



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

C.U.P. 22-03 Camp 730

Applicant/Owner: Montego Properties LC

Location: 730 Warm Lake Road
RP14N04E126605 in the SW ¼ Section 12
& W ½ Sec. 13, T.14N, R.4E
Boise Meridian, Valley County, Idaho

Project Description: Montego Properties LC is requesting a conditional use permit for a recreational business and camping area.

Proposed activities include camping, outdoor music, mountain biking, ATV riding, zipline, target shooting area, and other recreational activities. Short-term RV storage is also requested.

The site also has detached solar panels which require conditional use permit approval.

Dry camping is initially used. The site would be served by a septic system and well in the future.

The application mentions other possible future improvements. These would require a new conditional use permit application.

The 183-acre site is addressed at 730 Warm Lake RD.

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.

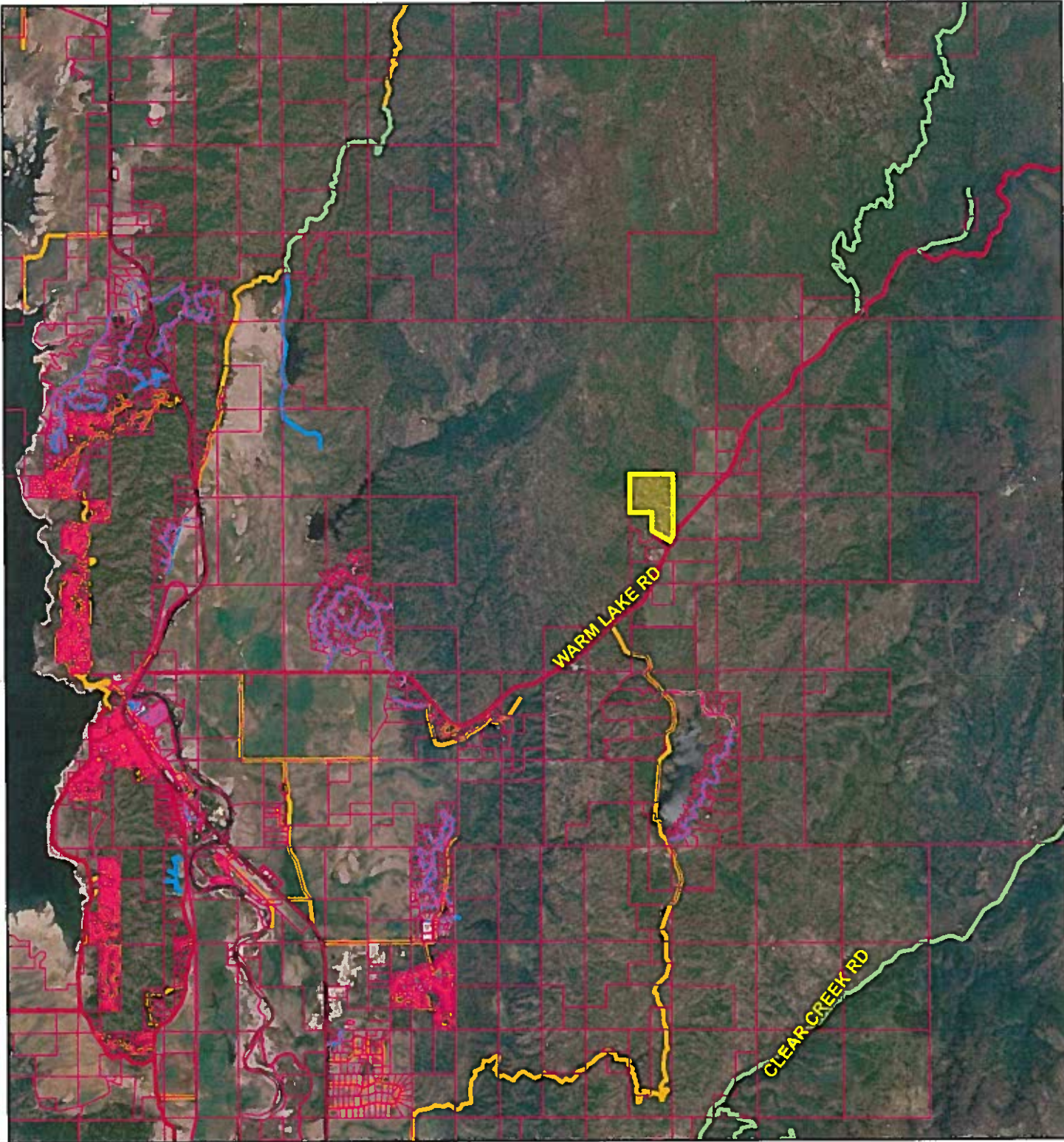
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, March 2, 2022.

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

**Direct questions and
written comments to:**

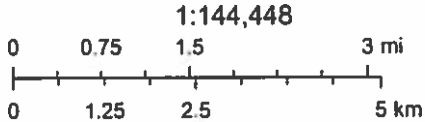
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
cherrick@co.valley.id.us

C.U.P. 22-03 at 730 Warm Lake Road



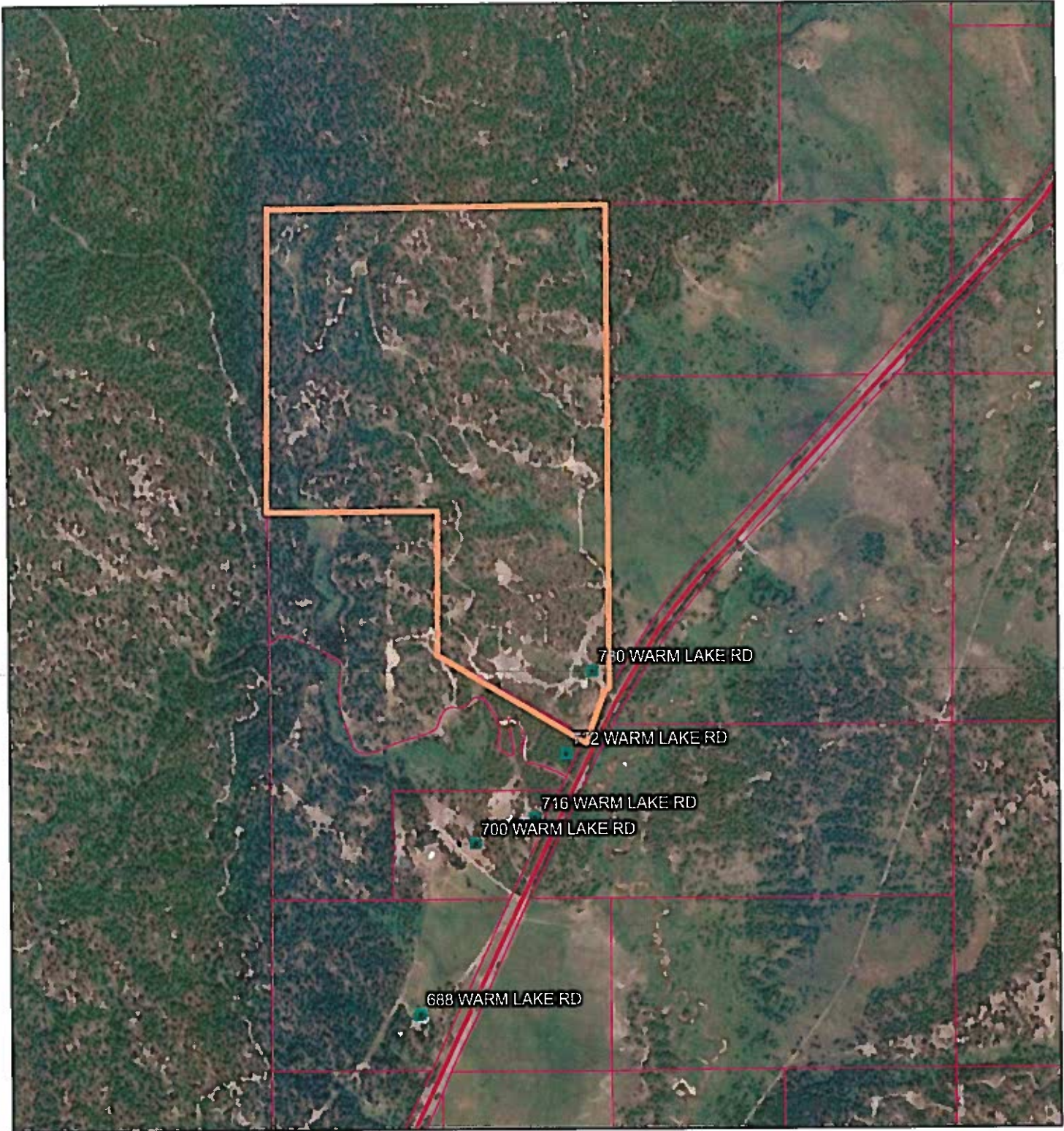
1/25/2022, 4:24:31 PM

- | | |
|---|---|
|  Parcel Boundaries |  COLLECTOR |
| Major Road Labels |  URBAN/RURAL |
| Roads |  USFS |
|  MAJOR |  PRIVATE |
|  MINOR COLLECTOR |  OTHER |



Earthstar Geographics

C.U.P. 22-03 at 730 Warm Lake Road



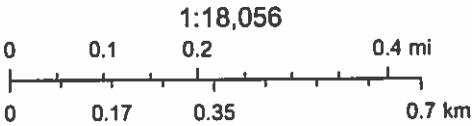
1/25/2022, 4:27:43 PM

 Parcel Boundaries Roads

 Addresses

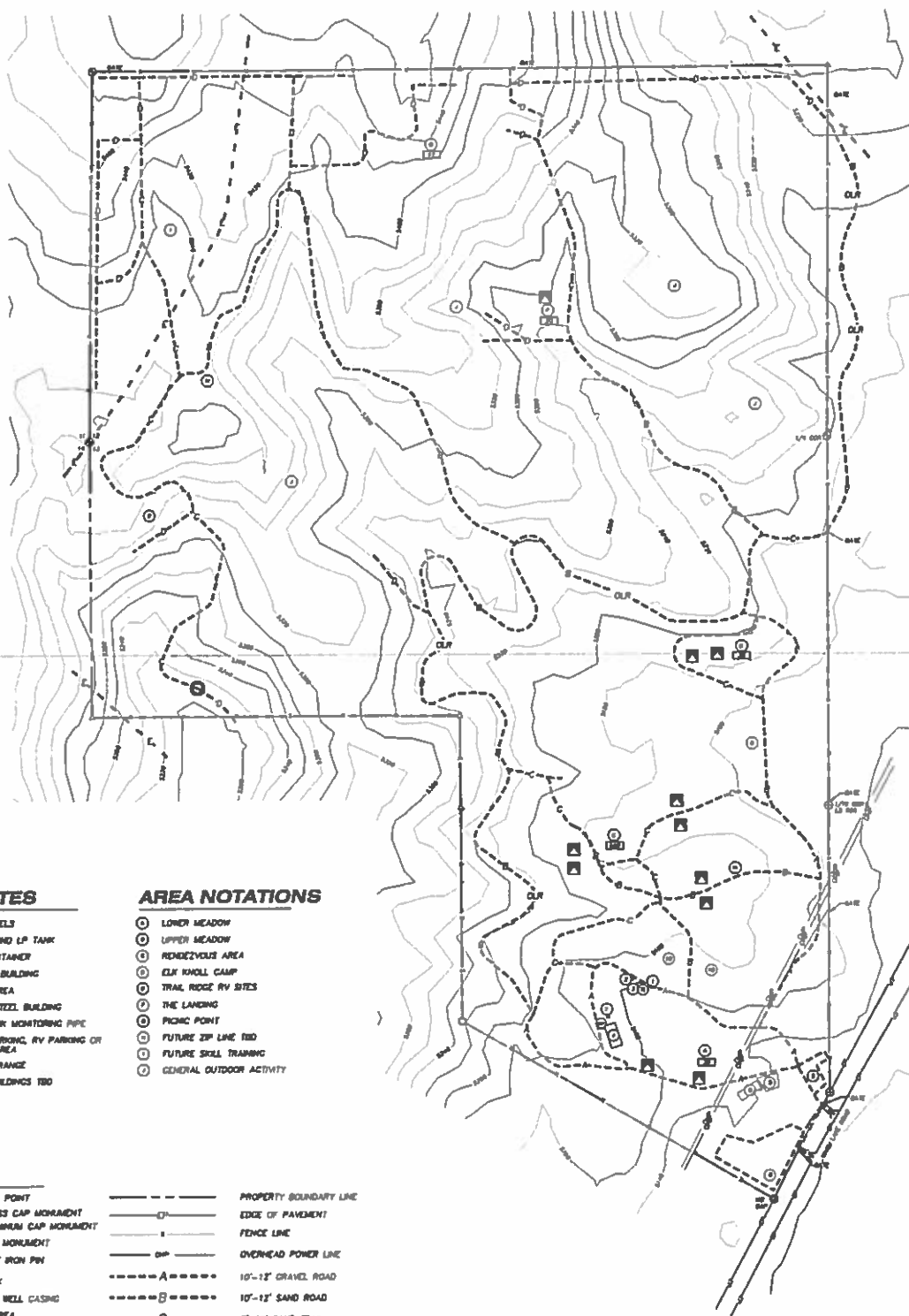
 MINOR COLLECTOR

All Road Labels



Maxar

**SITE MAP
FOR
730 WARM LAKE ROAD**
A PART OF THE NW 1/4, SECTION 13, T. 14 N., R. 4 E., B.M.,
VALLEY COUNTY, IDAHO
2022



KEYNOTES

- ① SOLAR PANELS
- ② UNDERGROUND LP TANK
- ③ POWER CONTAINER
- ④ RESIDENT BUILDING
- ⑤ PARKING AREA
- ⑥ COVERED STEEL BUILDING
- ⑦ SEPTIC TANK MONITORING PIPE
- ⑧ FUTURE PARKING, RV PARKING OR STORAGE AREA
- ⑨ SHOOTING RANGE
- ⑩ FUTURE BUILDINGS TBD

AREA NOTATIONS

- ① LOWER MEADOW
- ② UPPER MEADOW
- ③ RENDEZVOUS AREA
- ④ CLK SKOLL CAMP
- ⑤ TRAIL RIDGE RV SITES
- ⑥ THE LANDING
- ⑦ PICNIC POINT
- ⑧ FUTURE ZIP LINE TBD
- ⑨ FUTURE SKILL TRAINING
- ⑩ GENERAL OUTDOOR ACTIVITY

LEGEND

- △ CALCULATED POINT
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- ⊗ FOUND R/W MONUMENT
- FOUND 3/8" IRON PIN
- ⊙ SEPTIC TANK
- ⊙ EXISTING 6" WELL CASING
- ⊕ CAMPSITE AREA
- PROPERTY BOUNDARY LINE
- EDGE OF PAVEMENT
- FENCE LINE
- OVERHEAD POWER LINE
- 10'-12' GRAVEL ROAD
- 10'-12' SAND ROAD
- 6'-10' SAND TRAIL
- 6' TRAIL
- SEASONAL CREEK
- PAVED APPROACH
- TURN AROUND
- CONTOUR LINE
- OLD LOGGING ROAD

DRAWING TITLE:
730 WARM LAKE ROAD

SITE MAP

SHEET NO. 1 OF 1 SHEETS

JOB NO. JY0120
DRAWING NO. LARGE SCALE
SCALE: 1"=400'
VME: NTS
Map: (208) 483-1800

CLIENT:
MONTGOMERY PROPERTIES, LLC
3400 S MONTGOMERY WAY
NANPA, ID 83685

Mason & Associates

Professional Engineers,
Land Surveyors
& Planners
8710 S. Oak Street (Rt 200)
PO Box 10000, Nanpa, ID 83685

DESIGNED BY: DB 8/21
DRAWN BY: JH 9/21
CHECKED BY:
APPROVED BY:

NO.	BY	DATE	DESCRIPTION

IN PLAN: 200' SCALE
1"=200' 000' 000'