



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

C.U.P. 22-08 Bear's Den Subdivision Preliminary and Final Plat

Applicant/

Owner: Kenneth R Purdom II Trust

Location: 13381 Nisula Road and 13337 Nisula Road
Parcel RP17N03E317205
SE ¼ Section 31, T.17N, R.3E
Boise Meridian, Valley County, Idaho

Project Description: Kenneth R Purdom II Trust is requesting a conditional use permit for a 4-lot single-family subdivision on 81 acres.

Proposed lot sizes range from 18-acres to 23- acres.

Individual wells and individual septic systems are proposed.

A portion of the site is within Flood Zone A.

Access would be from shared access driveways onto Nisula Road, a public road. Road right-of-way for Nisula Road would be dedicated to Valley County.

The site is addressed at 13381 and 13337 Nisula Road.

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

PUBLIC HEARING

April 14, 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

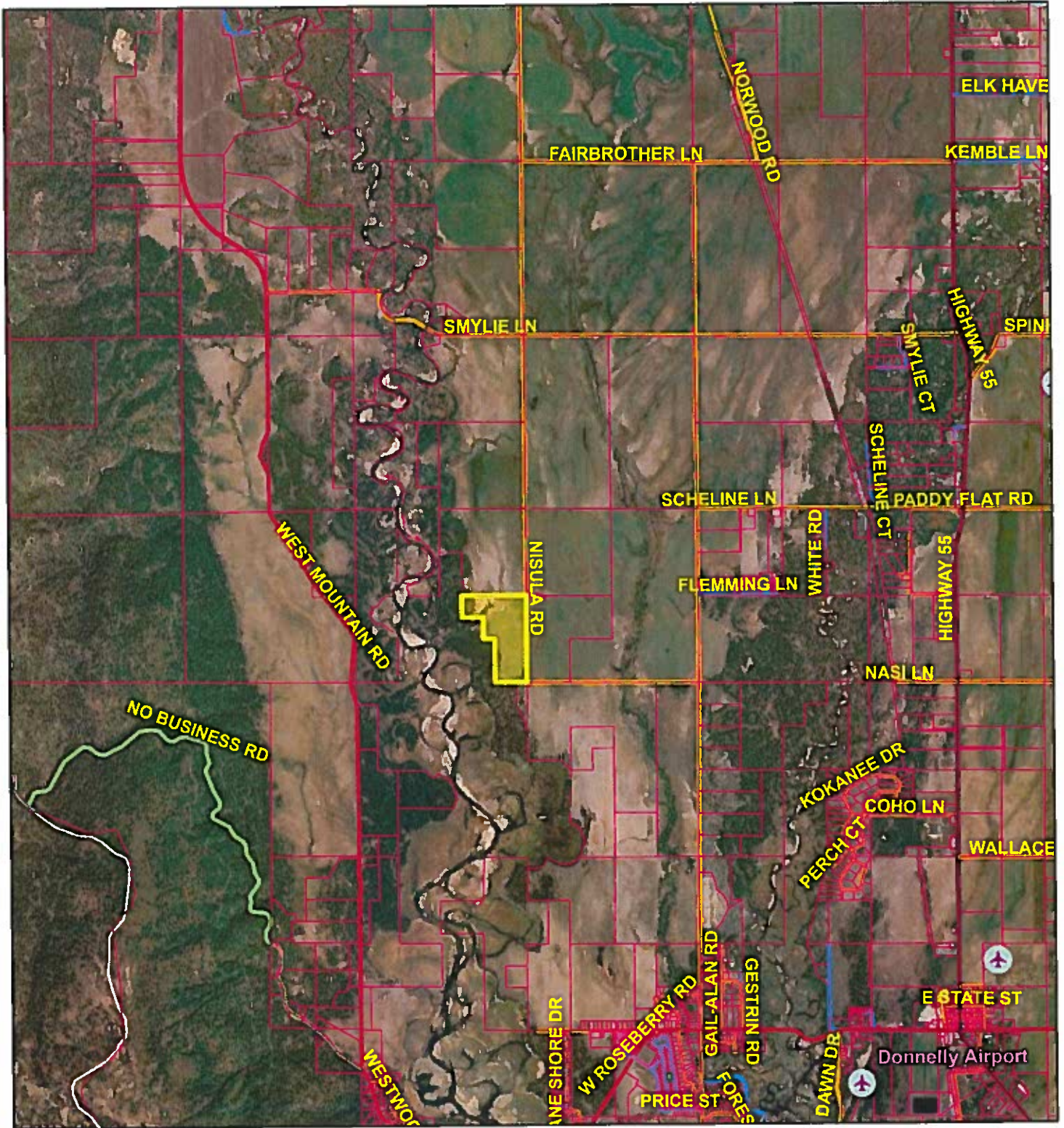
5:00 p.m., Wednesday, April 6, 2022.

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

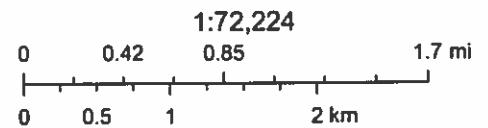
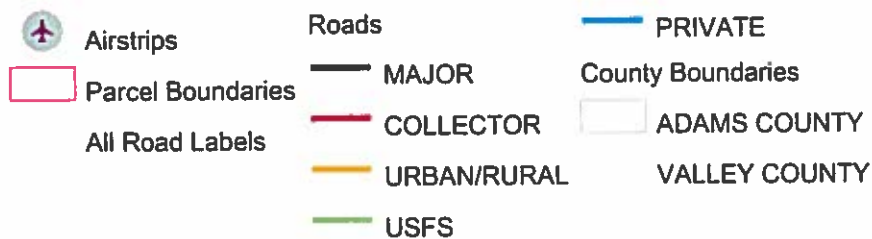
**Direct questions and
written comments to:**

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

C.U.P. 22-08 Bear's Den Subdivision

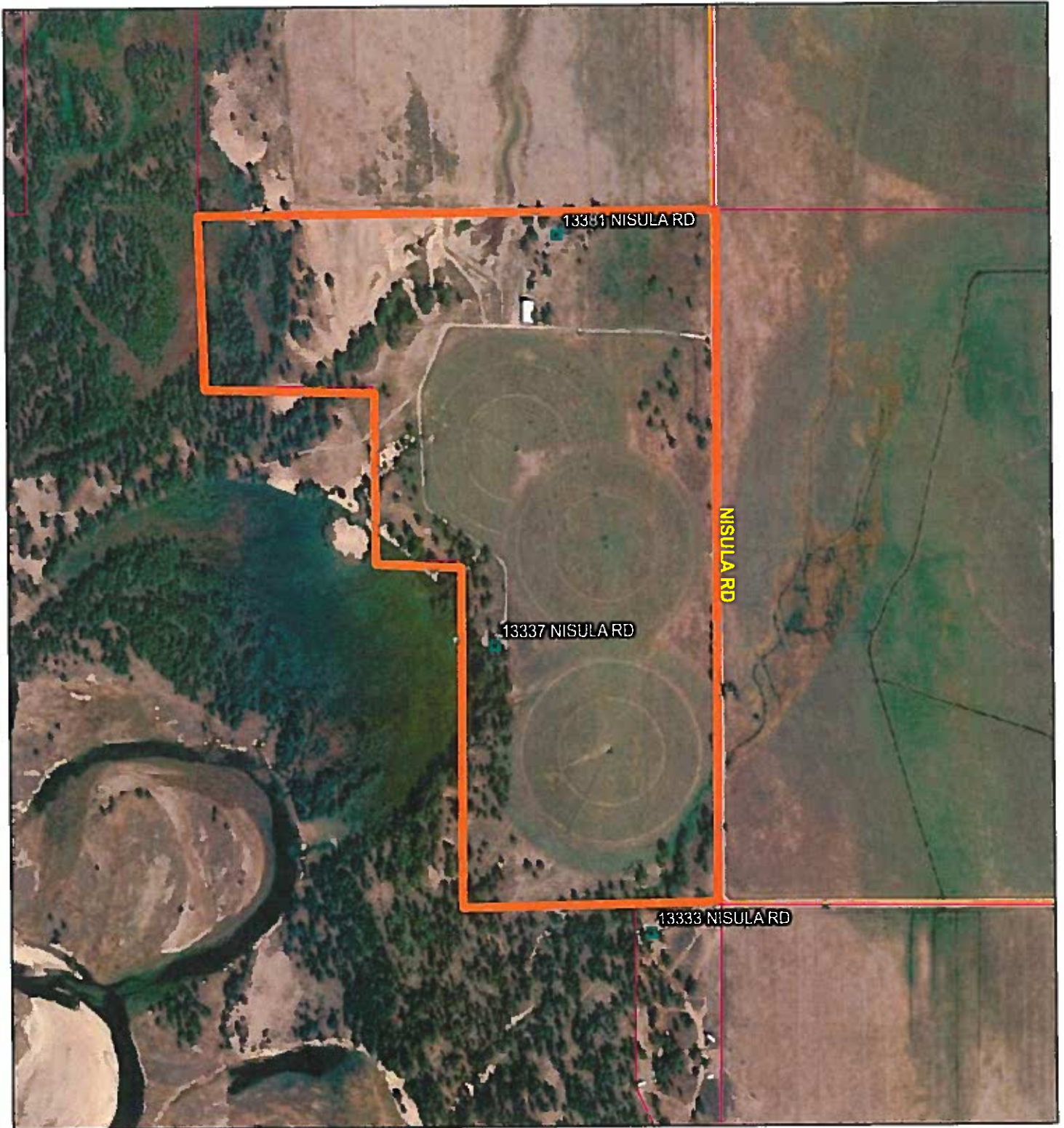


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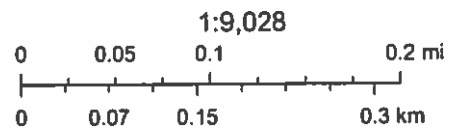
Earthstar Geographics

C.U.P. 22-08 Bear's Den Subdivision



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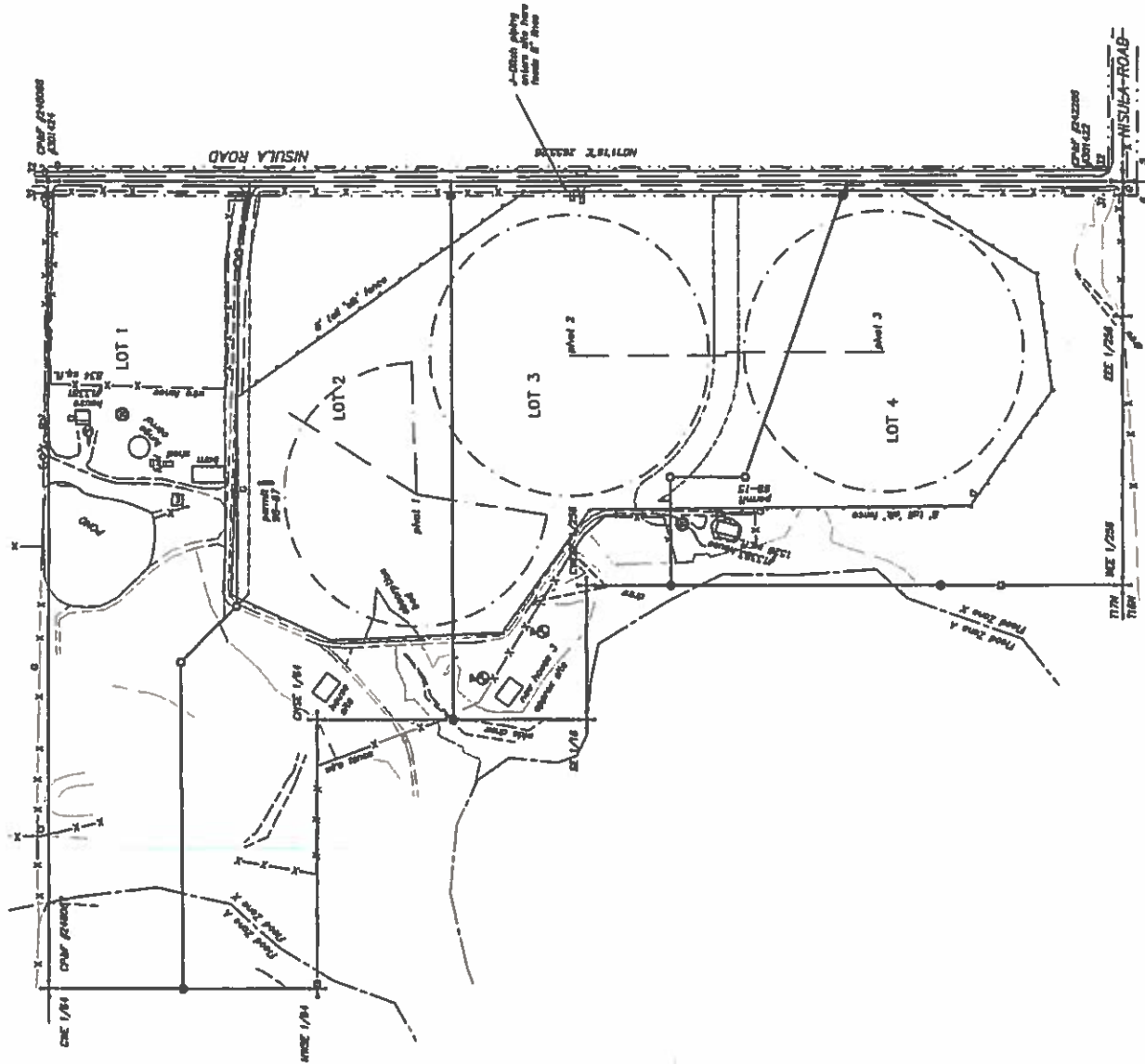
- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- URBAN/RURAL
- County Boundaries
- VALLEY COUNTY



Maxar






PLOT PLAN

situated in the southeast 1/4, Section 31,
T.17N., R.03E., B.M., Valley County, Idaho



Bearings based on GPS derived
State Plane Grid, Idaho West Zone 1103,
NAD83 (2011) Epoch 2010
Coordinates projected to Ground by a
Combined Factor of 1.000285501
Distances are Ground in U.S. Survey Feet.
Elevations based on Goid 18, NAVD88
FROM Point 180220-0475A, dated 9/5/80

10000

 = Found Section, 1/4, 1/16, 1/4 or 1/256 corner
 = Found 8/16" rebar, std. R. Wall L5 2577
 = Found BOR the monument
 = Set 8/16" = 30" rebar, std. L5 6021
 = Set 1/2" = 24" rebar, std. L5 6021
 Measurements shown. Monks offset used 30 feet in flight of way

1
2
3
4
5

SECRET

\mathcal{Q}^2 = Utility Points \mathcal{Z} = Qry Anchor \mathcal{R} = transformer

② = Sample taken
normal = approx. disturbed

Figure 1

$$f(x) = \frac{1}{x^2} = x^{-2}$$

1

Is Federal City really worth it?

1

Approx 13 million