



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

SUB 26-009 Paradise Cove II Subdivision – Preliminary Plat

Applicant: Loomis Homes INC

Property Owner: Higgins Ranch Properties LLC

Location: 2.38 acres of parcels RP15N03E0300605 and RP15N03E030006 located in the N 1/2 of the NE ¼ Section 3, T.15N, R.3E, Boise Meridian, Valley County, Idaho

Project Description: Loomis Homes INC is requesting a conditional use permit for a two-lot single-family residential subdivision on 2.38 acres. Proposed lots are each 1.12 acres.

North Lake Recreational Sewer and Water District would provide central sewer; individual wells are proposed.

The lots would be accessed from Paradise Lane a public gravel road. Road right-of-way would be dedicated to Valley County.

Draft CCRs would be provided at the time of final plat./

There is an existing easement (#319500) for installation, maintenance, and repair of a well, pumphouse, and water lines for use for domestic water line system use in Paradise Cove Subdivision.

This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

More information, including the application and staff report, will be posted online at:

www.co.valley.id.us/meetingdashboard

PUBLIC HEARING

June 11, 2026

4:00 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.

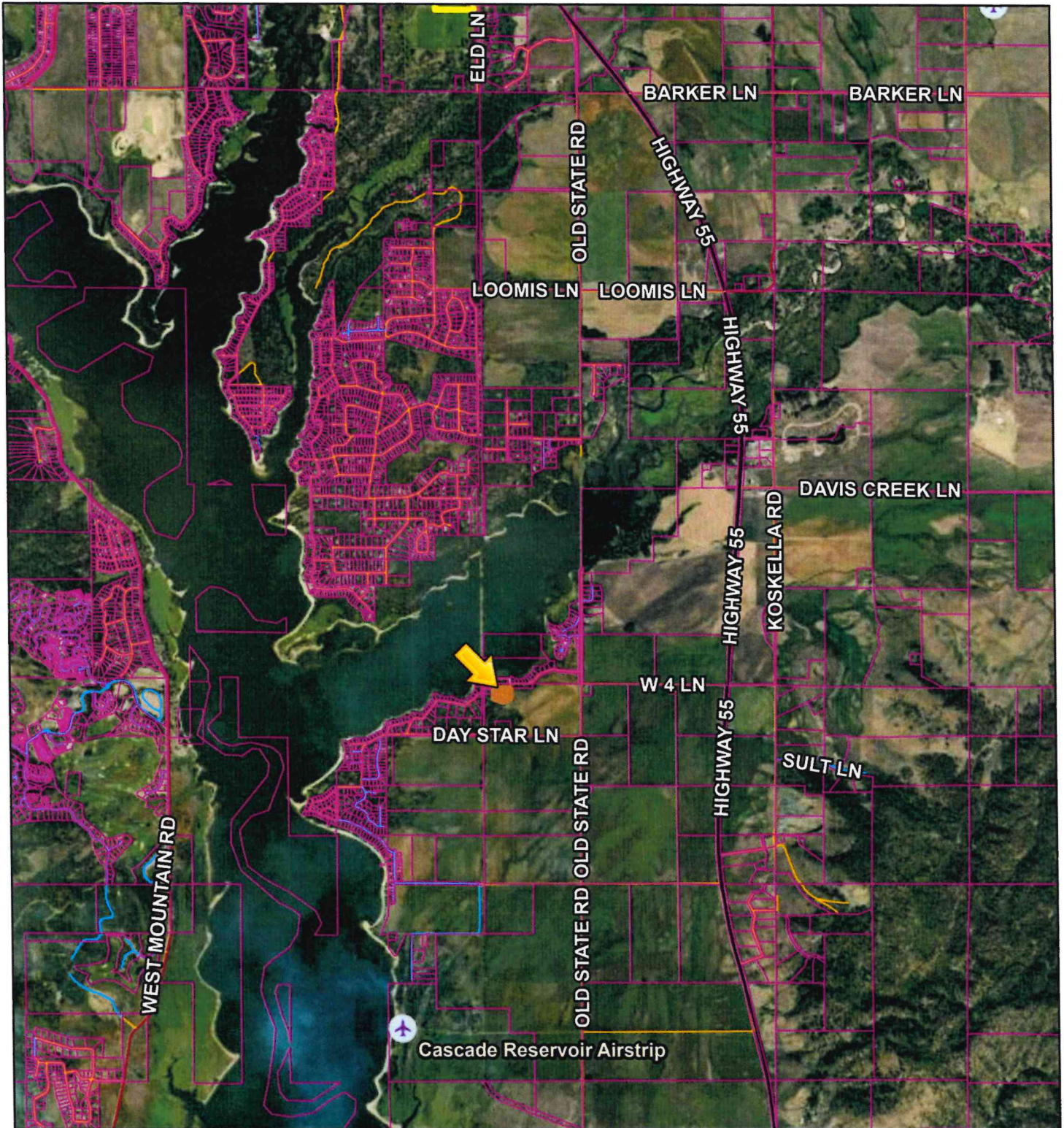
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, June 3, 2026.

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

Direct questions and written comments to:

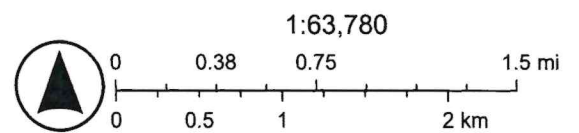
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

SUB 26-009 Location Map



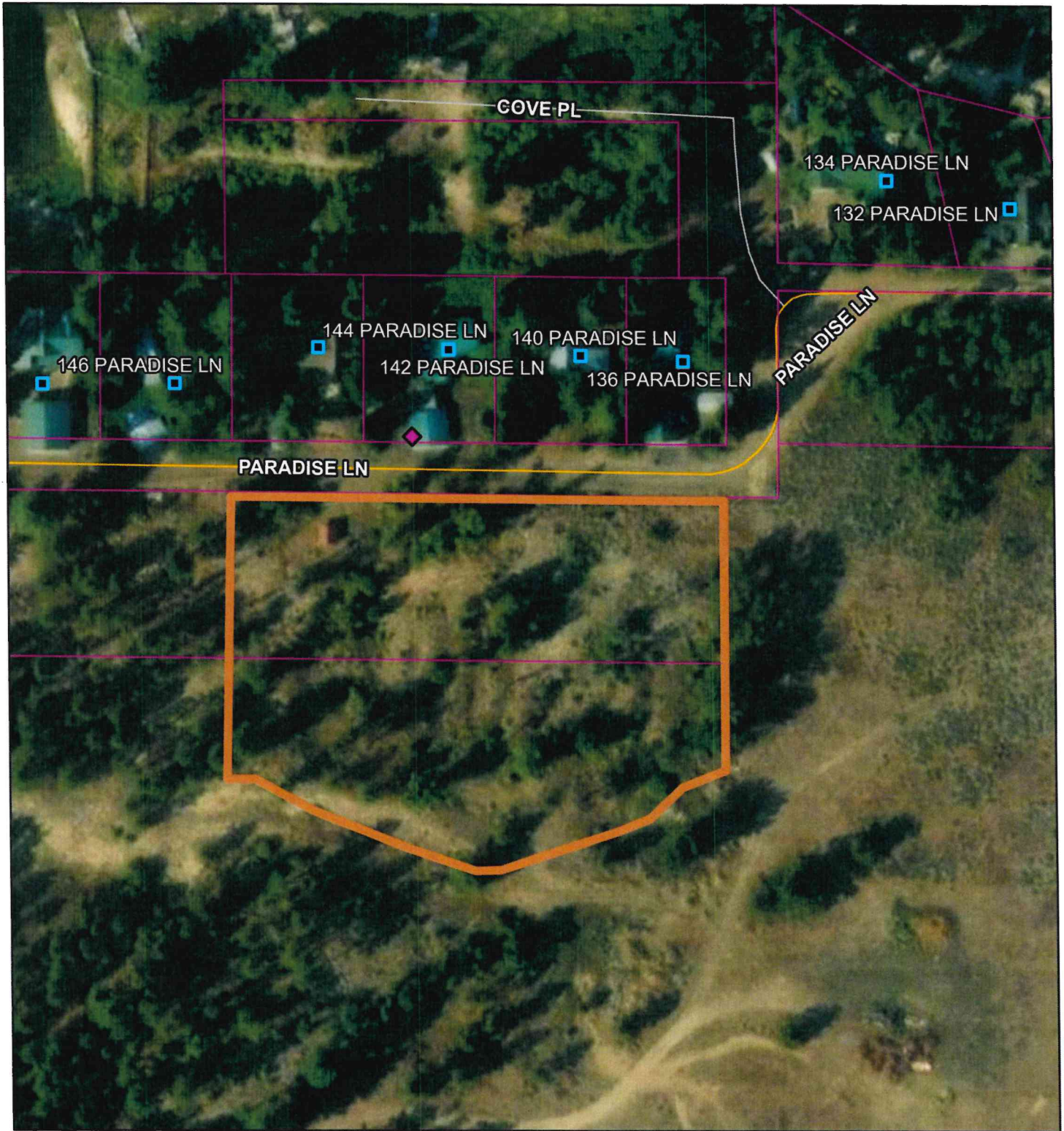
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|-------|----------------------|--|-------------|
| | Airstrips | | COLLECTOR |
| | Municipal Boundaries | | URBAN/RURAL |
| | Parcel Boundaries | | USFS |
| Roads | | | PRIVATE |
| | MAJOR | | OTHER |
| | MINOR COLLECTOR | | Other |



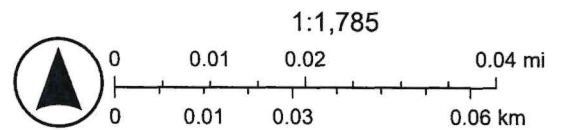
Earthstar Geographics

SUB 26-009 Aerial Map - Approximate Boundary



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|---------|-------------------|------------------------|---------------|
| Permits | ◇ RVC | ○ Undefined | — COLLECTOR |
| ◇ CUP | ◇ STR | ✈ Airstrips | — URBAN/RURAL |
| ◇ ADU | ◇ STS | ■ Address Points | — USFS |
| ◇ FP | ◇ VAC | ▭ Municipal Boundaries | — PRIVATE |
| ◇ GF | ◇ VAR | ▭ Parcel Boundaries | — OTHER |
| ◇ EXC | ◇ PSP | — Roads | — Other |
| ◇ Privy | ◇ HBB | — MAJOR | |
| ◇ RES | — MINOR COLLECTOR | | |



Microsoft, Vantor

