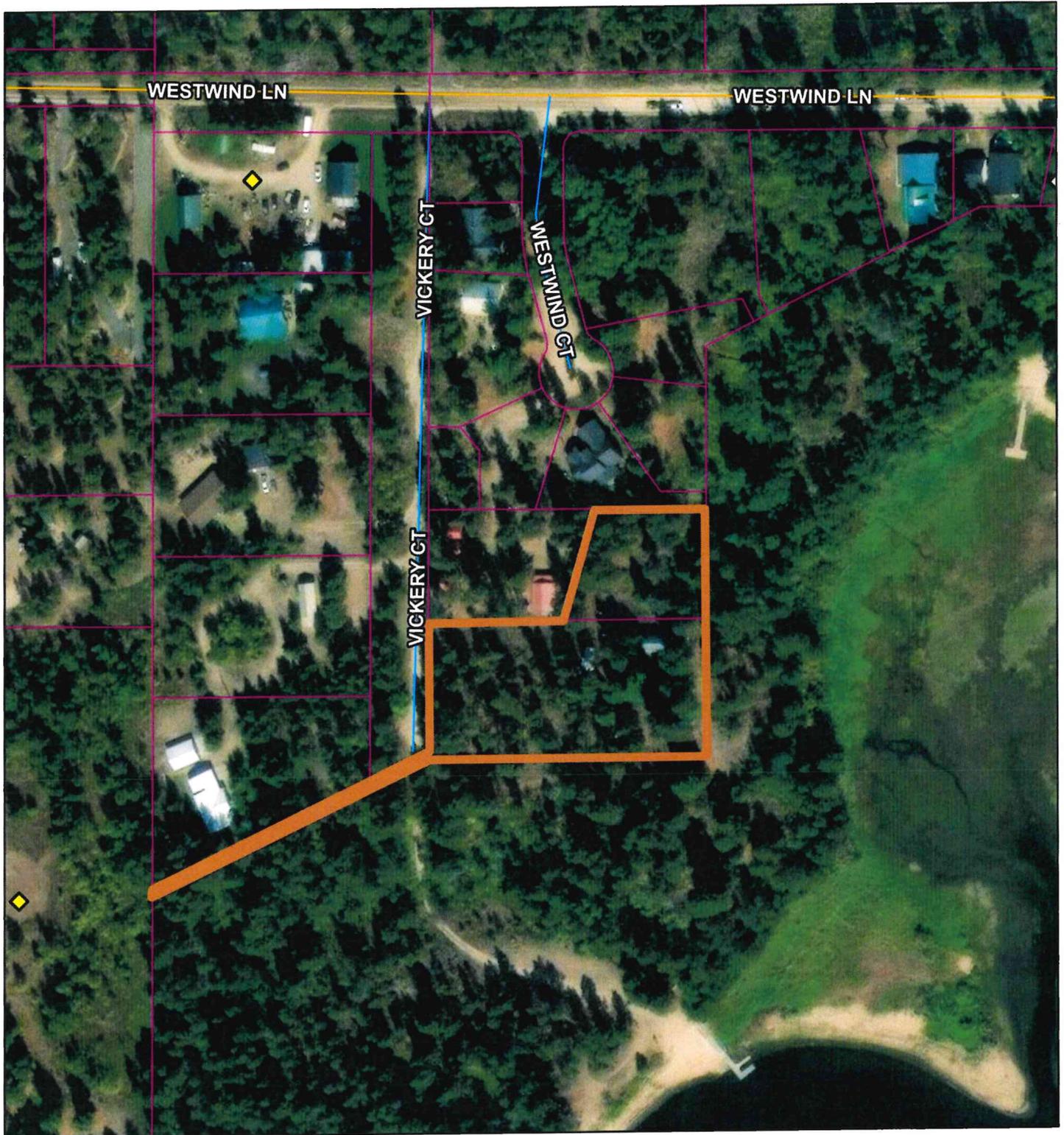
2/23/2026, 4:34:22 PM

- |  |                      |  |                 |
|--|----------------------|--|-----------------|
|  | Airstrips            |  | MINOR COLLECTOR |
|  | Municipal Boundaries |  | COLLECTOR       |
|  | Parcel Boundaries    |  | URBAN/RURAL     |
|  | MAJOR                |  | PRIVATE         |
|  |                      |  | Other           |



Earthstar Geographics

# SUB 26-003 - Aerial Map



2/23/2026, 4:41:45 PM

## Permits

◆ GF

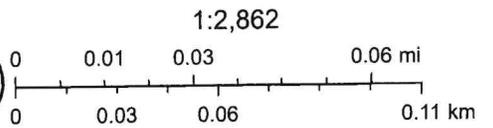
◆ STR

Parcel Boundaries

## Roads

URBAN/RURAL

PRIVATE



Vantor

PRELIMINARY PLAT FOR  
**GREEN ACRES SUBDIVISION**  
SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27,  
TOWNSHIP 16 NORTH, RANGE 3 EAST, BOISE MERIDIAN  
VALLEY COUNTY, IDAHO  
2025

**DEVELOPMENT FEATURES:**  
PARCEL NUMBERS: RPN0656000004 (VICKERY COURT), RPN0656275605, RPN0656279491  
PROJECT AREA: 3.00 ACRES (INCLUDES VICKERY COURT IMPROVEMENTS)

- EXISTING PARCELS:**  
RPN0656000004: 1.14 ACRES  
RPN0656275605: 0.41 ACRES  
RPN0656279491: 0.41 ACRES
- PROPOSED LOTS:**  
0.36 ACRES (COMMON LOT)  
LOT 1  
0.14 ACRES (COMMON LOT)  
LOT 2  
0.14 ACRES (COMMON LOT)  
LOT 3  
0.14 ACRES (COMMON LOT)  
LOT 4  
0.14 ACRES (COMMON LOT)  
LOT 5  
0.14 ACRES (COMMON LOT)  
LOT 6  
0.14 ACRES (COMMON LOT)
- EXISTING USE:**  
RESIDENTIAL  
RESIDENTIAL
- PROPOSED USE:**  
RESIDENTIAL
- SANITARY SEWER:**  
SANITARY SEWER WILL BE GRANTY FED TO A LIFT STATION LOCATED ON LOT 2. A FORCE MAIN RUNNERS SOUTH TO NORTH ALONG VICKERY COURT. THE SEWER MAINS WILL BE INSTALLED WITH 12" DIA. FORCE MAINS. SANITARY SEWER MAINS WITH 12" DIA. FORCE MAINS. SANITARY SEWER MAINS WITH 12" DIA. FORCE MAINS. SANITARY SEWER MAINS WITH 12" DIA. FORCE MAINS.
- POTABLE WATER:**  
POTABLE WATER IS AND WILL CONTINUE TO BE PROVIDED BY INDIVIDUAL ON-LINE WELLS.
- STORMWATER:**  
STORMWATER WILL BE COLLECTED IN ROADSIDE DITCHES TO BE DETERMINED WITH FINAL PLAT.
- IRRIGATION:**  
CONNECT TO EXISTING SERVICES.
- DRY UTILITIES:**  
PROVIDED BY DUKO POWER, INTERMOUNTAIN GAS, AND LOCAL BP.

**OWNER:**  
CHRY GREEN  
3906 EAST 1855 SOUTH  
BOISE, IDAHO 83942  
PH: 208-381-3715  
WWW.CHRYGREEN.COM

**ENGINEER:**  
WESTERN CONSULTING GROUP  
1452 W BANNOCK ST  
BOISE, IDAHO 83702  
PH: 208-381-3715  
WWW.WCGROUP.COM

**ARCHITECT:**  
THE LAND ARCHITECT  
1452 W BANNOCK ST, STE 2B  
BOISE, IDAHO 83702  
PH: 208-381-3715  
WWW.THELANDARCHITECT.COM

**NOTES:**

- PRIVATE ROAD DECLARATION
- DECLARATION OF INSTALLATION OF UTILITIES
- ALL LIGHTING MUST BE DARK SKY COMPLIANT.
- ONLY ONE WOOD BURNING DEVICE PER LOT
- THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SCALE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD. THE LEVEL OF SERVICE CAN BE CHANGED.
- SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
- PRELIMINARY PLAT BASED OFF RECORD OF SURVEY (AS OF DATED 01/06/24). PREPARED BY WESTERN CONSULTING GROUP.
- SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
- FEMA FLOODPLAIN NOT WITHIN 100 FEET OF THE PROJECT AREA.

**LEGEND**

**EXISTING**

- SECTION LINE
- PROPERTY LINE
- EASEMENT
- SUBDIVISION BOUNDARY
- BUILDINGS
- WATER WELL
- FOUND ALUMINUM SURVEY CAP
- SET 5" IRON PIN
- FOUND 5" IRON PIN
- FOUND 1/2" IRON PIN
- CALCULATED POINT

**PROPOSED**

- SECTION LINE
- PROPERTY LINE
- EASEMENT
- SUBDIVISION BOUNDARY
- WATER WELL
- FOUND ALUMINUM SURVEY CAP
- SET 5" IRON PIN
- FOUND 5" IRON PIN
- FOUND 1/2" IRON PIN
- CALCULATED POINT

