



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

C.U.P. 22-19 Valley Heights Subdivision Preliminary Plat

Applicant: Ryan Valley

Property Owner: Randall L Valley II

Location: Parcel RP16N04E065407 approximately 33 acres east of Finlandia Road; in Section 6, T.16N, R.4E, Boise Meridian, Valley County, Idaho

Project Description:

Ryan Valley is requesting a conditional use permit for a 5-lot single-family subdivision on 33 acres. Proposed lot sizes range from 5 acres to 7.6 acres.

Access would be from a new private road onto Finlandia Road (public). Shared driveways are proposed.

A variance is requested from the required 28-ft roadway width to 24-ft to minimize the required cut and fill disturbance to the hillside while maintaining a maximum gradient of 10%.

Individual wells and individual septic systems are proposed. A water storage tank will be installed for fire mitigation purposes.

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

June 23, 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.

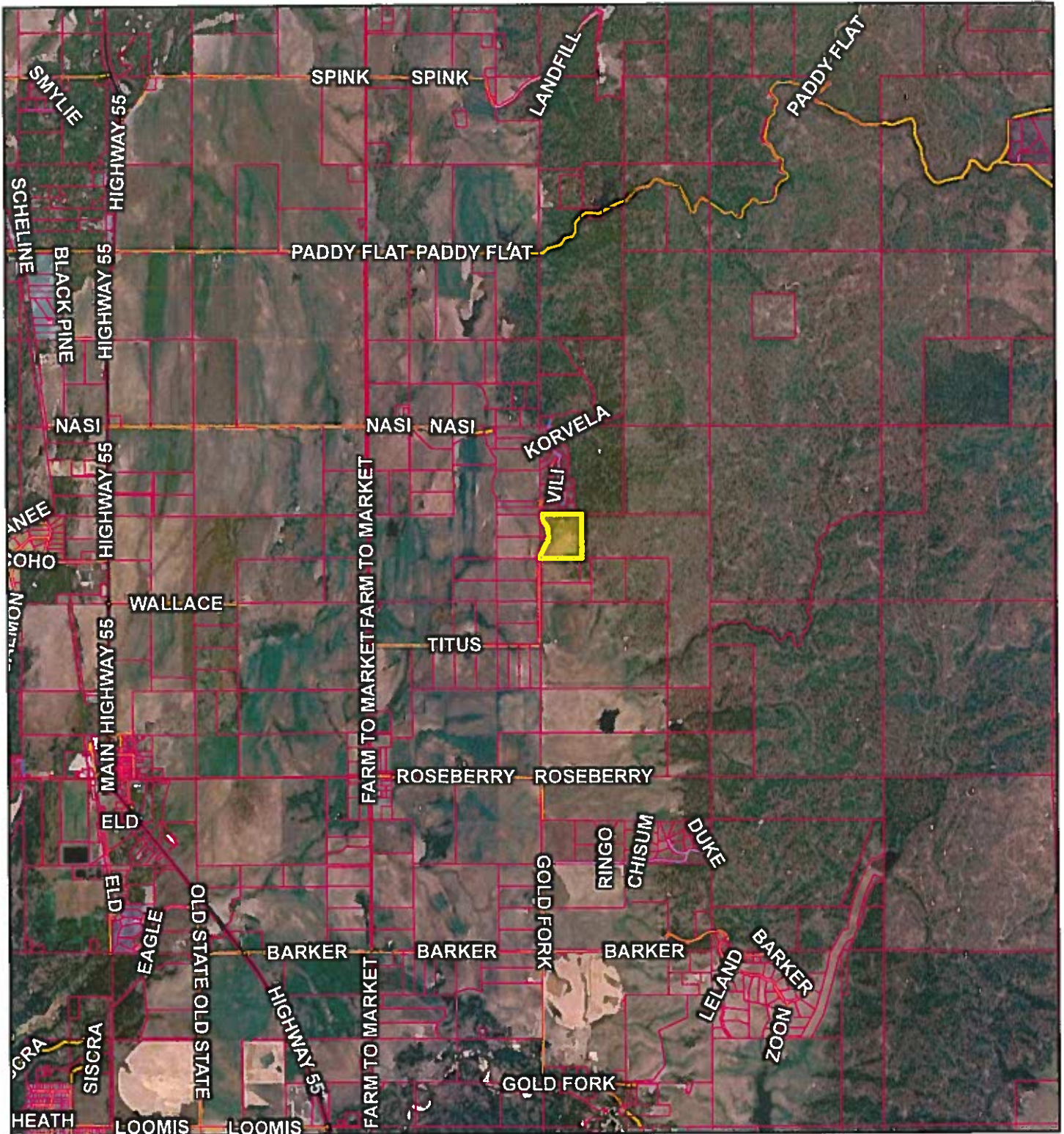
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, June 15, 2022.

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

Direct questions and written comments to:

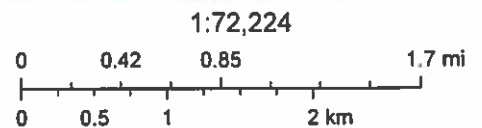
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 22-19 Vicinity Map

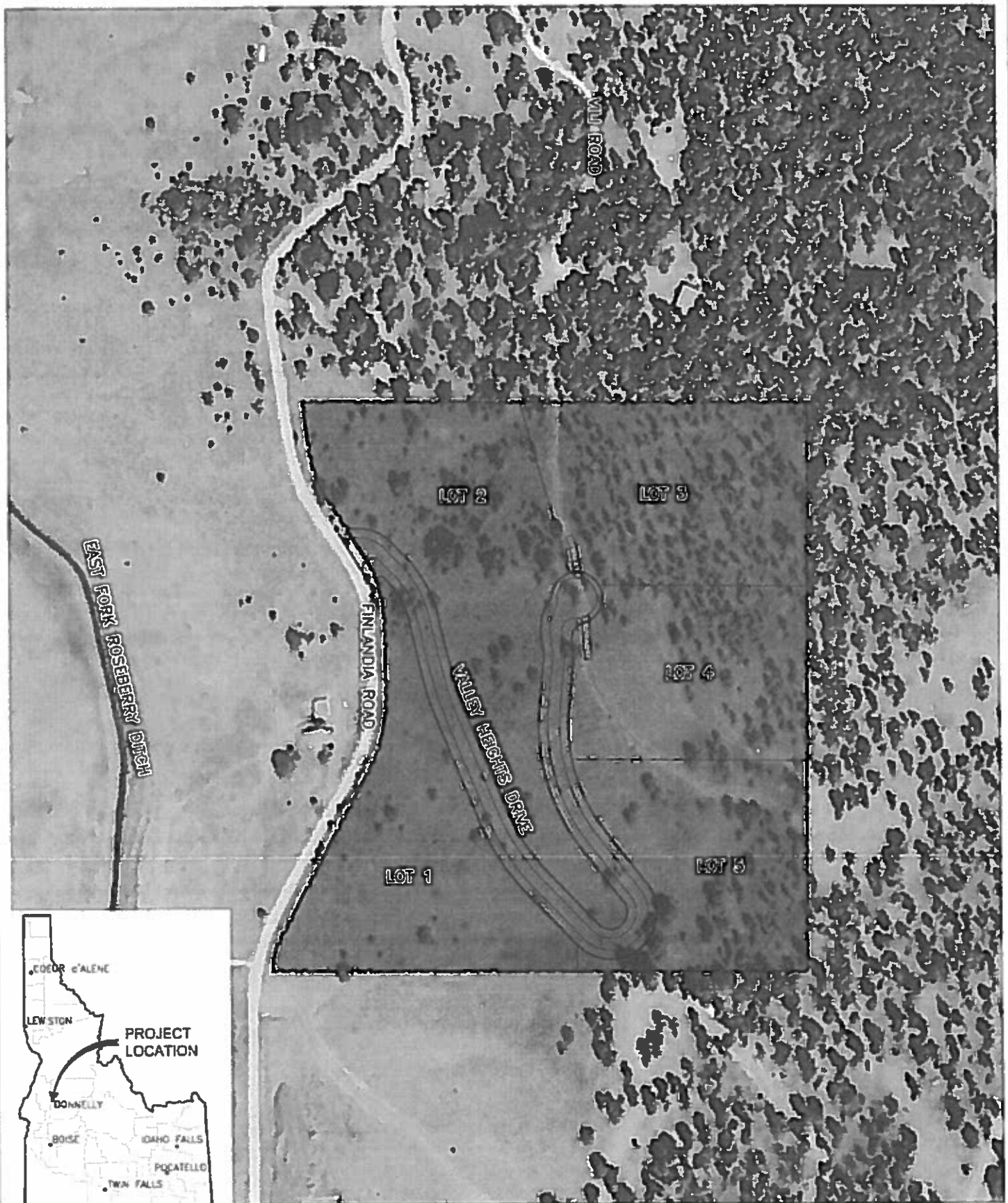


4/28/2022, 11:44:00 AM

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



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



NORTH
SCALE: 1" = 300'

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208 634 4140 · 208 634.4146 FAX

**VALLEY HEIGHTS SUBDIVISION
VALLEY COUNTY, IDAHO
PROPOSED SUBDIVISION STREET NAMES AND LOTS**

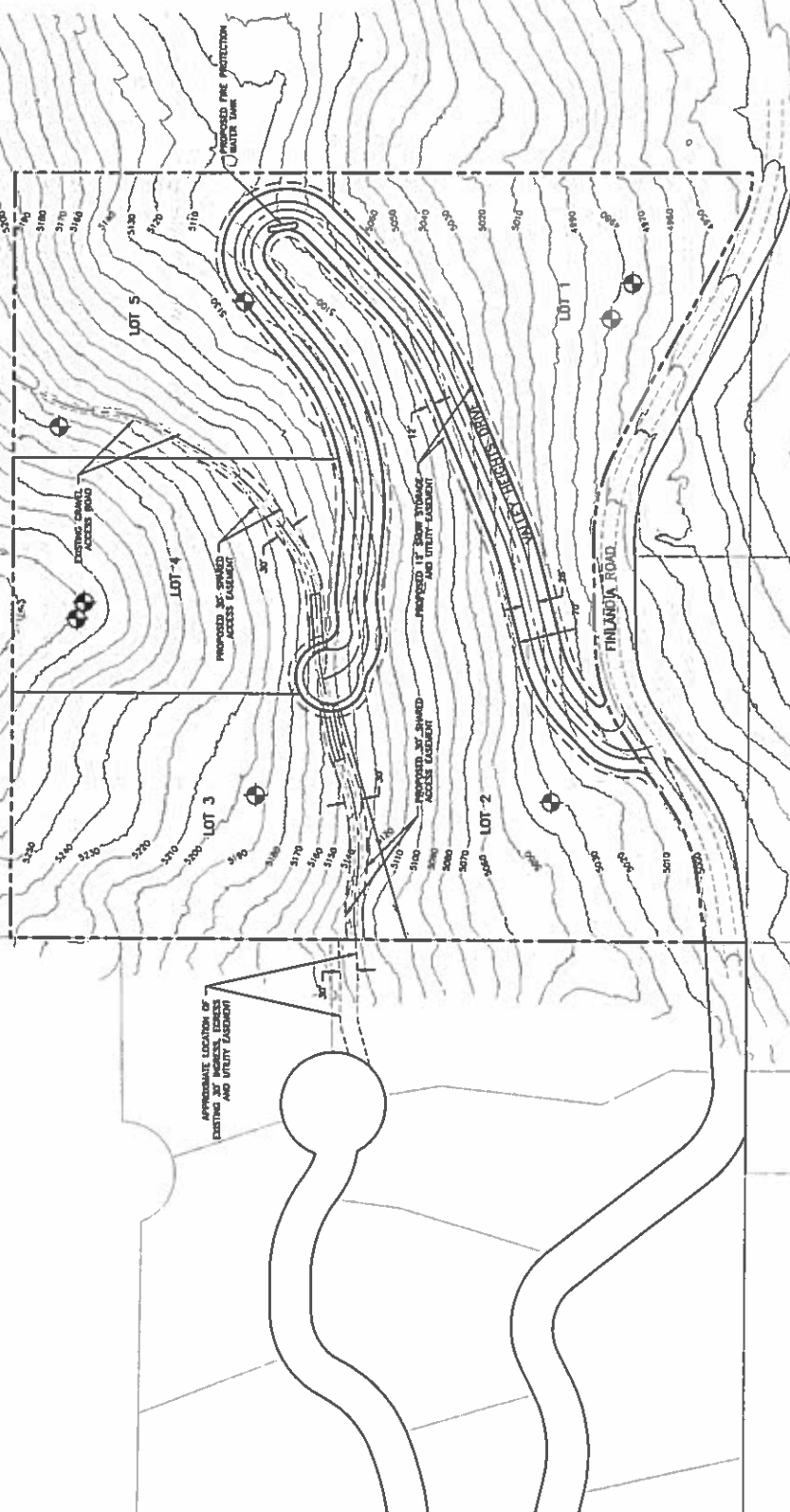
PROJECT	21049	DRAWN	FIGURE NO.
DATE	4/22/2022	AMD	1 OF 1

EXISTING PROPERTY BOUNDARIES, BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DURN LAND SURVEYS, INC.

- [illegible]

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- PROPERTY ADDRESS _____
 EXISTING RIGHT-OF-WAY LINE _____
 PROPOSED RIGHT-OF-WAY LINE _____
 EXISTING EASEMENT LINE _____
 ADJACENT PROPERTY LINE _____
 PROPOSED LOT LINE _____
 EXISTING CONTIGUA _____
 EXISTING EDGE OF CROWN _____
 PROPOSED EDGE OF CROWN _____
 PROPOSED EASEMENT LINE _____
 APPROXIMATE SEPTIC TEST HOLE LOCATION _____



NORTH



CRESTLINE

ENGINEERS
123 DEINHARD LANE, SUITE C • PO BOX 27330

McCALL, IDAHO 83838
208.634.4140 • 208.634.4148 FAX

VALLEY HEIGHTS SUBDIVISION
VALLEY COUNTY, IDAHO

EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

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VELOCITY SCALE

Downloaded from *www.ijidonline.com*

Subject

DATE	REMARKS	DEPTH	WIND
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[illegible]

EX-2	2 OF
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