



Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

Appeal of PZ Commission Approval of C.U.P. 22-05 Gold Fork Reserve

Appellant: Edythe Sweet

Applicant: Landmark Pacific Investors LLC

Property Owner: Estates 81 LLC

Location: Gold Fork Road
RP16N04E294206 in the 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.

Reason for Appeal: The appellant is unclear of the location of the road easement. If the road is widened it will be detrimental to the appellant's property, septic system, and existing setback of the home from the road. Approval of less lots would reduce the need to widen Gold Fork Road.

Previous written and emailed comments
will be included in the record
and sent to the
Board of County Commissioners.

Maps and the site plan are attached.

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

www.co.valley.id.us

PUBLIC HEARING

June 13, 2022

4:00 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".

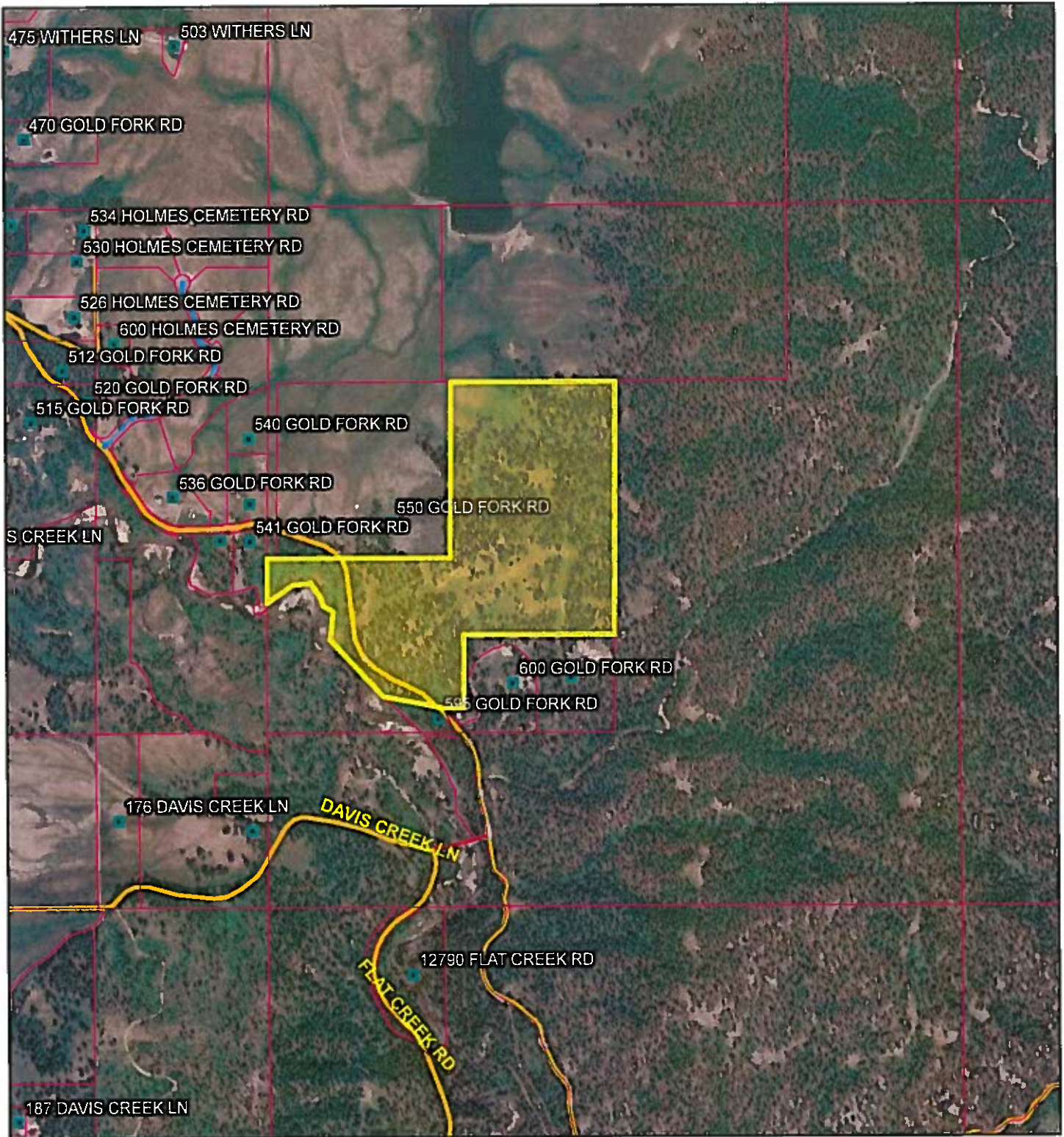
The meeting is in-person. We no longer
provide call-in service. This service was
discontinued by our provider.

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., June 7, 2022.

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

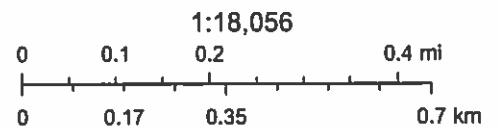
**Direct questions and
written comments to:**

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

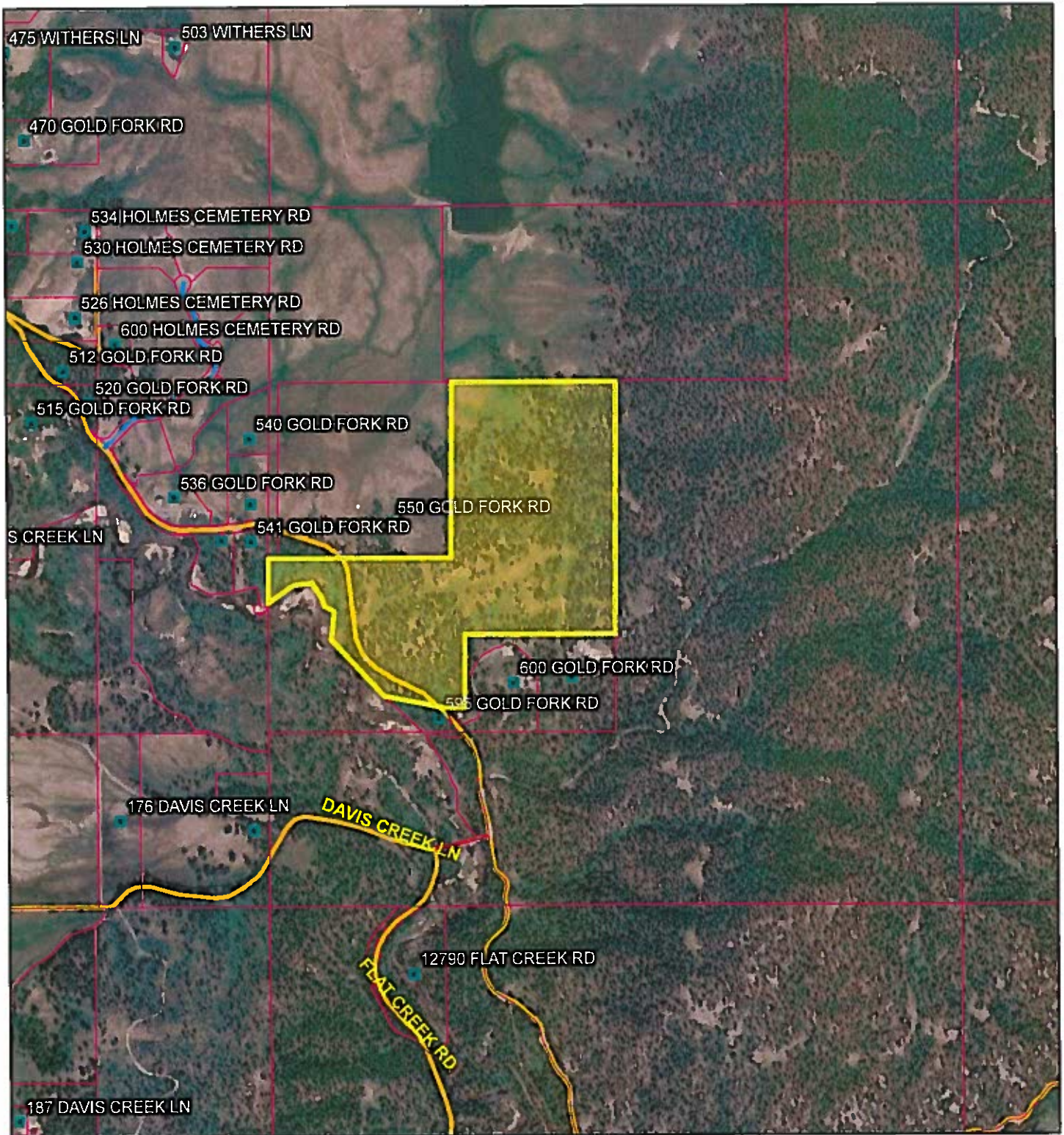


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- Parcel Boundaries
- Addresses
- All Road Labels
- MINOR COLLECTOR
- URBAN/RURAL
- PRIVATE

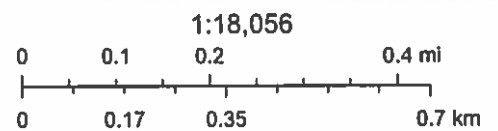


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