



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

C.U.P. 21-43 Huckleberry Ridge Subdivision

Applicant/Owner: Sal Gallucci

Location: Parcels RP17N02E230004 and
RP17N02E230065 in the NE¼ Section 23,
T.17N, R.2E, Boise Meridian,
Valley County, Idaho

Project Description:

Sal Gallucci is requesting a conditional use permit for a
nine-lot single-family subdivision on 40 acres.

Proposed lot sizes range from 2.68 acres to 7.37 acres.

Lots would be accessed from a new private road onto
West Mountain Road (public). A variance for a cul-de-sac
greater than 900-ft is requested. The roadway would be
28-ft wide with a 70-ft right-of-way.

Individual wells, individual septic systems, and shared
driveways are proposed.

The preliminary plat contains mapped wetland areas.

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

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

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

www.co.valley.id.us

PUBLIC HEARING

January 13, 2022

6:00 p.m.

**Courthouse Building
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 Commissioner Meetings Live".

The meeting is in-person but is also
teleconference and web-based. However, we
cannot guarantee reliability of the phone
system or the internet. You can register in
advance for this meeting by contacting
Cynda Herrick, Planning and Zoning Director,
208-382-7115, or attend in person.

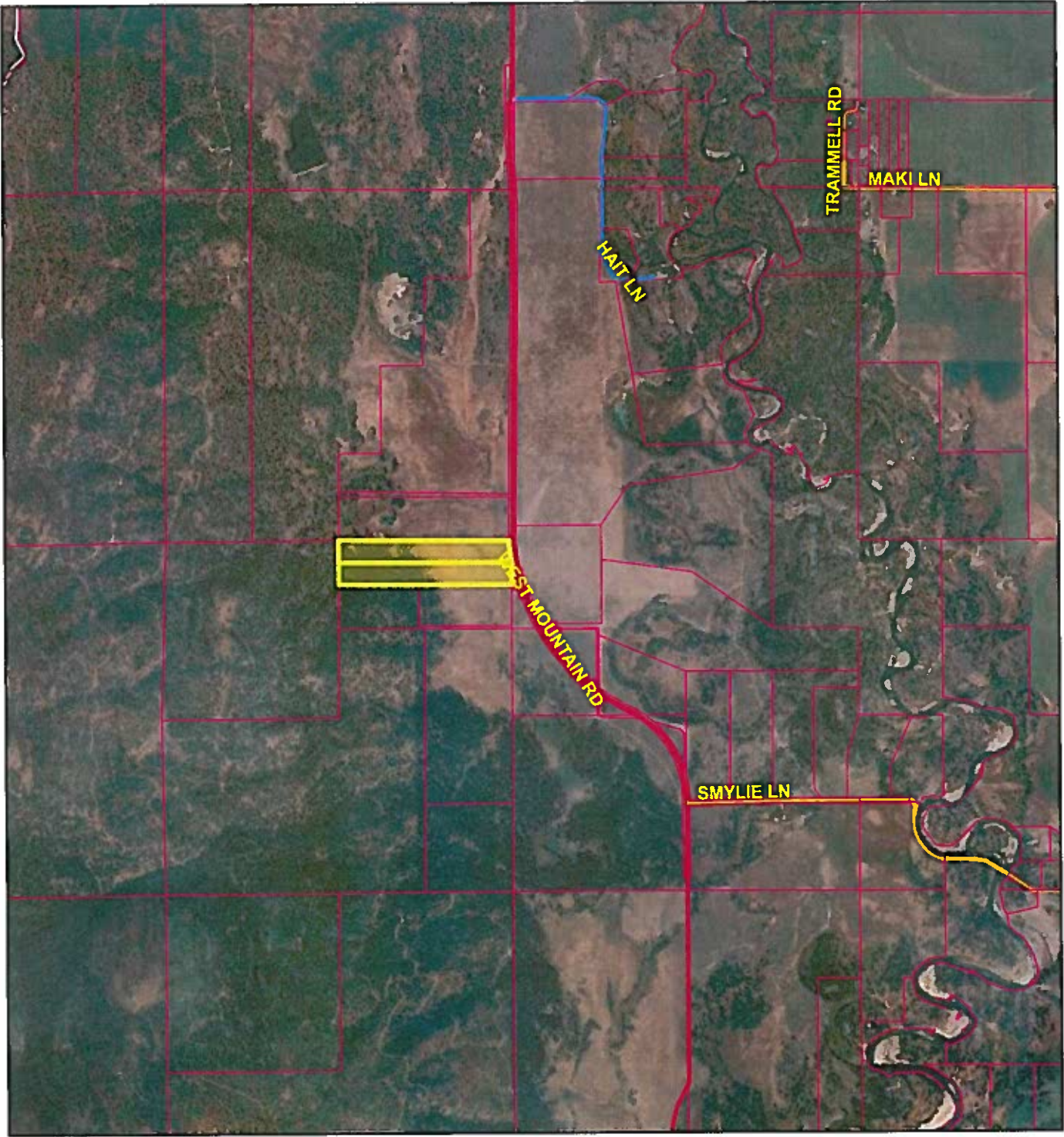
You may comment in person or by mail, fax,
or email. Written comments must be received
at least seven days prior to the public hearing.

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

Direct questions and written comments to:

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

C.U.P. 21-43 Huckleberry Ridge Vicinity Map



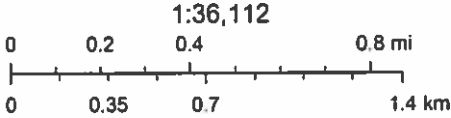
12/6/2021, 3:57:26 PM

- Parcel Boundaries

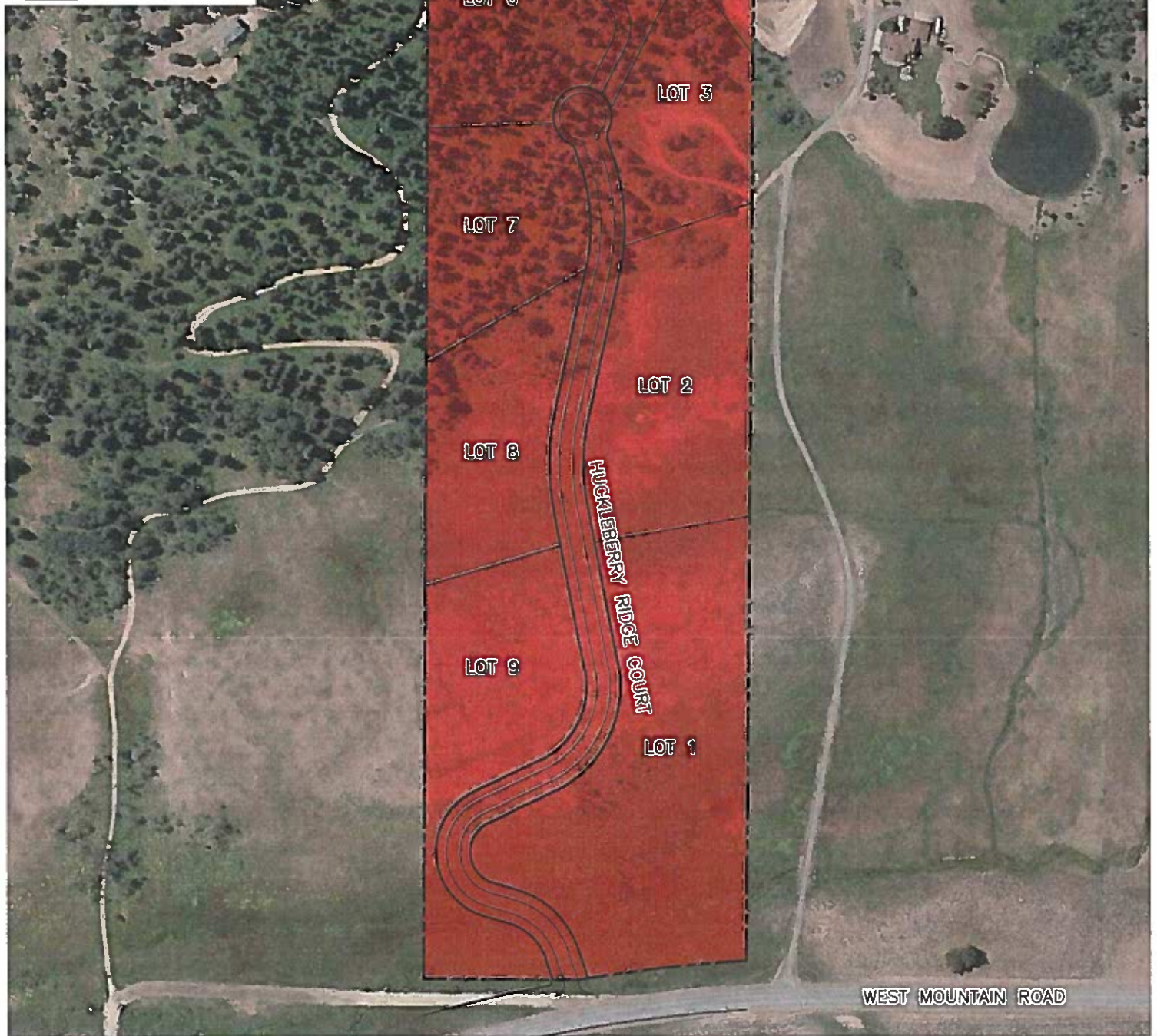
URBAN/RURAL
- All Road Labels

PRIVATE
- Roads

COLLECTOR



Maxar



NORTH
SCALE: 1" = 300'

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C • PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 • 208.634.4146 FAX

HUCKLEBERRY RIDGE
VALLEY COUNTY, IDAHO
PROPOSED SUBDIVISION STREET NAMES AND LOTS

PROJECT	21046	DRAWN	FIGURE NO.
DATE	11/17/2021	AMD	1 OF 1

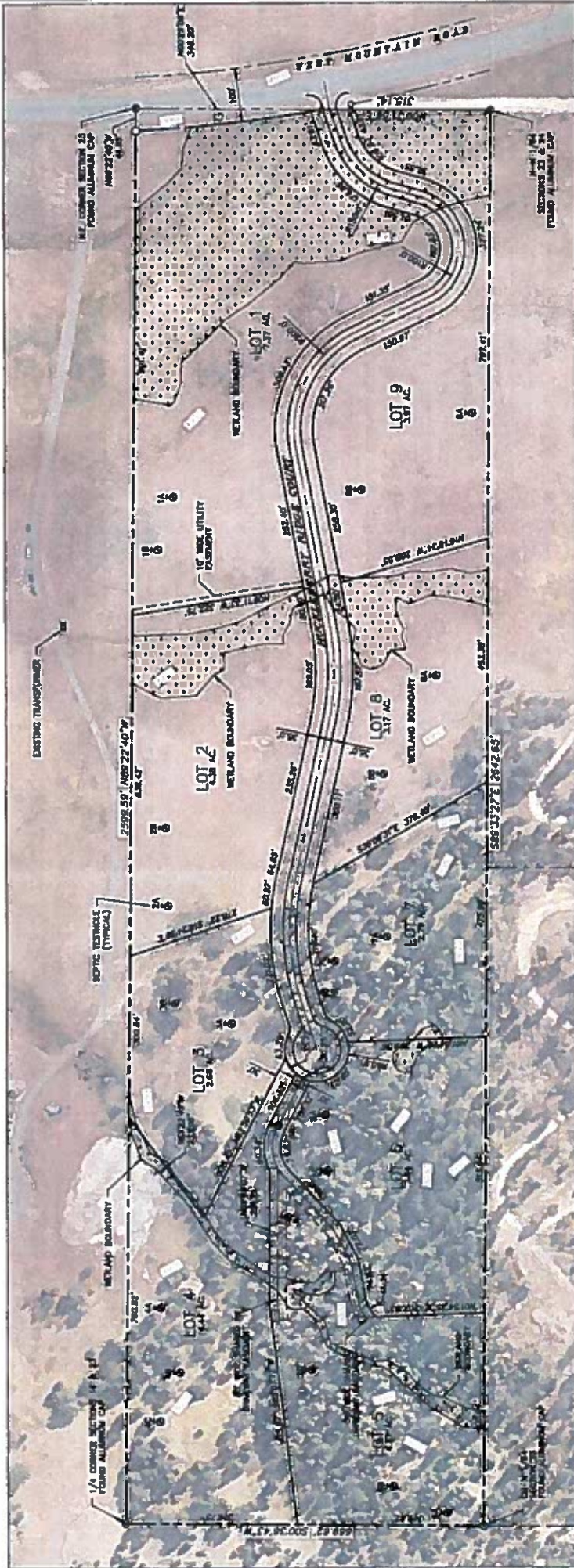
PRELIMINARY PLAT-HUCKLEBERRY RIDGE

LOCATED IN THE
N1/2 OF THE 1/2 OF THE NE1/2 SECTION 23
T.17N. R.2E. B.M.
VALLEY COUNTY, IDAHO.
2021

BASIS OF BEARING
BEFORE THE PLAT IS MADE
ALL DISTANCES ARE TRUE ORIGIN DISTANCES
VERTICAL DATUM IS NAD 83



LEGEND
--- SURVEYOR BOUNDARY
--- LOT LINE
--- EASEMENT LINE



NOTES

1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO PUBLIC UTILITIES.
3. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IMMEDIATE FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD ZONE MAPS IN I.C. 31-3005 ARE NOT APPLICABLE.
4. LOTS WILL BE SERVED BY INDIVIDUAL SEPTIC DRAIN FIELDS AND INDIVIDUAL WELLS.
5. PROPOSED ROADWAY SURFACE IS GRAVEL.
6. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED BY THE SANITARY RELEASE FROM THE HEALTH AUTHORITY.
7. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
8. UTILITY AND DRAINAGE EASEMENTS SHALL BE 20 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS DRAIN UTILITY AND DRAINAGE.
9. ROAD RIGHTS-OF-WAY WILL ALSO SERVE AS A UTILITY EASEMENT.

PARCEL NO.

8917002220004 & 8917002220005

AREA

42.17 ACRES

OWNERSHIP

SALVADORE GRANT GALLICO & LARNE DOME GALLICO

PROPOSED USE

RESIDENTIAL

10. THE SURVEYOR SHALL BE SUBJECT TO THE ORDINANCES, CONDITIONS AND RESTRICTIONS FOR HUCKLEBERRY RIDGE.
11. THE ROADS CONSTRUCTED WITHIN HUCKLEBERRY RIDGE WILL BE PRIVATE ROADS. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID ROADS.
12. CONTIGUOUS INTERVALS ARE 5 FOOT MINOR AND 23 FOOT MAJOR.
13. CONTOURS AND ELEVATIONS SHOWN HEREON ARE DERIVED FROM AERIAL PHOTOGRAPHY AND LIGHT COLLECTED AUGUST 2021.
14. FEMA FIRM PANELS: 16083C1000C
FIRM EFFECTIVE DATE: 7/1/2018
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODPLAIN OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

SHEET 1 OF 1

23 COYOTE TRAIL

CASCADE, ID 83411

PHONE: (208) 634-4896

WWW.DUNNANDSURVEYS.COM

