



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

C.U.P. 23-19 Cascade Valley Estates Preliminary Plat

Applicant: T. Skyer Chambers

Property Owner: Donnelly Ranches LLC

Location: Southwest of the Norwood Road and Nisula Road intersection; the 162-acre site is parcel RP16N03E050004 located in the E ½ Section 5, T.16N, R.3E, Boise Meridian, Valley County, Idaho

Project Description:

T. Skyer Chambers is requesting a conditional use permit for a 37-lot single-family residential subdivision on approximately 162 acres. There would be a common area with a pond and amenities. Proposed lot sizes range from 2.5 acres to 6.6 acres.

Central water and sewer would be provided.

The lots would be accessed from new paved private roads. These roads would access both Norwood Road and Nisula Road, public roads. Road right-of-way would be dedicated to Valley County. The applicant has proposed paving a portion of Norwood Road.

A Wildland Urban Interface Fire Protection Plan has been submitted. A 10-ft wide landscaped berm is proposed on the east and north property boundary. A 3-rqil metal fence would be constructed around the perimeter of the site. Additionally, a barbed-wire fence would be constructed along the western boundary.

Attached are the agenda, additional information such as maps and 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

May 11, 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.

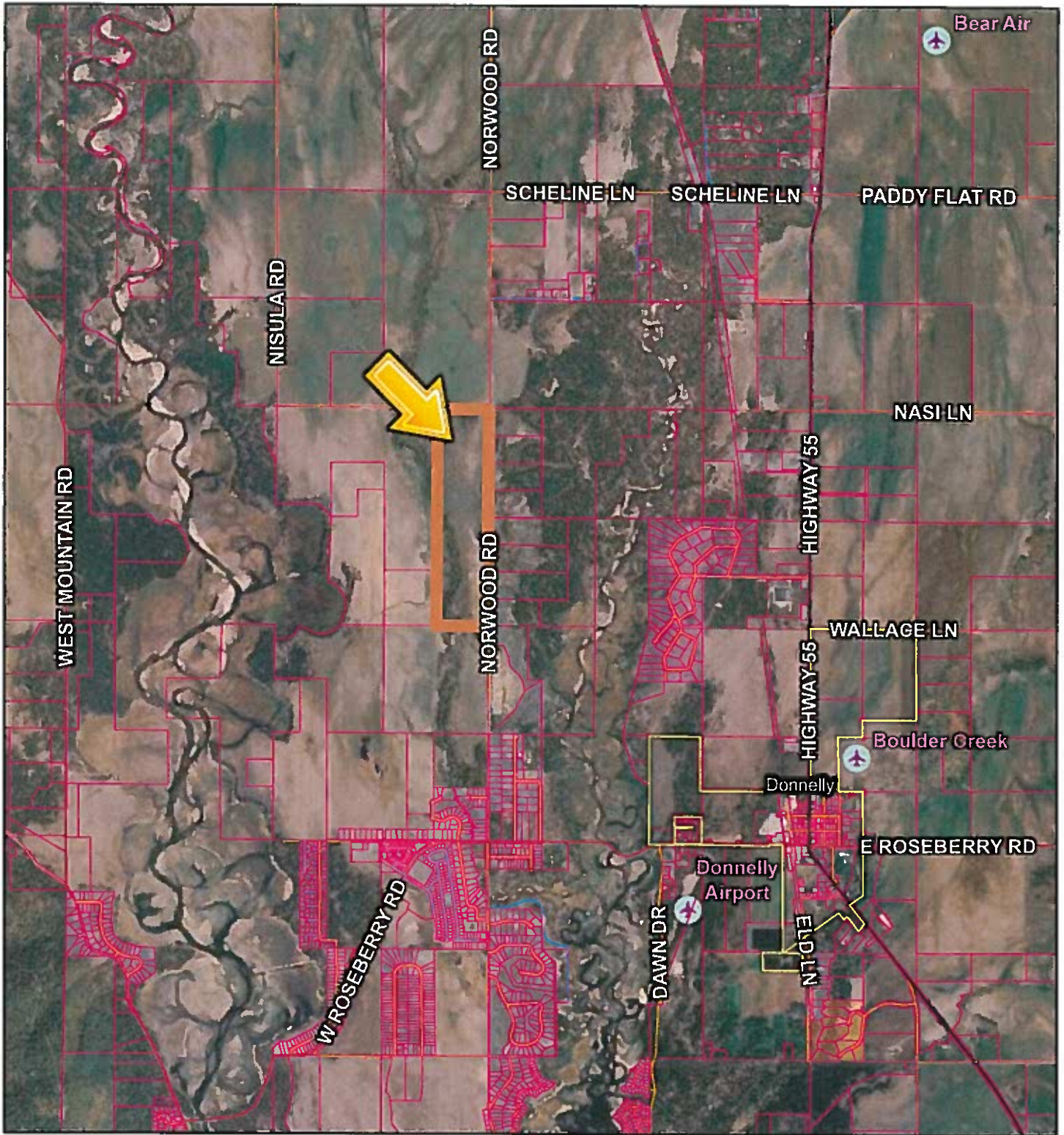
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, May 3, 2023.









**Direct questions and
written comments to:**

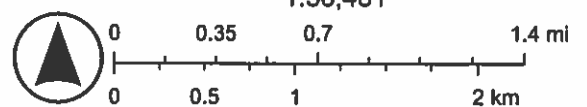
**Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us**

CUP 23-19 Vicinity Map



March 30, 2023

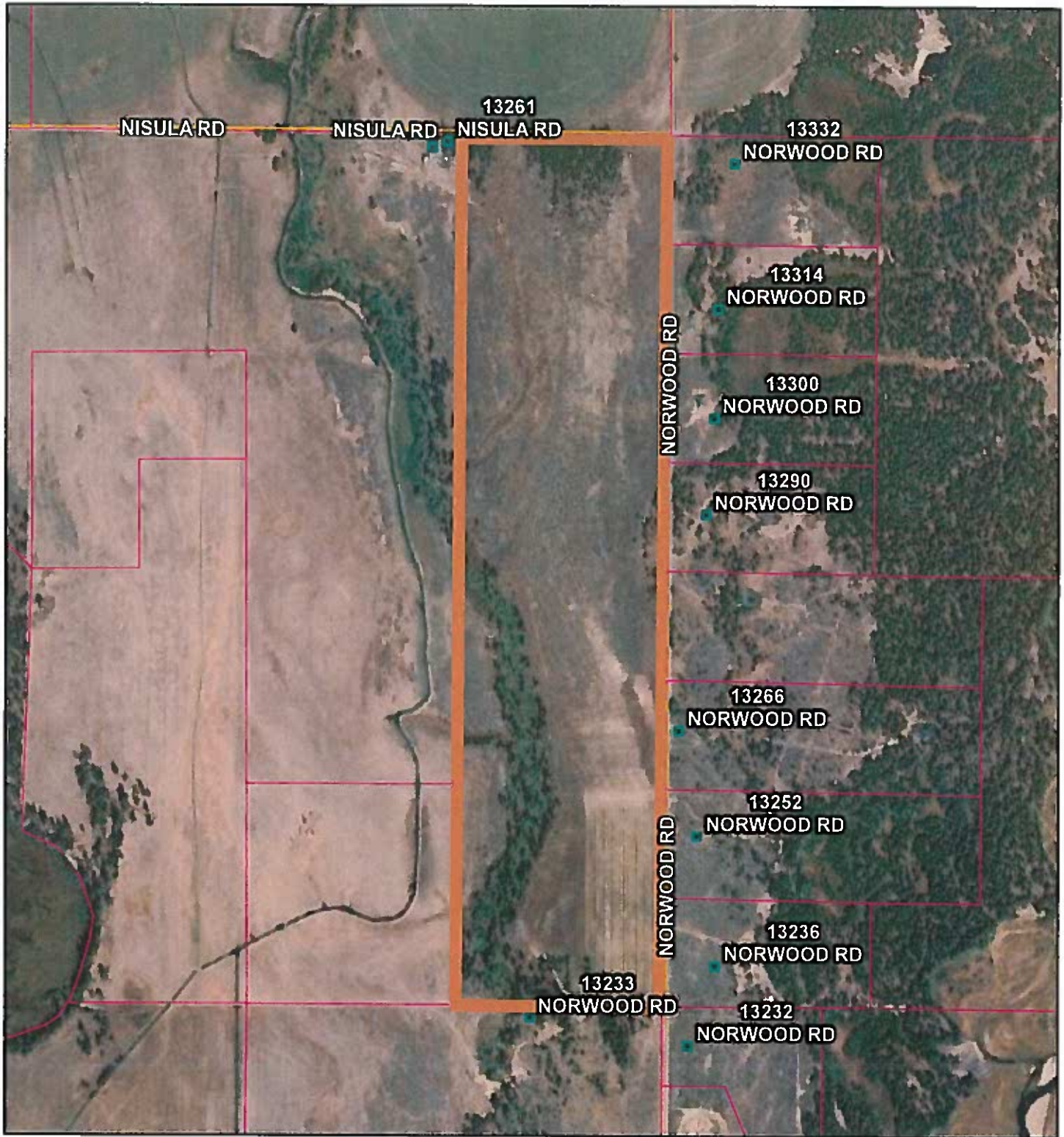
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|--|---|
|  Municipalities |  COLLECTOR |
|  Parcel Boundaries |  URBAN/RURAL |
|  Airstrips |  USFS |
| Roads |  PRIVATE |
|  MAJOR | |



Earthstar Geographics

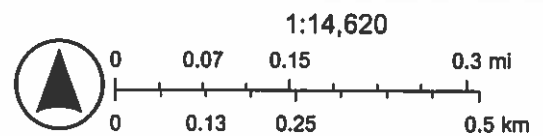
Created by Valley County

CUP 23-19 Aerial Map



March 30, 2023

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



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Preliminary Plat for **Cascade Valley Estates** A part of Section 5, T18N, R3E, Boise Meridian Valley County, Idaho March 2023

