



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

Appeal of PZ Commission Approval of C.U.P. 22-21 Stag's Run Estates

Appellant: Carolyn Troutner, et al.

Applicant/Property Owner: 181 West Lake Fork Road LLC
and Urban Solutions

Location: 181 W Lake Fork Road
RP17N03E080605 in Section 6, T.17N, R.4E, Boise
Meridian, Valley County, Idaho

Project Description: 181 West Lake Fork Road LLC and Urban Solutions are requesting a conditional use permit for a single-family subdivision with common area lots and 50 buildable lots. Proposed buildable lot sizes range from 1 acre to 8 acres. Individual wells and individual septic systems are proposed. Areas of designated floodplain and wetlands would be identified as "no-build" areas on the final plat.

Access would be from new private roads onto W. Lake Fork Road (public) at two locations. Road right-of-way would be dedicated to Valley County.

The 160-acre site is addressed at 181 W Lake Fork Road.

The Valley County Planning and Zoning Commission approved the conditional use permit and preliminary plat on June 23, 2022.

Reason for Appeal: The appellants state that the approval was arbitrary and capricious, based on incomplete and inaccurate information, and contrary to the Comprehensive Plan. The application does not address the required impacts on water usage, discharge, water conservation, or management. The application was inaccurate regarding water rights and irrigation easements. The applicant mischaracterized the use of both the property and adjacent property. This skewed the compatibility evaluation results. Other issues are impacts to wetlands, floodplain, pollution, wells, traffic, cost of development to taxpayers, and loss of farmland.

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

August 29, 2022

3:00 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.

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

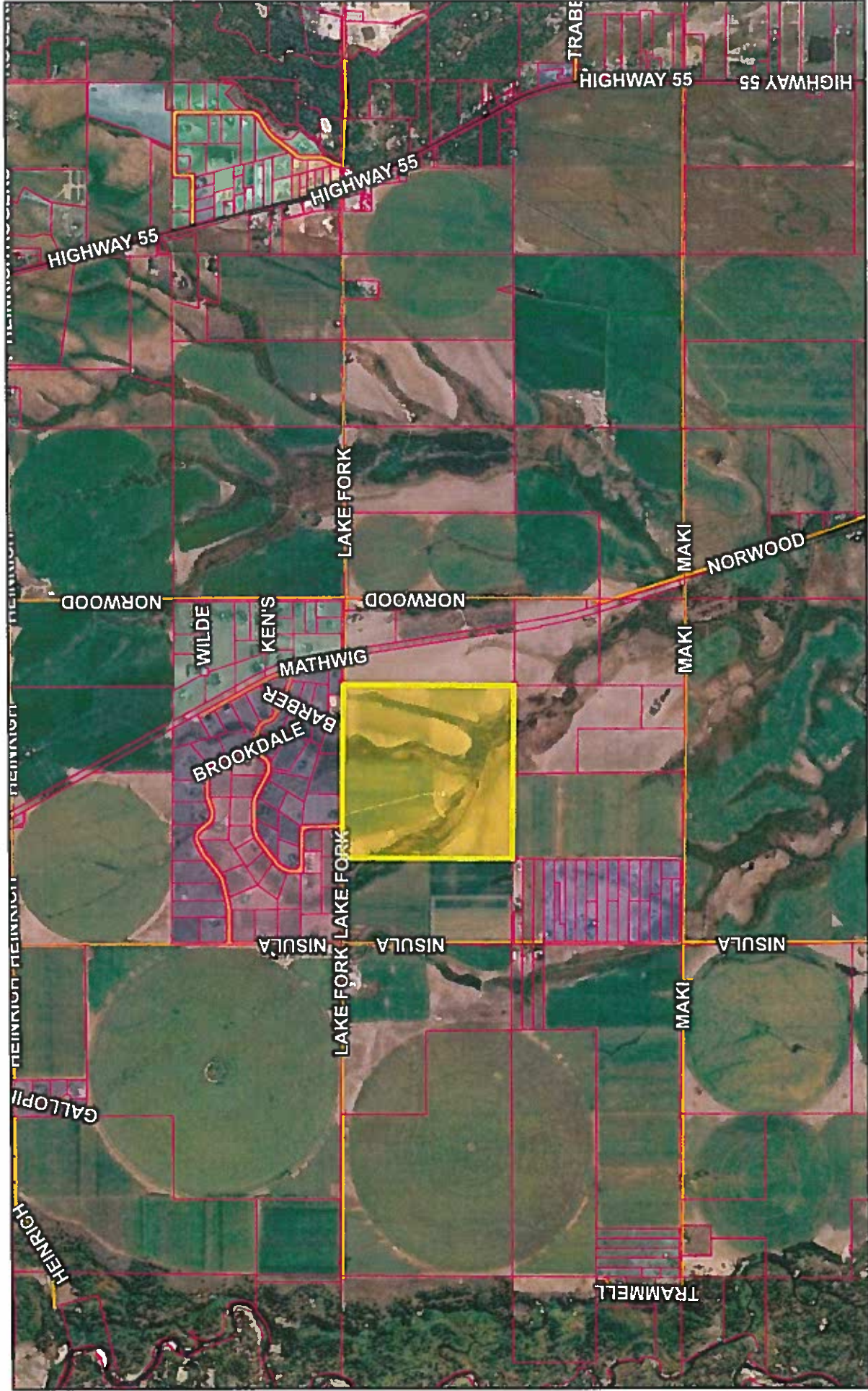
5:00 p.m., August 22, 2022.

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

**Direct questions and
written comments to:**

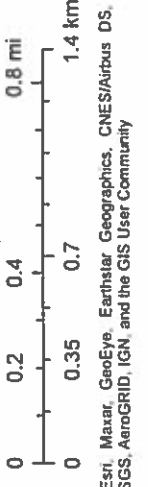
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 22-21 Vicinity Map



4/29/2022, 11:07:47 AM

1:36,112



- Parcel Boundaries
- Roads
- MAJOR
- PRIVATE
- URBAN/RURAL

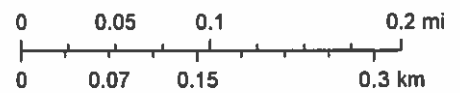
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

C.U.P. 22-21 Aerial Map



4/29/2022, 11:05:56 AM

1:9,028



- Addresses
- Parcel Boundaries
- Roads
- URBAN/RURAL

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

