



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

### C.U.P. 22-37 Tamarack Falls Estates Preliminary Plat

**Applicant:** Hess Properties LLC

**Property Owner:** Hess Properties LLC &  
Tradition Capital Partners LLC

**Location:** 115.04 acres located south of Tamarack Falls Road and west of Norwood Road. Parcels RP16N03E200004, RP16N03E201635, and RP16N03E207845 in the East ½ of Section 20, T.16N, R.3E, Boise Meridian, Valley County, Idaho

**Project Description:** Hess Properties LLC is requesting a conditional use permit for a single-family subdivision composed of 124 developable lots (79.9 acres) and 5 landscape lots (11.8 acres). The 124 developable lots include 38 1-acre lots, 58 0.5-acre lots, and 28 8,000-sqft lots. Proposed lot sizes range from 0.22 to 1.82 acres. Overall density is 1.08 dwelling units per acre. Three phases are proposed.

A 3.5-acre irrigation and drainage pond is included in Phase 1 and will serve as a central amenity for the community. Pressure irrigation water would be provided by the pond. Pathways would be provided for residents. A school bus stop would be located along Tamarack Falls Road.

North Lake Recreational Water and Sewer District would provide central sewer and water services. A sewer lift station would be constructed in Phase 1. A well house and an additional open space lot will be constructed during Phase 3.

Road right-of-way will be dedicated to Valley County. Three accesses would be from private streets onto Norwood Road (public) and Tamarack Falls Road (public).

The site is 115.04 acres.

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Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

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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](http://www.co.valley.id.us)**

## PUBLIC HEARING

### October 20, 2022

### 6:00 p.m.

**Valley County Courthouse  
2<sup>nd</sup> 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](http://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, Oct. 12, 2022.**

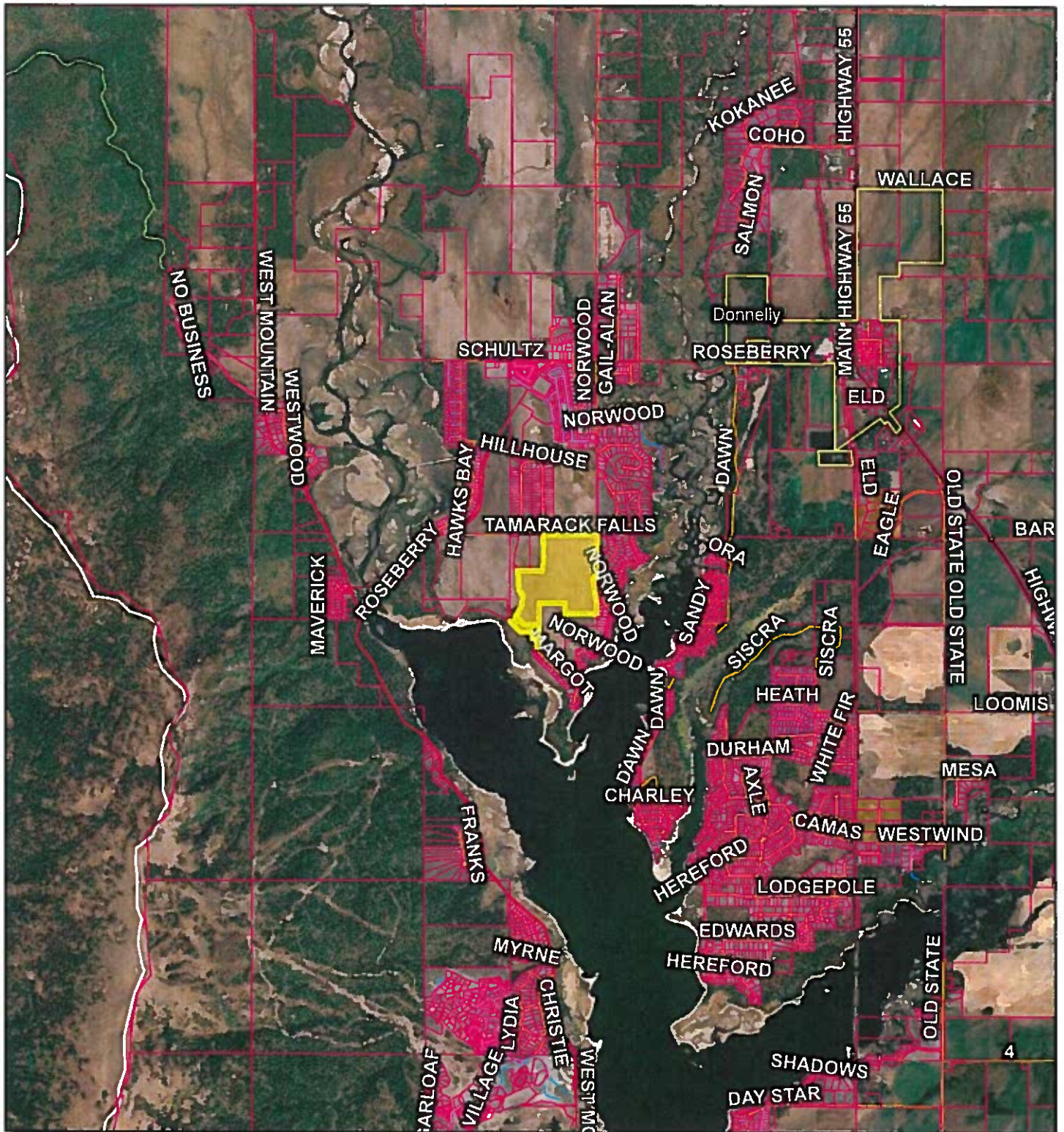
If you do not submit a comment, we will assume you have no objections.

**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](mailto:cherrick@co.valley.id.us)

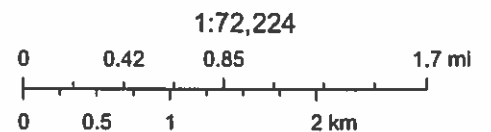


# C.U.P. 22-37 Vicinity Map



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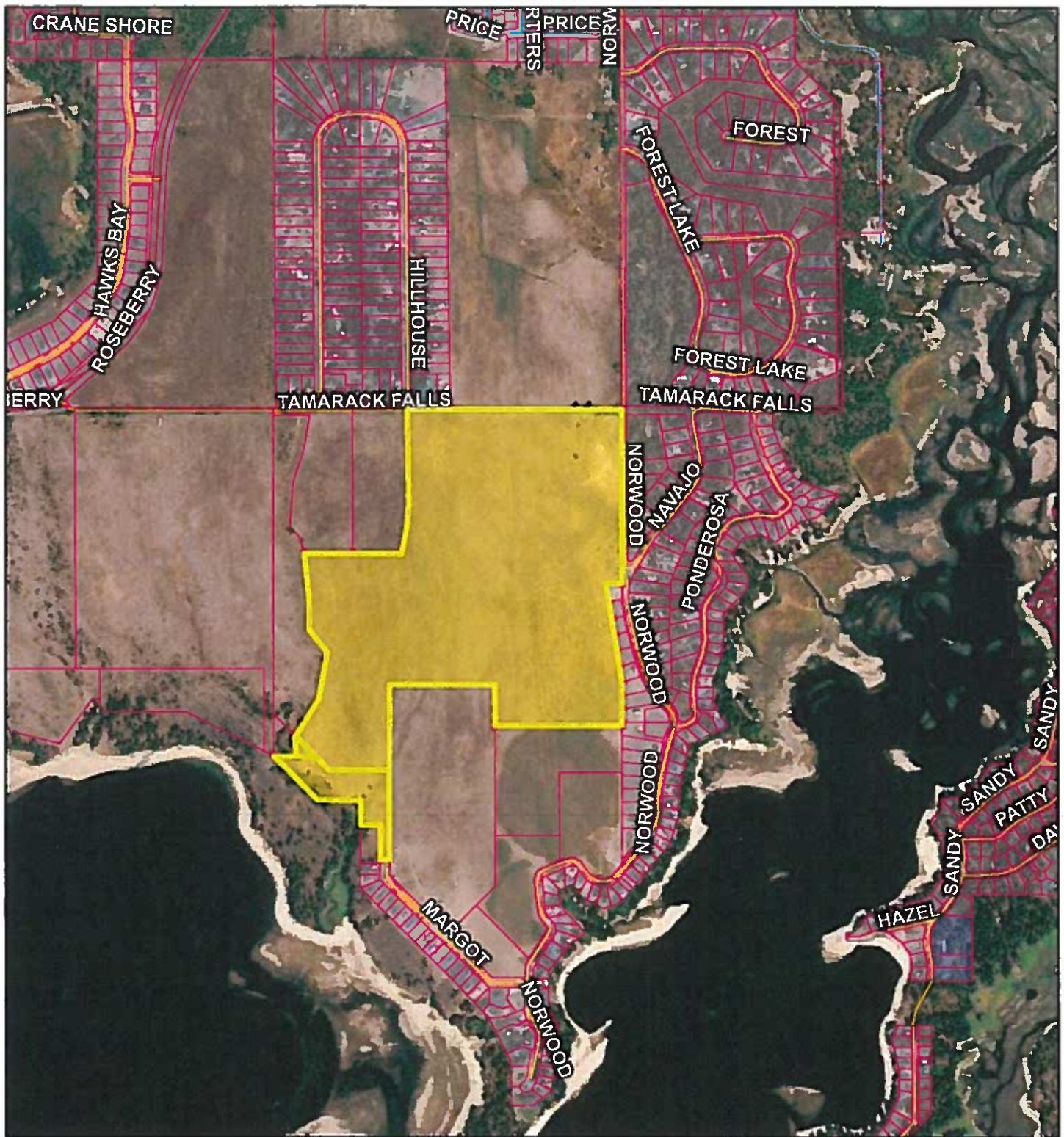
- |              |                   |  |             |
|--------------|-------------------|--|-------------|
|              | Municipalities    |  | COLLECTOR   |
|              | Parcel Boundaries |  | URBAN/RURAL |
| <b>Roads</b> |                   |  |             |
|              | MAJOR             |  | USFS        |
|              | MINOR COLLECTOR   |  | PRIVATE     |



Earthstar Geographics

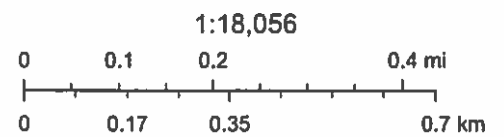


# C.U.P. 22-37 Aerial Map



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



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