



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

C.U.P. 23-26 Legacy Ranch at Whitetail Club – Preliminary Plat

Applicant: Shore Lodge Whitetail LLC

Property Owner: Sabala Whitetail LLC

Location: Parcel RP18N02E133560 located in the
W ½ Section 29, T.18N, R.2E,
Boise Meridian, Valley County, Idaho

Project Description: Shore Lodge Whitetail LLC is
requesting a conditional use permit for a 6-lot single-family
residential subdivision on approximately 65 acres. Proposed
lot sizes range from 6.5 acres to 15.5 acres.

Individual septic systems and individual wells are proposed.

Variances are requested to allow both a primary residence
plus the addition of an accessory dwelling unit up to 3500-
sqft on each lot, as well as one wood-burning device in each
residence.

The lots would be accessed from a new paved private road
onto a private road system in Adams County. A variance is
requested for a 2225-ft long cul-de-sac road.

This plat is connected to 304.8 acres being concurrently
platted in Adams County.

There is an access easement to the south. There is also a
greenbelt easement on the east at the base of the hill.
These are shown on the preliminary plat.

CCRs are proposed. The applicant is requesting approval of
both a primary residence plus the addition of an accessory
dwelling unit up to 3500-sqft on each lot. A variance allowing
one wood-burning device in each residence is also
requested, instead of one per lot.

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

June 15, 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.

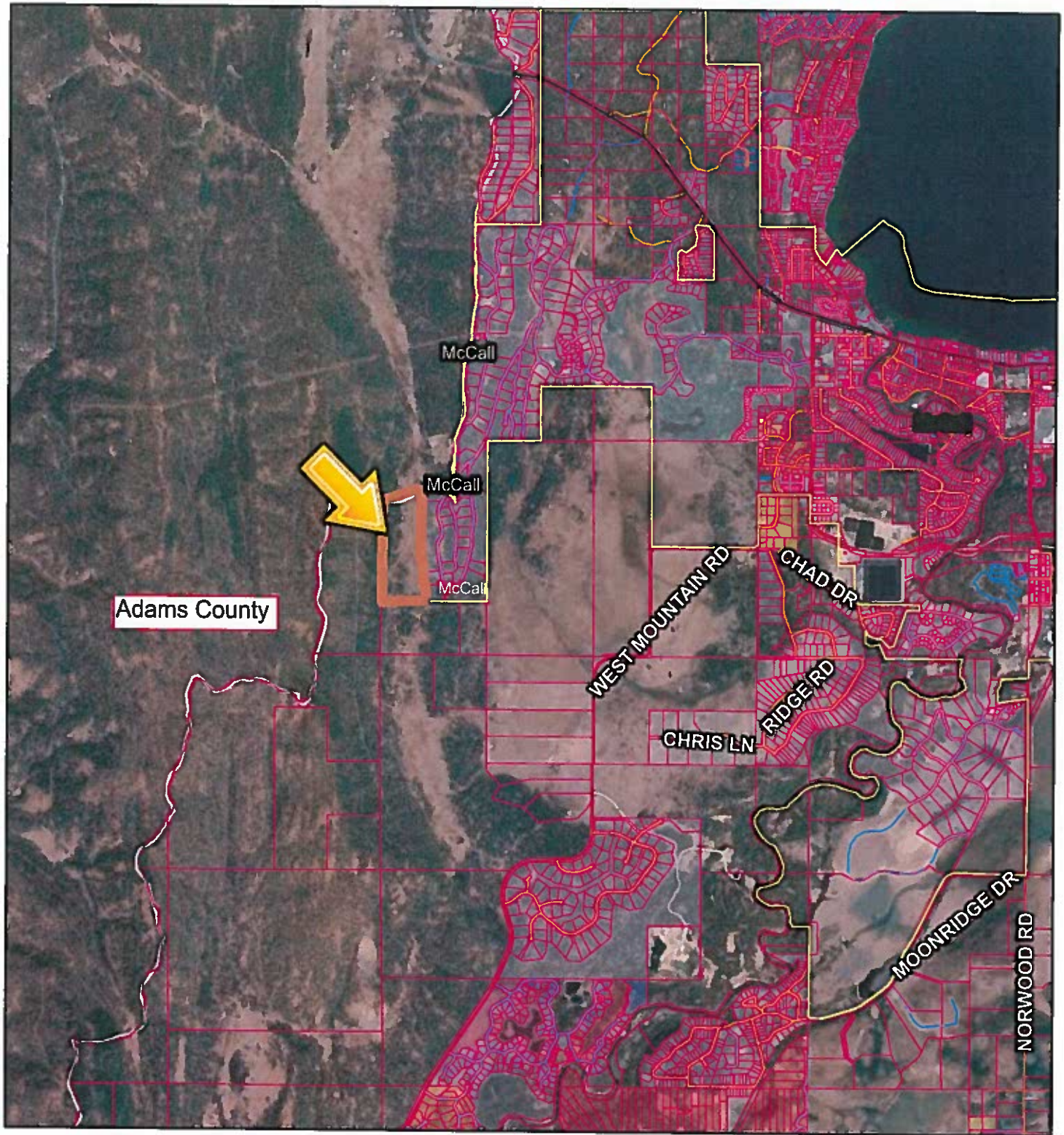
You may comment in person, by U.S.
Postal Service mail, or by email. Written
comments greater than one page must
be received at least seven days prior
to the public hearing.

To be included in the staff report,
comments must be received by
5:00 p.m., Wednesday, June 7, 2023.











**Direct questions and
written comments to:**

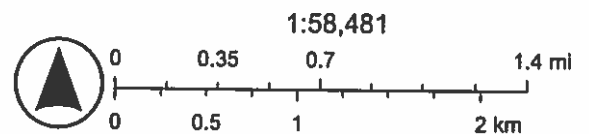
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 23-26 Vicinity Map



April 27, 2023

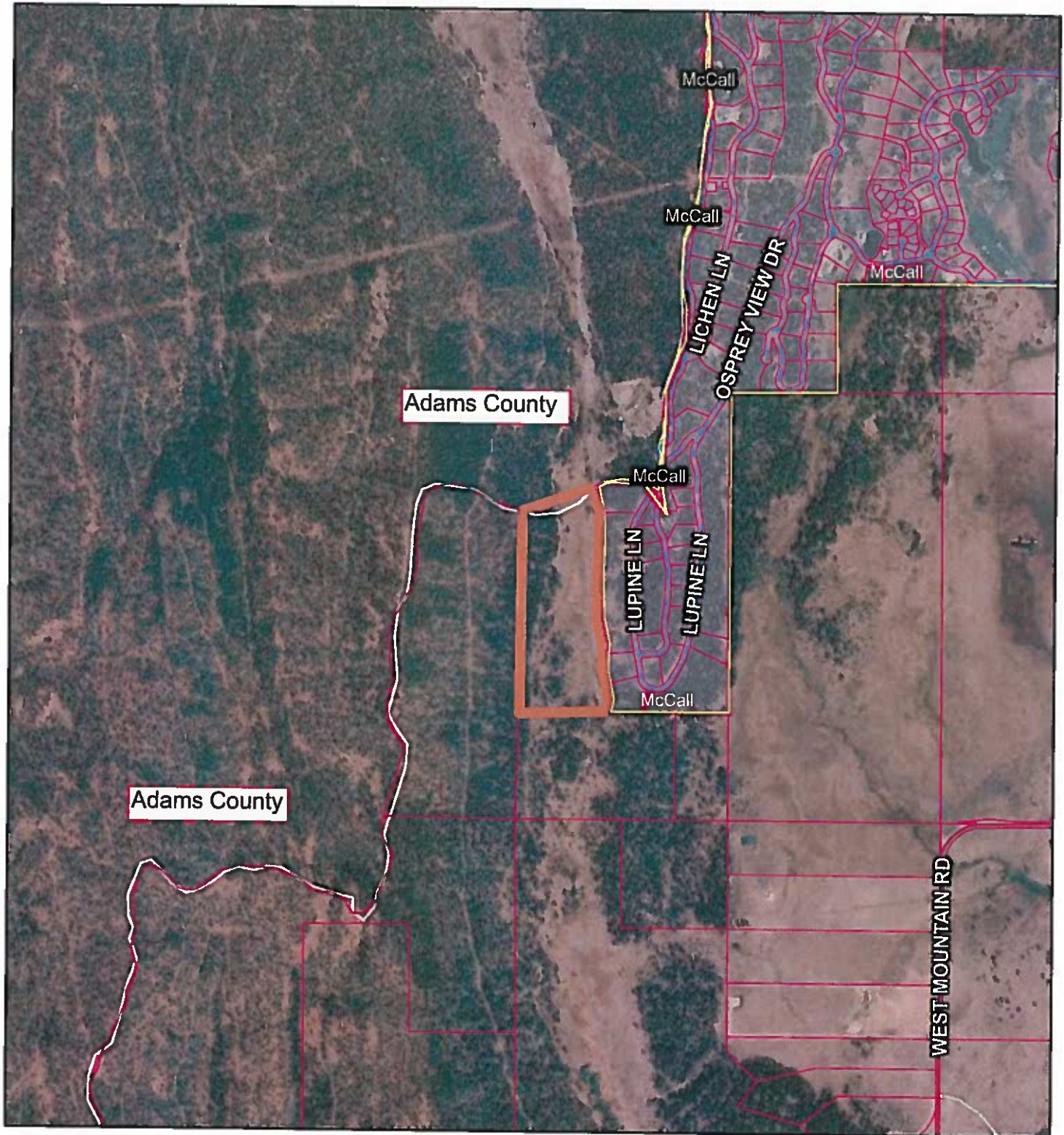
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|--|---|
|  Municipalities |  MINOR COLLECTOR |
|  Parcel Boundaries |  COLLECTOR |
|  Airstrips |  URBAN/RURAL |
|  Roads |  PRIVATE |
|  MAJOR |  OTHER |



Earthstar Geographics

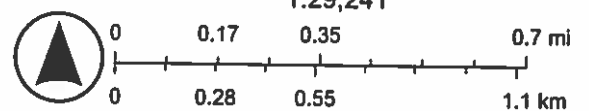
Created by Valley County

C.U.P. 23-26 Aerial Map



April 27, 2023

- Municipalities
- Parcel Boundaries
- PRIVATE
- OTHER
- Roads**
- COLLECTOR



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