



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

P.U.D. 97-1 Jug Mountain Ranch C. U.P. 22-55 Phase 3B - Preliminary Plat

Applicant: Jug Mountain Ranch LLC

Property Owners: Carey Real Estate Management LLC

Location: 29.37 acres of RP17N04E060006 and RP17N04E066455 in the SW ¼ Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho

Project Description: Jug Mountain Ranch LLC is requesting a conditional use permit to amend C.U.P. 21-40 and approve a preliminary plat in a part of Part of Jug Mountain Ranch Planned Unit Development 97-1. No change in approved uses or densities is requested for the P.U.D.

The plat would include 12 single-family residential lots and 4.91 acres of open space on 29.37 acres. Proposed building lot sizes range from 1.27 to 2.78 acres. The homes will use individual septic systems and the existing Jug Mountain Ranch central water system.

Emergency access easement thru Phase 3B is proposed to connect with Ashton Lane and be reserved for use by emergency service providers. It would also be used by utility providers, the Jug Mountain Ranch association, and the Declarant for service access and maintenance.

Shared-driveway variances are requested. The lots will be accessed from new private roads onto York Street and Jug Mountain Ranch Road, existing private roads, and then onto Farm-to Market Road, a public road. Roads would have a 20-ft paved surface which is consistent with prior phases in Jug Mountain Ranch.

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

February 9, 2023

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".

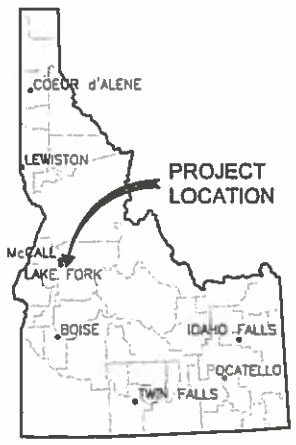
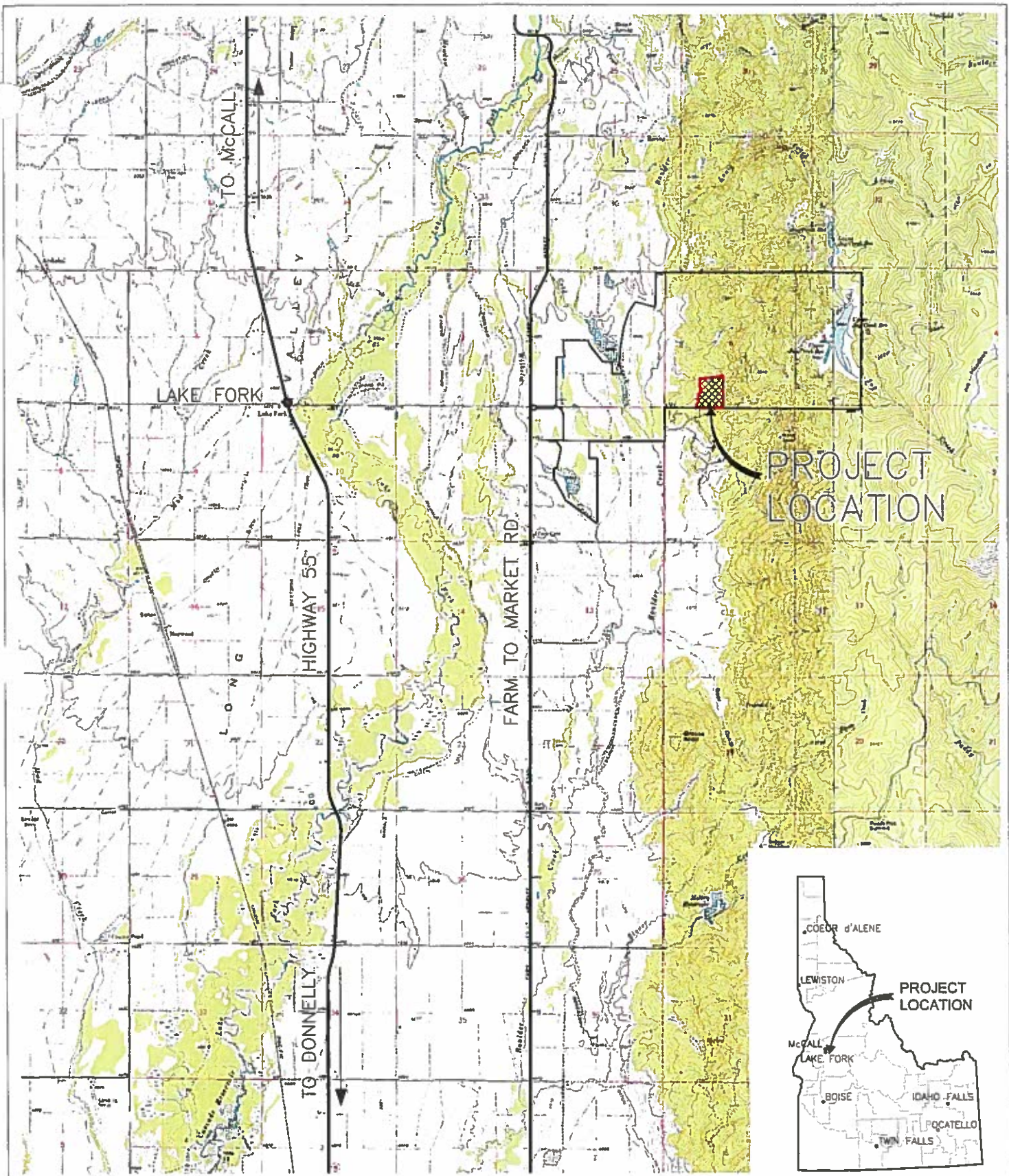
The meeting is in-person.

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, Feb. 1, 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



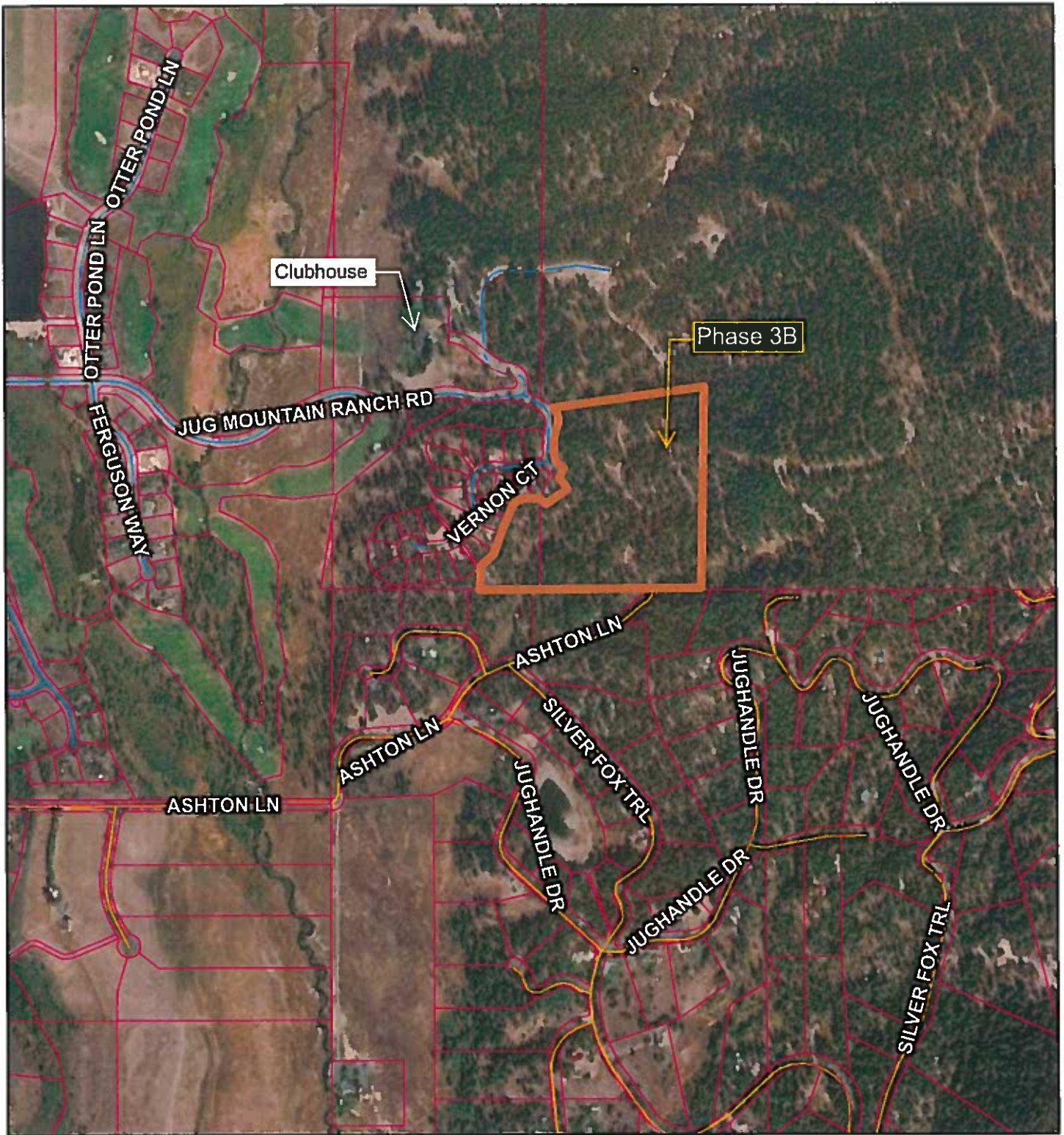
NORTH
SCALE: 1" = 5000'

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C • PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 • 208.634.4146 FAX

**JUG MOUNTAIN RANCH
PHASE 3B
VICINITY MAP**


PROJECT	15028-002	DRAWN	EXHIBIT NO.
DATE	10/21/2021	AMD	EX-4.1

C.U.P. 22-55 Aerial Map



January 3, 2023

 Override 1
 Parcel Boundaries

 PRIVATE
 County Boundaries

Roads

VALLEY COUNTY

 URBAN/RURAL

1:14,696

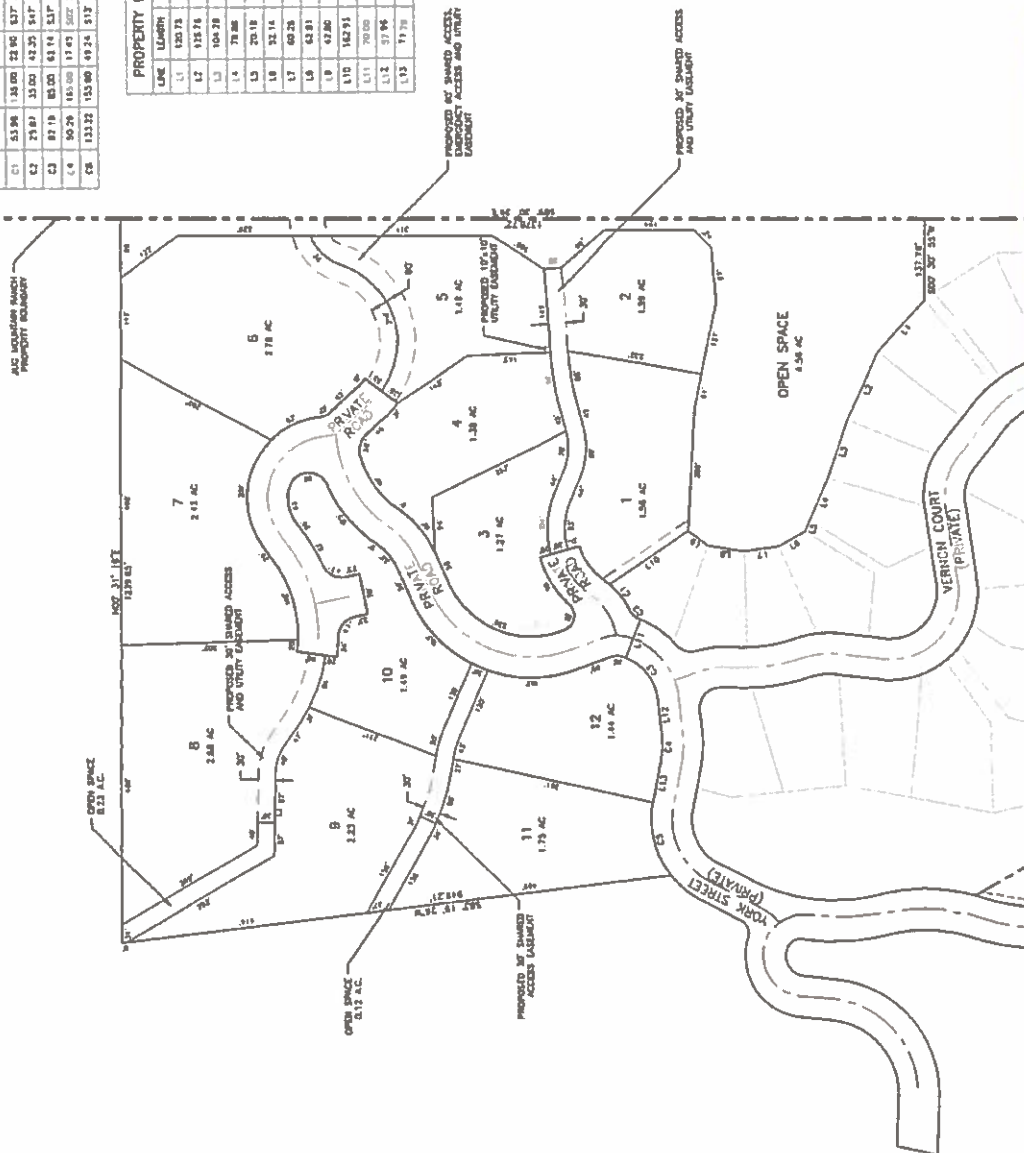
0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km

Maxar

A RESIDENTIAL SUBDIVISION LOCATED IN
THE SW 1/4 OF SECTION 8
T.17N., R.4E., B.M.
VALLEY COUNTY, IDAHO
2022

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	53.96	18.00	22.90	S37° 31' S 57° E	53.61
C2	75.61	15.00	42.35	S47° 17' 19° E	73.28
C3	85.00	63.64	53.17	S31° 21' 18° E	87.76
C4	50.79	15.00	11.43	S62° 26' 18° W	50.17
C5	133.32	153.60	49.34	S17° 28' 25° E	139.10

PROPERTY		LINE TABLE	
LINE	LEGEND	BEARING	
L.1	120.73	S 4.2° 01' 48" W	
L.2	42	S 3.5° 10' 10" W	
L.3	104.28	S 18° 45' 24" W	
L.4	79.26	S 2.8° 41' 35" W	
L.5	20.18	S 16° 23' 48" W	
L.6	32.14	S 48° 04' 22" W	
L.7	60.29	S 82° 51' 23" W	
L.8	44.81	N 87° 00' 29" W	
L.9	42.80	N 35° 08' 30" W	
L.10	142.51	S 35° 08' 31" W	
L.11	70.60	S 1° 22' 12" W	
L.12	57.96	S 58° 17' 18" W	
L.13	71.78	S 11° 07' 54" W	



THE SUBMITTER OF THIS PROPOSED INQUIRY HAS
J.C. HOUNGAM BANK, LLC
PO BOX 2332
MOBILE, AL 36688

1. THE LAND SURFACES OF THE PROPOSED DEVELOPMENT IS
 2. THE EXISTING LAND USE/TOWNSHIP IS PRODUCTIVITY FORCES.
 3. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY 4,353.77 ACRES.
 4. REFER TO PLANNING MAP C-1 FOR EXISTING CONDITIONS AND RECOMMENDATIONS.
- ENTRANCES WILL COMPLY WITH WADSWORTH COUNTY STANDARDS.

PROPERTY AREA	29.37 ACRES
PRIVATE HIGH-OF-WAY AREA	2.37 ACRES
LOT(S) AREA	22.29 ACRES
OPEN SPACE	4.91 ACRES

FEMA FEMA PANEL(S): 1825C51125C
 PANEL EFFECTIVE DATE(S): 7/1/2019
 FLOOD ZONE(S): ZONE A
 BASE FLOOD ELEVATION(S): N/A
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL
 LAND WITHIN A FLOODING ON FLOODPLAIN IS REGULATED BY
 TITLE 8 AND TITLE 11 OF THE VALLEY COUNTY CODE.



- PROPERTY BOUNDARY
- PHASE BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- ROAD CENTER LINE
- PROPOSED LOT LINE
- PROPOSED EASTWING LINE

[illegible]

CRESTLINE
ENGINEERS
121 DEINHARD LANE, SUITE C • PO BOX 2350
MCALL, IDAHO 83638
208.634.4140 • 208.634.4145 FAX

JUG MOUNTAIN RANCH - PHASE 3B
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

[illegible]