



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

### **C.U.P. 23-11 South Ranch Subdivision Preliminary & Final Plat**

**Applicant:** Tommy Ahlquist

**Property Owner:** AB West Mountain Holdings LLC

**Location:** The 26-acre site is a portion of parcel RP17N02E120635 located in Section 12, T.17N, R.2E, Boise Meridian, Valley County, Idaho

#### **Project Description:**

Tommy Ahlquist is requesting a conditional use permit for a two-lot single-family residential subdivision. Proposed lot sizes are 9.5 to 10.6 acres.

Individual septic systems and individual wells would be used.

The lots would be accessed from a new private road onto West Mountain Road, a public road.

Right-of-Way for West Mountain Road would be dedicated to Valley County.

The site is located between West Mountain Road and the North Fork of the Payette River.

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Attached are the agenda, additional information such as maps and 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**

**April 20, 2023**

**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.

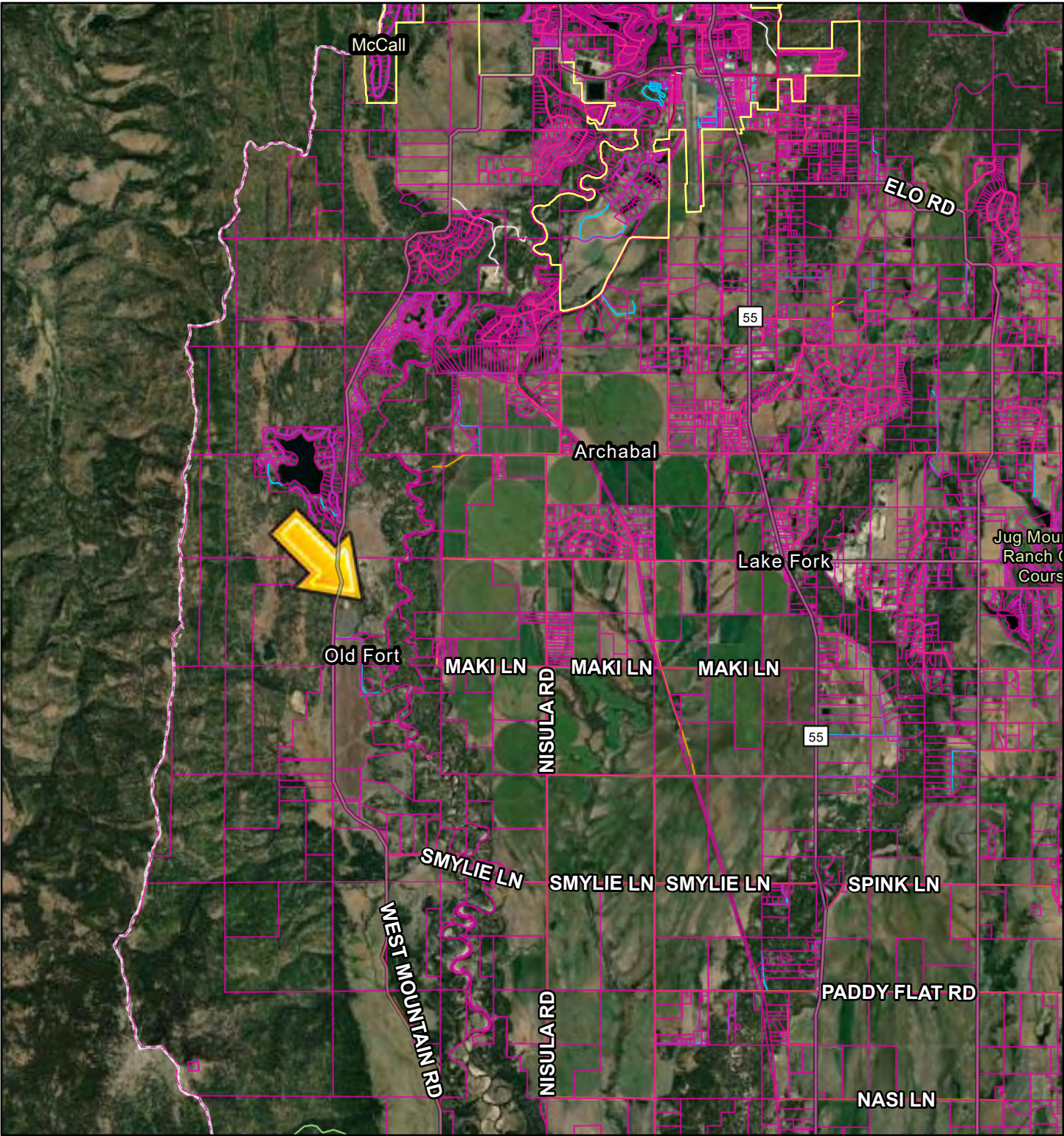
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, April 12, 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](mailto:cherrick@co.valley.id.us)

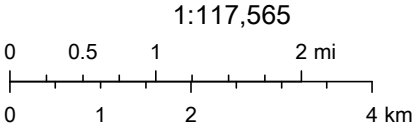
# C.U.P. 23-11 Vicinity Map



March 3, 2023

- Municipalities
- Parcel Boundaries
- PRIVATE
- OTHER

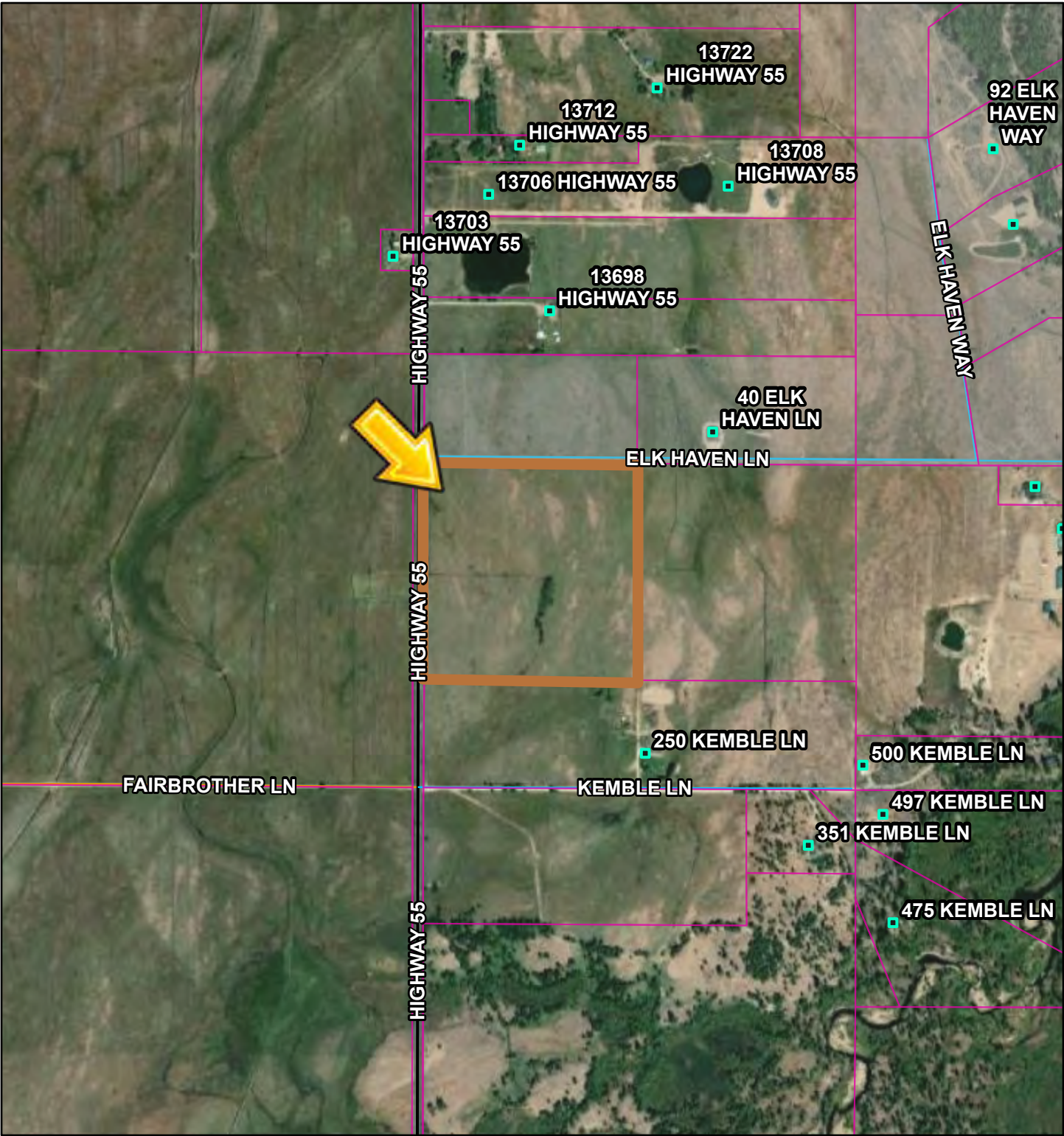
- Roads
- MAJOR
  - COLLECTOR
  - URBAN/RURAL
  - USFS



Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, Earthstar Geographics

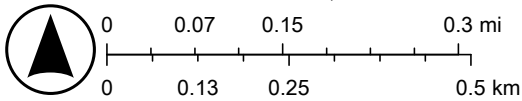


# C.U.P. 23-12 Aerial Map



March 29, 2023

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



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