



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

### C.U.P. 23-40

### Ahlquist Bunkhouse, Ranch Office, Helicopter Landing Pad, and Hangar

**Applicant:** Tommy Ahlquist

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

**Location:** 3324 West Mountain Road  
Parcel RP17N02E120635 located in the  
NW ¼ Section 12, T.17N, R.2E,  
Boise Meridian, Valley County, Idaho

**Project Description:** Tommy Ahlquist is requesting approval of a conditional use permit for a 3200-sqft building to be used as a ranch office storage, and four-bedroom dormitory for housing temporary employees and guests. The request also includes a helicopter landing pad and hangar with a bedroom and bathroom.

The helicopter landing pad and hanger would be used by the ranch's business partner. The request is for three (3) times a month Flight access approach to and from the landing area is from the south and west of the property. Additional uses of the helicopter landing pad would be Life Flight, fire suppression, and other emergency uses.

The applicant also requests the use of the ranch area to the north to be used for a temporary fire emergency personnel encampment, equipment staging, and placement area for the U.S. Forest Service and State of Idaho.

The buildings would have individual septic systems. The existing well would be used; another well may be added.

All lighting will meet the Valley County lighting ordinance.

The 261-acre parcel is addressed at 3324 West Mountain Road.

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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

### October 19, 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.

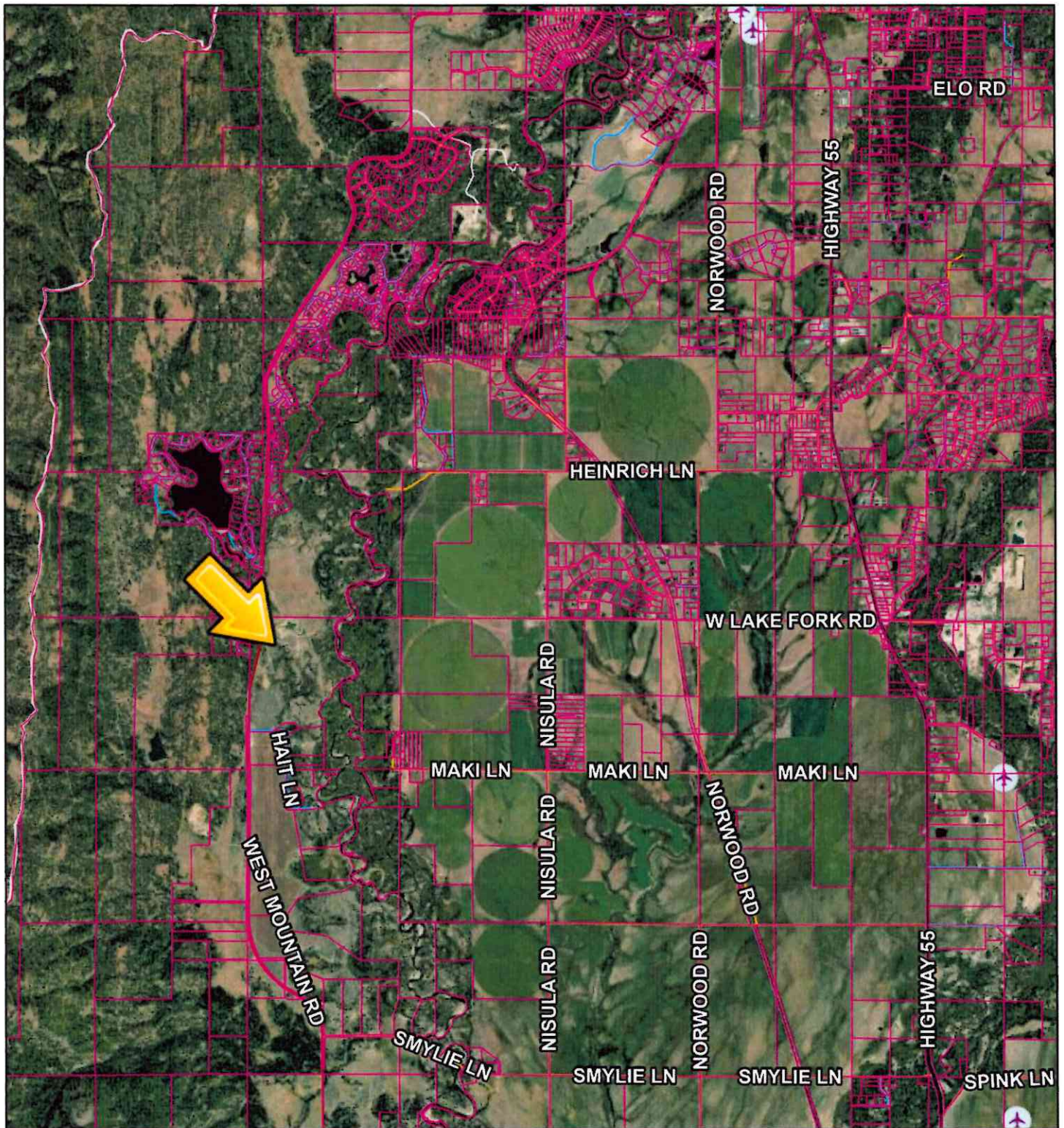
To be included in the staff report, comments must be received by  
5:00 p.m., Wednesday,  
October 11, 2023.

### **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)

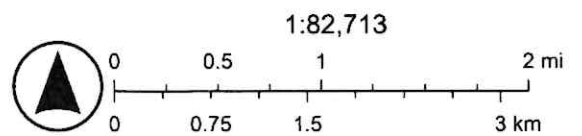


# C.U.P. 23-40 Vicinity Map



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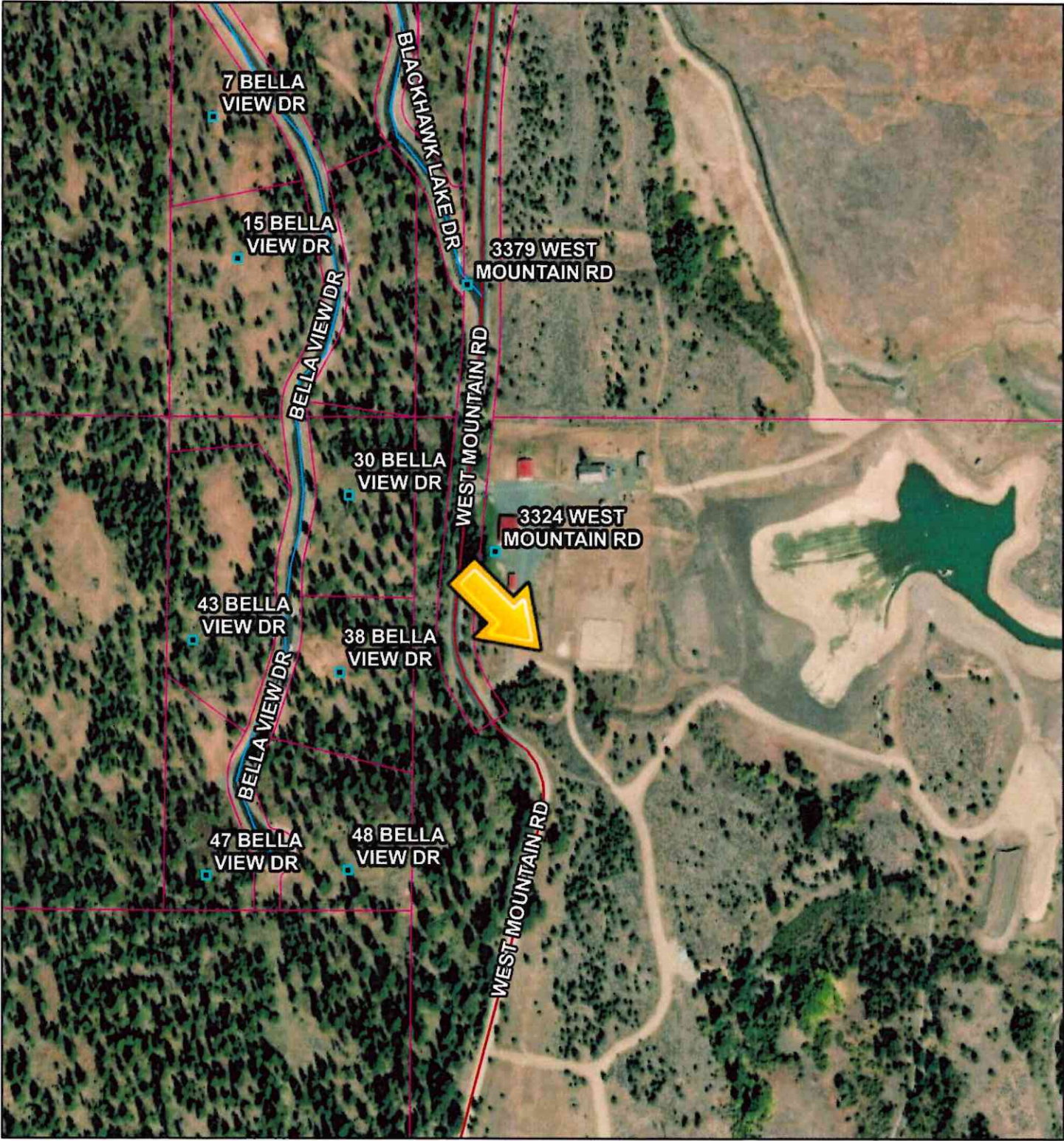
- |                   |             |
|-------------------|-------------|
| Parcel Boundaries | COLLECTOR   |
| Airstrips         | URBAN/RURAL |
| Roads             | PRIVATE     |
| MAJOR             | OTHER       |



Earthstar Geographics



# C.U.P. 23-40 Aerial



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- Address Points
- Parcel Boundaries
- Roads
  - COLLECTOR
  - PRIVATE

