



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

C.U.P. 22-25 Paddy Summit Subdivision - Preliminary Plat

Applicant/Property Owner: James Neill and
Three Fifty-Nine LLC

Location: 581 Paddy Flat Road
parcel RP17N04E212610
Tax #4 in Sections 20, 21 and 29, T.17N R.4E,
Boise Meridian, Valley County, Idaho

Project Description:

James Neill and Three Fifty-Nine LLC are requesting a conditional use permit for a 13-lot single-family subdivision on 280 acres. Proposed lot sizes range from 4.67 acres to 59.76 acres.

Access would be from Paddy Flat Road (public). Road right-of-way (35-ft from center) would be dedicated to Valley County.

Shared driveways are proposed.

Individual wells and individual septic systems are proposed.

A wildland urban interface protection plan will be submitted.

The 280-acre site is addressed as 581 Paddy Flat 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

July 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.

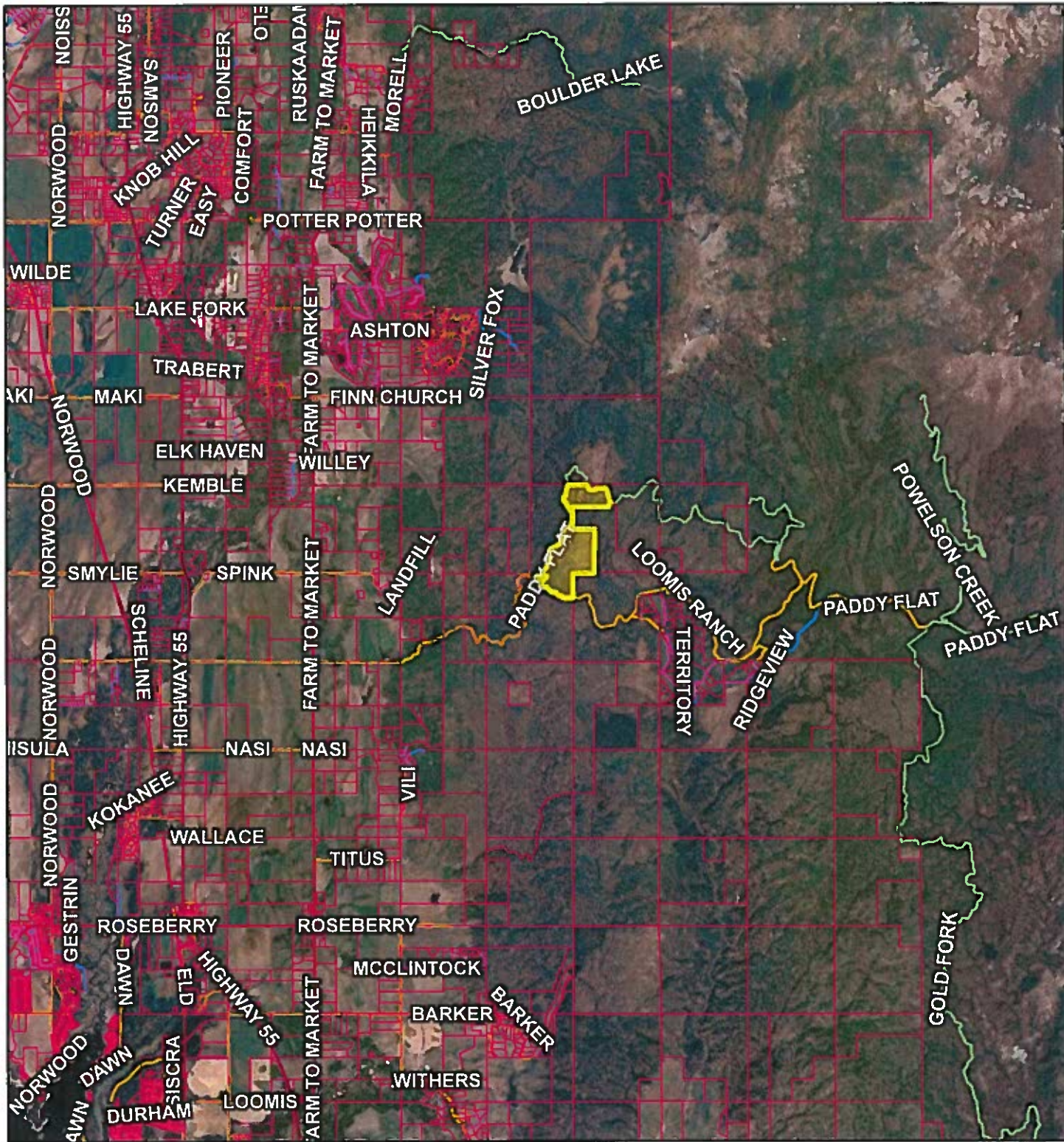
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, July 6, 2022.

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

**Direct questions and
written comments to:**

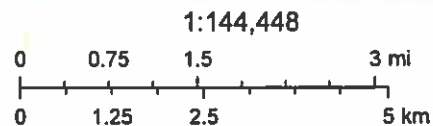
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

CUP 22-25 Vicinity Map



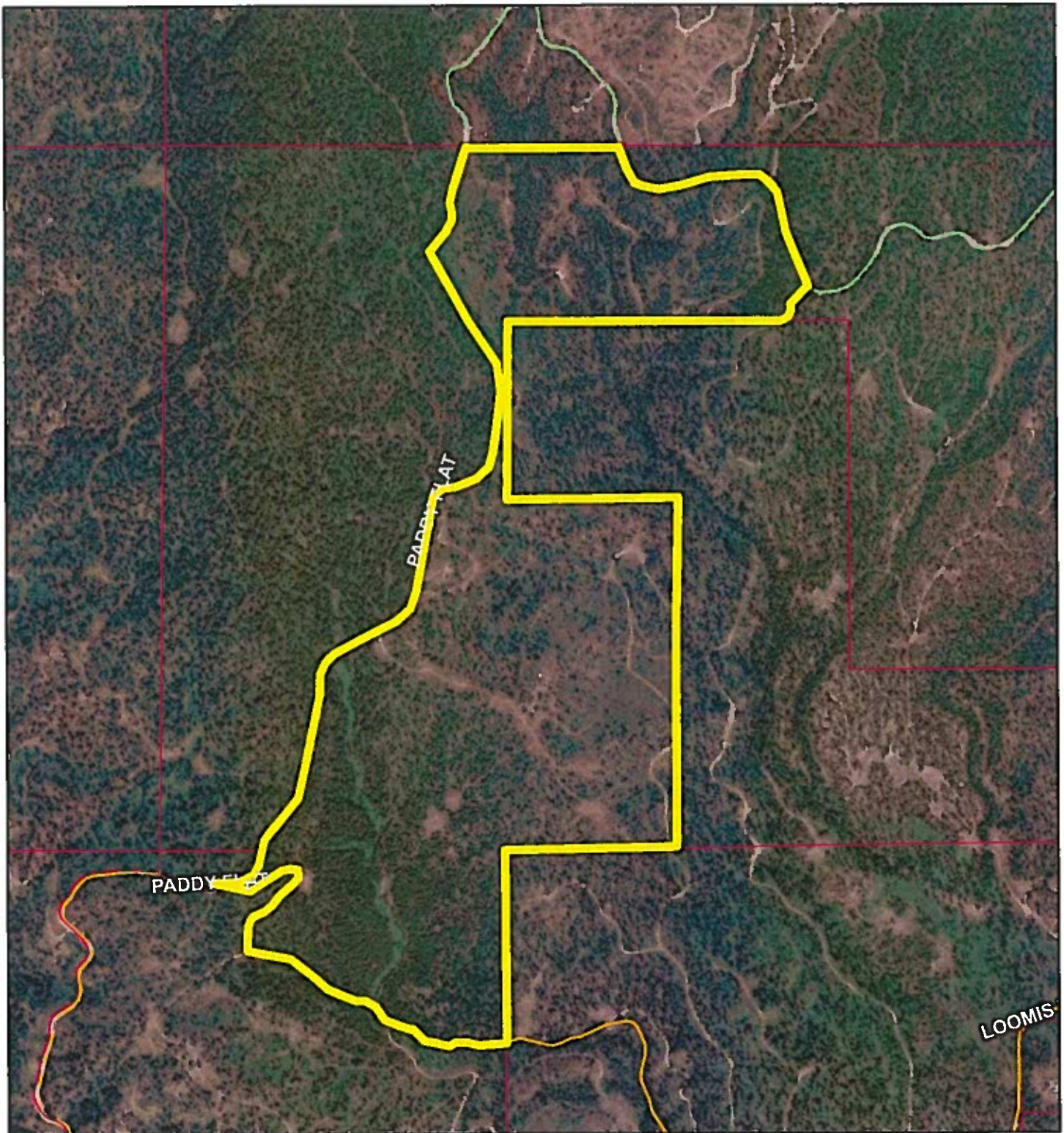
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|---|---|
|  Parcel Boundaries |  URBAN/RURAL |
|  Roads |  USFS |
|  MAJOR |  PRIVATE |
|  MINOR COLLECTOR |  OTHER |
|  COLLECTOR | |



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CUP 22-25 Aerial



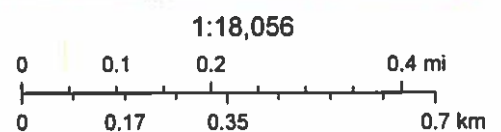
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 Parcel Boundaries

Roads

 URBAN/RURAL

 USFS



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

