



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

C.U.P. 22-05 Gold Fork Reserve Preliminary Plat

Applicant: Landmark Pacific Investors LLC

Owner: Estates 81 LLC

Location: Gold Fork Road
RP16N04E294206
W ½ Section 29, T.16N, R.4E
Boise Meridian, Valley County, Idaho

Project Description: Landmark Pacific Investors LLC is requesting a conditional use permit for a 28-lot single-family subdivision on 80 acres. The proposal includes an additional six open space lots.

Access would be from private roads at one access point onto Gold Fork Road (public). Shared driveways are proposed. Road right-of-way for Gold Fork Road would be dedicated to Valley County.

Proposed lot sizes range from 1.2 acres to 2.99 acres.

Individual wells and individual septic systems are proposed.

Wetlands and easements are shown on the plat. A Wildfire Mitigation Plan will be submitted.

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 located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

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

www.co.valley.id.us

Planning and Zoning Department

PUBLIC HEARING

March 10, 2022

6:00 p.m.

**Valley County Courthouse
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 Meetings Live".

The meeting is in-person. We no longer provide call-in service. This service was discontinued by our provider.

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

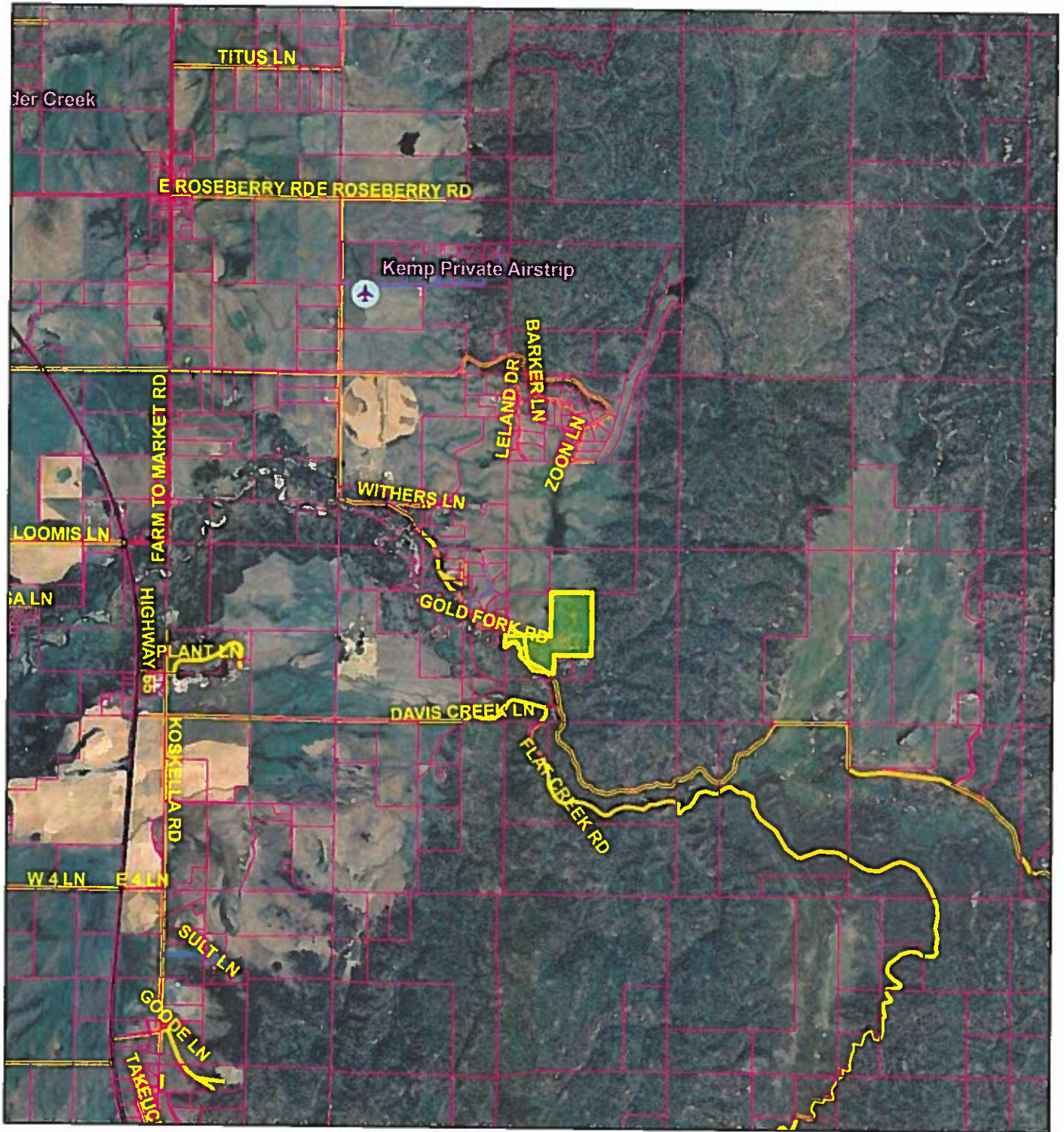
5:00 p.m., Wednesday, March 2, 2022.

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








**Direct questions and
written comments to:**

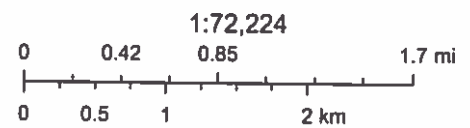
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
cherrick@co.valley.id.us

C.U.P. 22-05 Vicinity Map

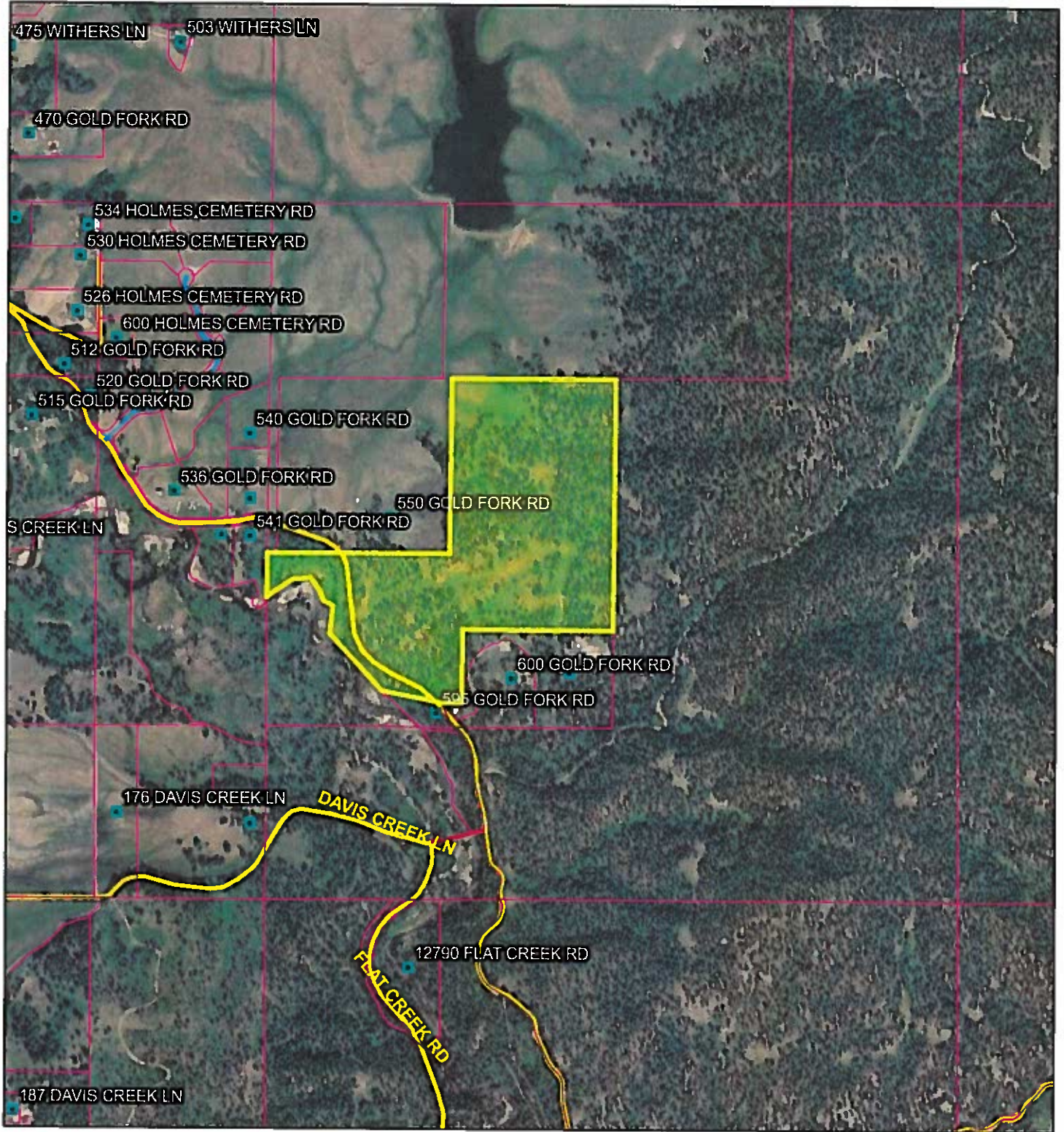


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-  Airstrips
-  Parcel Boundaries
- All Road Labels
- Roads
-  MAJOR
-  MINOR COLLECTOR
-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE

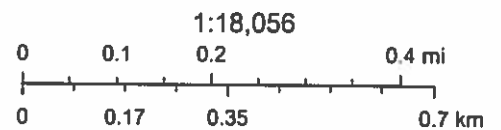


Earthstar Geographics



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- Parcel Boundaries
- Roads
- Addresses
- MINOR COLLECTOR
- URBAN/RURAL
- PRIVATE
- All Road Labels



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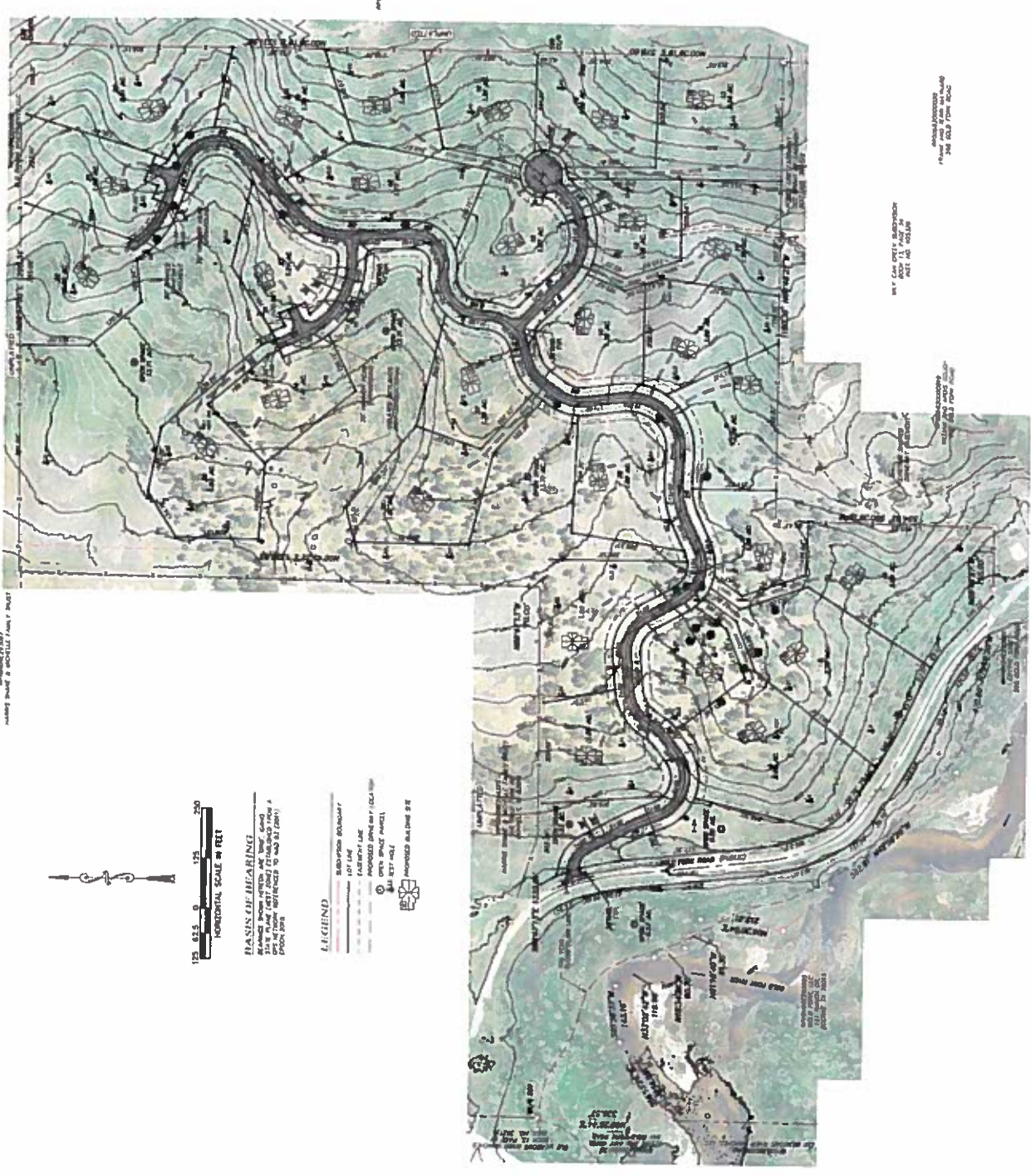
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