



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

Appeal of PZ Commission Approval of C.U.P. 22-37 Tamarack Falls Estates

Appellant: A coalition of neighbors and residents opposed to Tamarack Falls Estates as listed in appeal letter received November 18, 2022

Applicant/Property Owner: Hess Properties LLC &
Tradition Capital Partners LLC

Location: 115.04 acres located south of Tamarack Falls RD and west of Norwood RD. 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 residential subdivision containing 124 developable lots (79.9 acres), 5 common lots (11.8 acres), and the remainder in streets.

A 3.5-acre irrigation and drainage pond would 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 Sewer and Water 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. Private roads would access onto Norwood Road (public), Tamarack Falls Road (public), and Margot Drive (public, for emergency access only).

The Valley County Planning and Zoning Commission approved the conditional use permit and preliminary plat on November 10, 2022.

Reason for Appeal: The appellants state the project fails to meet several of the conditional use permit standards. The lack of information regarding drainage and mitigation measures renders the Commission's approval unreasonable. The impact report requires the applicant to "address potential

Continued on reverse side.

PUBLIC HEARING

(In-Person)

January 9, 2023

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".

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., January 3, 2023.

**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

Contact Douglas Miller,
Valley County Clerk, at 208-382-7100
if you need special accommodations

environmental, economic, and social impacts and how these impacts are to be minimized. The submitted impact report is deficient in several respects regarding traffic, water, and wetlands. The proposed project conflicts with the Valley County Comprehensive Plan. The burden is on the Applicant to establish that this project complies with all Codes, Guidelines and the Comprehensive Plan; the applicant has not done so.

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

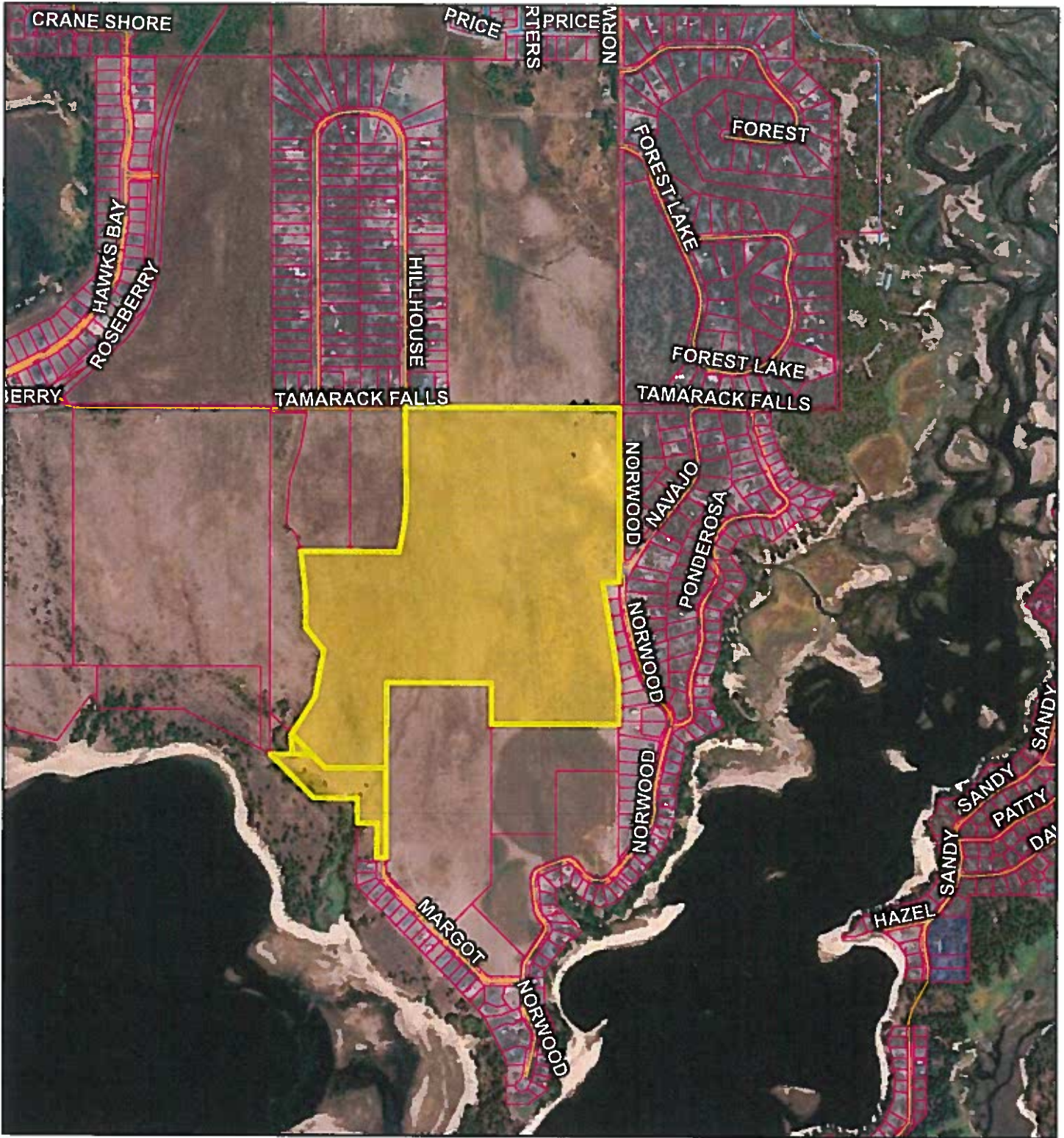
Maps and the site plan are attached.

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 appeal,
application, and staff report
will be posted online at:**

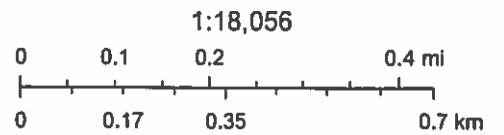
www.co.valley.id.us

C.U.P. 22-37 Aerial Map



9/12/2022, 10:19:55 AM

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



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