



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

### **C.U.P. 22-43 Longhorn Guest Ranch and Event Venue**

**Applicant / Property Owner:** Jason and Victoria Johnson,  
Johnson Family Living Trust

**Location:** 450 High Valley Road  
Parcels RP11N03E204805 & RP11N03E292407  
in the SW Section 20 and NW Sec. 29, T.11N,  
R.3E, Boise Meridian, Valley County, Idaho

**Project Description:** Jason and Victoria Johnson are requesting approval for a guest ranch and event center. The guest ranch is currently permitted as C.U.P. 99-13.

There are existing buildings including the lodge, 9 cabins, glamping tents, bathhouse, shop, and barn.

The event venue uses would include weddings, family reunions, groups, and corporate retreats. There are overnight accommodations for up to 30 guests. Events may have up to 150 guests per day. Wedding couples bring their own licensed vendors for food, alcohol, music, etc. DJ and bar services ends by 10:00 p.m.

Quiet hours are 10:00 p.m. to 7:00 a.m.

A septic system, porta-potties, individual well, solar panels, and portable generator are used.

The approximately 215-acre site is addressed at 450 High Valley Road. Access is from multiple driveways from High Valley Road, a public road.

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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**

**November 10, 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, Nov. 2, 2022.**

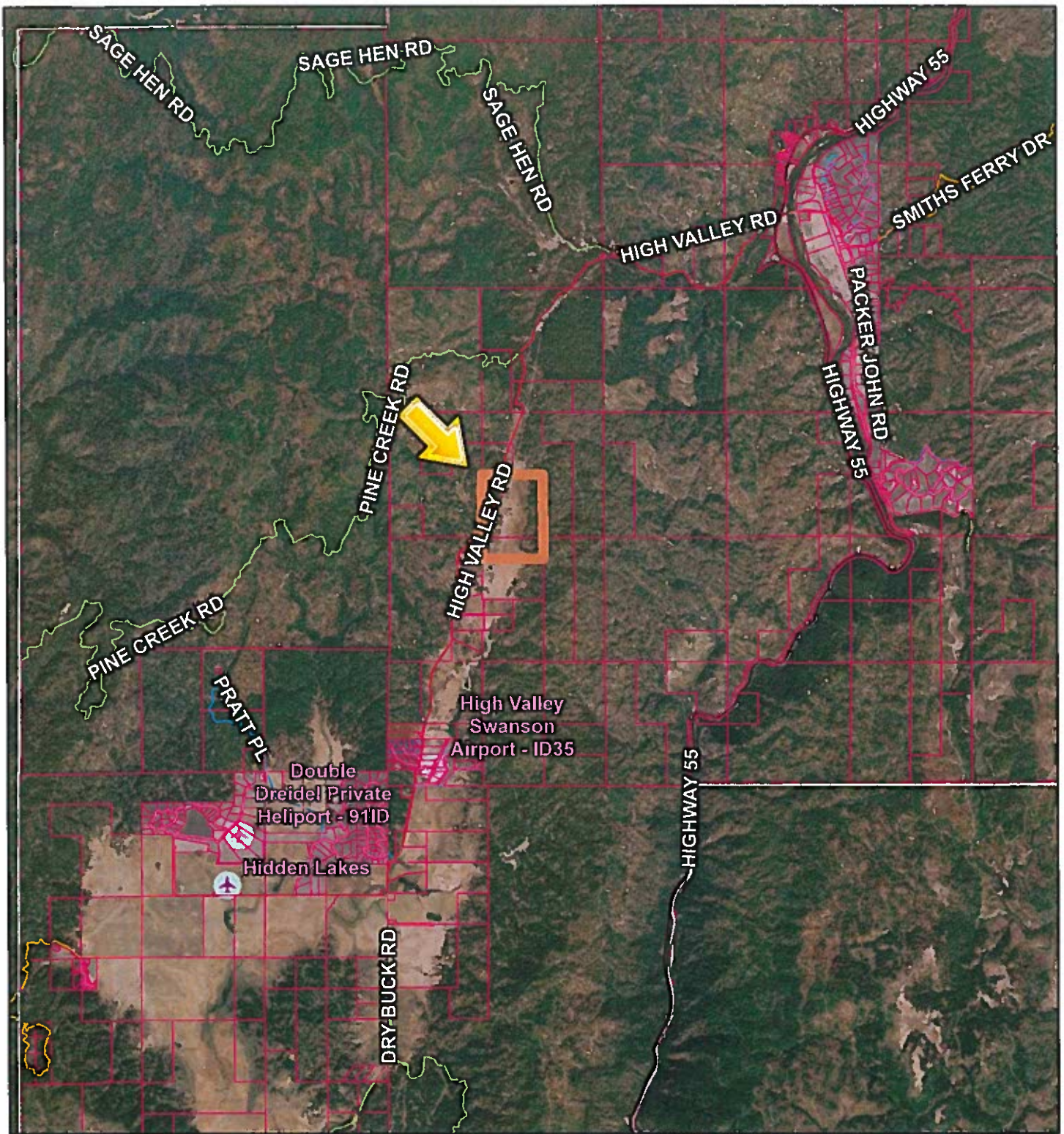
If you do not submit a comment, we will assume you have no objections.

**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. 22-43 Vicinity Map



September 29, 2022

1:100,311



Override 1

Override 1

Parcel Boundaries

Subdivisions

ADAMS SUBDIVISION

CHEROKEE ACRES NO. 2

CHEROKEE ACRES NO.1 (AMENDED)

CHEROKEE ACRES NO.3

COUGAR MT. SUBDIVISION NO. I

COUGAR MT. SUBDIVISION NO. II

Other

Airstrips

Roads

MAJOR

MINOR COLLECTOR

URBAN/RURAL

USFS

PRIVATE

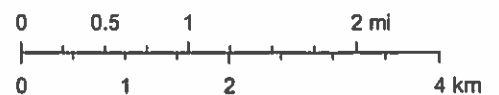
County Boundaries

BOISE COUNTY

GEM COUNTY

VALLEY COUNTY

Earthstar Geographics





# C.U.P. 22-43 Aerial Map



September 29, 2022



Override 1



Address Points



Parcel Boundaries

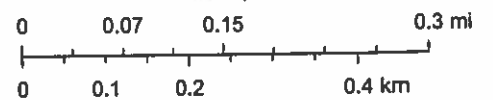
Roads

MINOR COLLECTOR

County Boundaries

VALLEY COUNTY

1:12,539



Maxar



Untitled Map

Write a description for your map

Legend  
Longhorn Guest Ranch

Yellow line : Ceremonies  
Red line : Lodge area  
Blue line : Driveways

Little Square Creek

Google Earth



200m

