



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

SUB 26-006 Bears Den 2 Subdivision– Preliminary Plat

Applicant / Property Owner:

Kenneth R. Purdom II Trust

Location: South side of Nisula Road;
52.2 acres of parcel RP16N03E050605
located in the NW ¼ Section 5, T.16N,
R.3E, Boise Meridian, Valley County, Idaho

Project Description:

Kenneth Purdom is requesting a conditional use permit for a five-lot single-family residential subdivision. Proposed lots are approximately 10 acres in size.

Individual septic and wells are proposed.

Any wetlands will be delineated on the final plat. The site has water rights.

The lots would be accessed off Nisula Road, a public road.

The applicant has proposed dedicating to Valley County a 70-ft wide road right-of-way for Nisula Road.

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

July 9, 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.

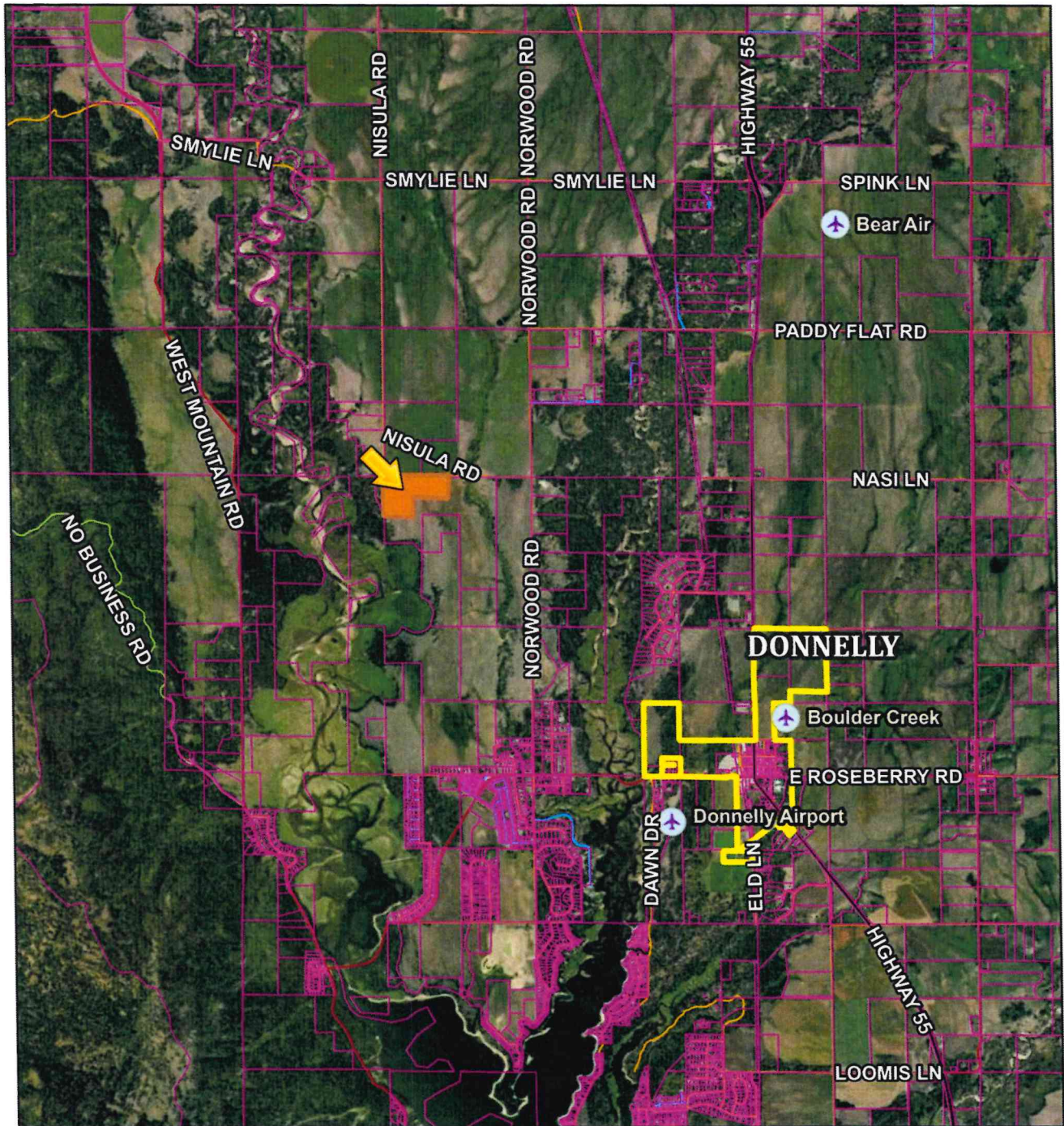
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, July 1, 2026.

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

Direct questions and written comments to:

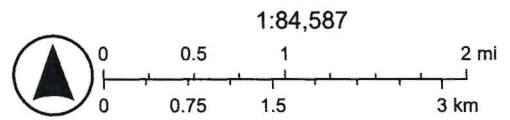
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

SUB 26-006 Location Map



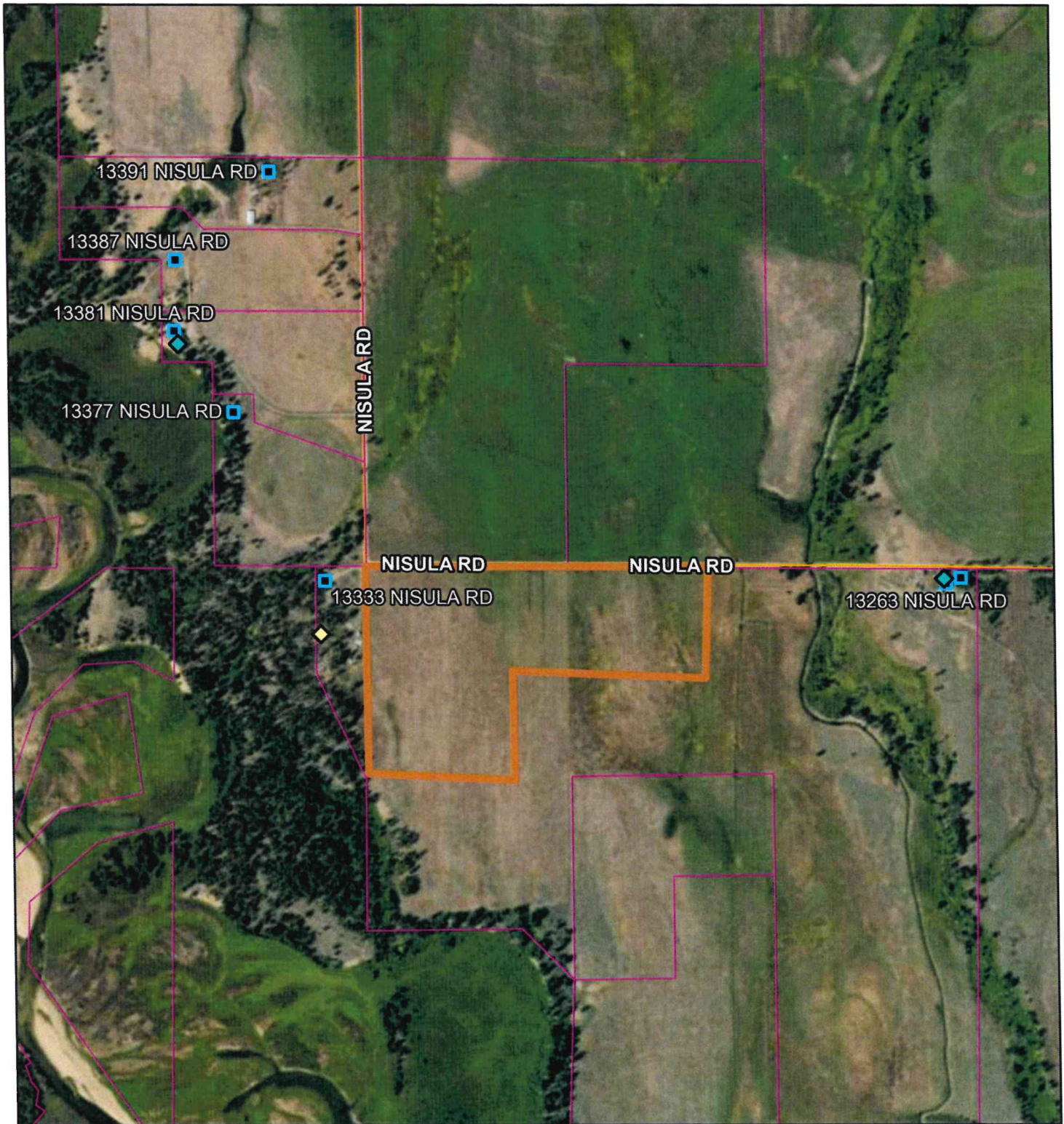
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|-------|----------------------|--|-------------|
| | Airstrips | | COLLECTOR |
| | Municipal Boundaries | | URBAN/RURAL |
| | Parcel Boundaries | | USFS |
| Roads | | | PRIVATE |
| | MAJOR | | OTHER |
| | MINOR COLLECTOR | | Other |



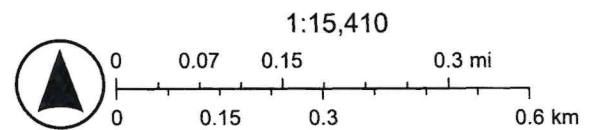
Earthstar Geographics

SUB 26-006 Aerial Map - Approximate Location



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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 | |



Vantor

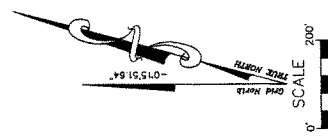
BEAR'S DEN No. 2 SUBDIVISION

situated in the Northwest 1/4, Section 5,
T.16N., R.03E., B.M., Valley County, Idaho
2026

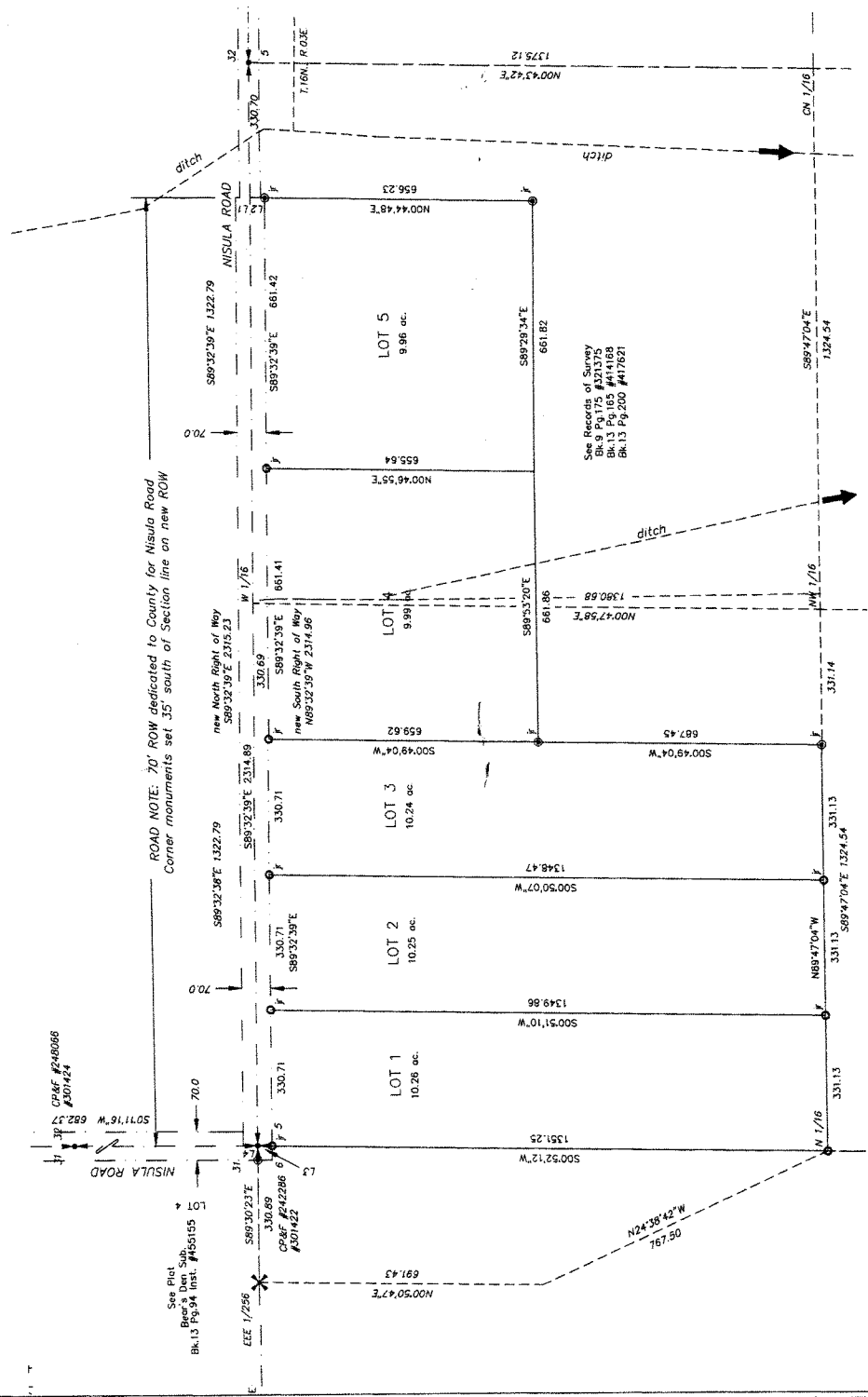
Book _____ Page _____ of Plats

PLAT NOTES BEAR'S DEN No. 2:

1. This subdivision shall be subject to the Declarations of Covenants, Conditions and Restrictions (CC&Rs) for Bear's Den No. 2 subdivision, recorded as Instrument # _____.
2. Overhead power and underground phone utilities are installed along Nisula Road, a county road.
3. Utilities will be completed as provided in the Declaration of Installation of Utilities, which is being recorded concurrently with this plat as instrument # _____.
4. All driveways are privately owned and maintained and shall not be the responsibility of Valley County.
5. Minimum building setback lines shall be in accordance with the zoning ordinance at the time of the issuance of any building permit.
6. There shall be a 10 foot Utility & Drainage Easement contiguous to all Public Road right-of-way, and centered on all lot lines.
7. There shall only be one wood burning device per lot.
8. Exterior Lighting shall comply with the Valley County "dark sky" Ordinances.
9. The right of access for maintenance and repair of the irrigation ditches and laterals shall not be impaired.
10. This plat is subject to Idaho Code Section 31-3805. Rights to irrigation water will only be expanded with approval of Water District 63-D.
11. As per Idaho Code Section 67-6537, only surface water will be used for irrigation purposes.
12. Valley County Commissioners have the sole discretion to set the level of service for any public road, and that level of service can be changed.
13. Surrounding Land Uses are subject to change.
14. Parcel does not fall in a flood hazard area, as per FIRM 16085C 1025C dated 2/7/19, and is regulated by Titles 9 & 11 Valley County Code.
15. Wildfire Urban Interface Protection Plan is not required at this time.
16. Lots shall not be reduced in size except in compliance with the CC&Rs, through application with Valley County Planning & Zoning, and in compliance with the requirements of Central District Health (CDH).
17. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
18. Reference is made to Public Health Letter on file regarding additional restrictions.



Bearings based on GPS derived State Plane Grid, Idaho West Zone 1103, NAD 83, datum year 2011.
Coordinates projected to Ground by a Combined factor of 1.000286532
Distances are Ground in U.S. Survey Feet.
Elevations based on Geoid 16, NAVD86



LINE	LENGTH	BEARING
L1	35.00	N00°44'48"E
L2	35.00	N00°44'48"E
L3	35.00	N00°32'12"E
L4	35.00	N00°11'16"E

LEGEND - OTHER SYMBOLS

- ⊗ = Found Section 1/4, or 1/256 corners
- = Found unmarked 1/2" rebar
- JR ⊙ = Set 5/8" x 30" rebar, mtd. LS 6021
- JR ○ = Set 1/2" x 24" rebar, mtd. LS 6021
- ⊕ = new lot stand pipes
- ⊙ = Wells with 100 foot radius

SURVEY NARRATIVE [I.C. 55-1906-6 (a-c)]
This survey was performed to subdivide five 10 acre parcels from an original 236 acre parcel. All parcels have access to Nisula Road.
All found monuments appear to be original and in true plan position.
Measured distances between found original monuments are shown.
b. The Dependent Bearings by Means of Reclamation, together with several other Records of Survey control this survey.
c. No vertical component is required in this survey.
Ties to public land survey [I.C. 55-1906-5]
Corner Record instrument numbers are shown.