



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

C.U.P. 21-27 Timber Creek Reserve Subdivision – Extension Request

Applicant / Property Owner: Northlake-Durham LLC

Location: 37 Acres - 188 & 200 Durham Lane, Parcels
RP16N03E219990, RP16N03E280005, &
Wagon Wheel Ranch #1 Lots 1 & 2, Block 1
SESE Section 21 and NE ¼ Section 28, T.16N,
R.3, Boise Meridian, Valley County, Idaho

Project Description: The applicant is requesting a one-year extension of the conditional use permit and preliminary plat approval which expire on October 26, 2023. The deadline for future phases is currently December 31, 2026.

Preliminary plat approval was for 81 single-family residential lots on 37 acres.

Delays were caused by difficulties sourcing the necessary materials required for completion of the water and sewer system. Further complications came from sourcing high ground water at the site resulting in another waiting period for the compaction, trenching, and dewatering process.

Construction plans have been approved and the site now has water and sewer installed. Joint trenches have been installed for electric utilities. The remaining construction tasks include the completion of paving and testing the sewer and water systems. Paving is scheduled for September 2023. A Development Agreement between the applicant and the Board of County Commissioners has been recorded and includes off-site improvements.

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

October 19, 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.

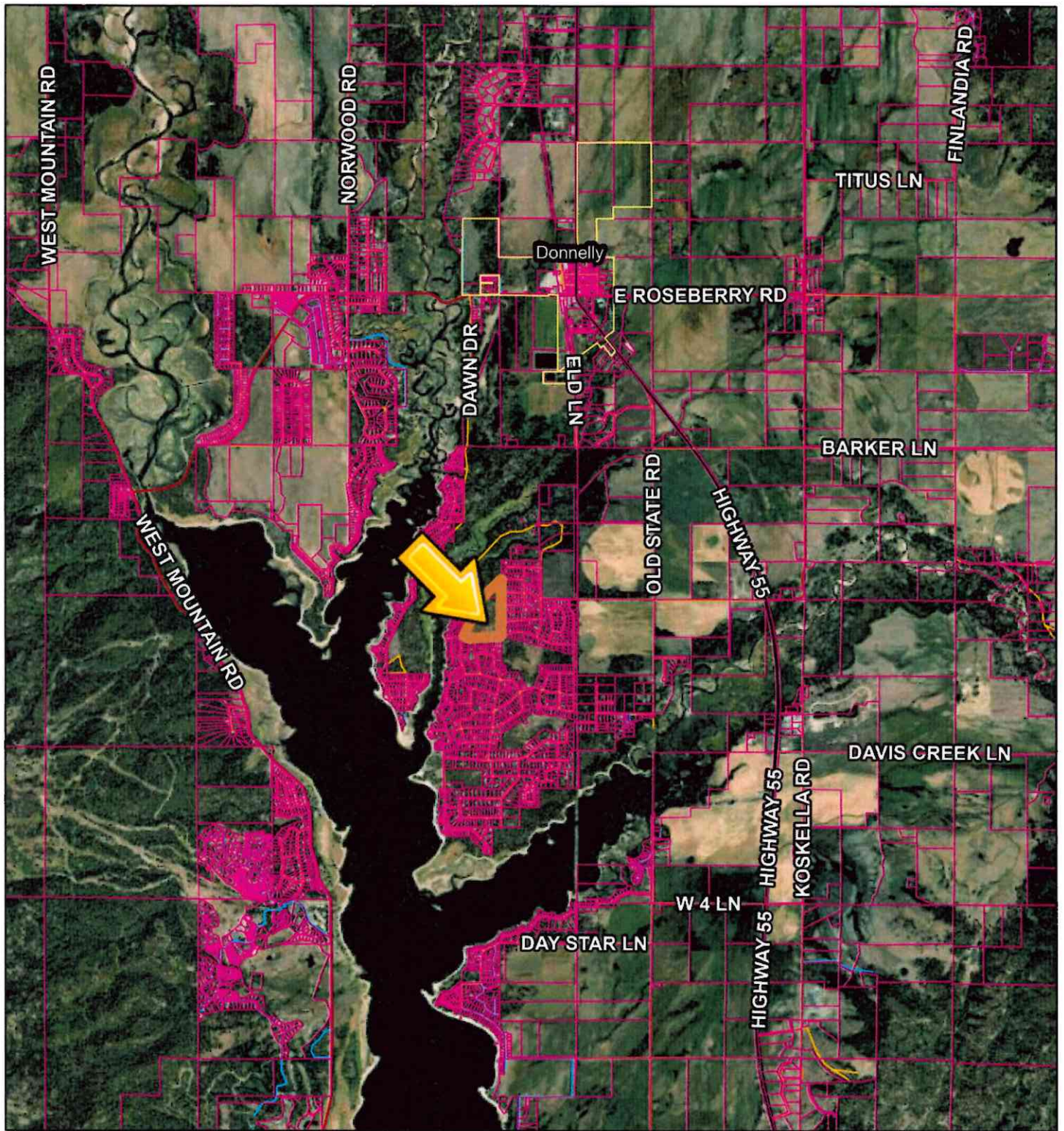
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

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









**Direct questions and
written comments to:**

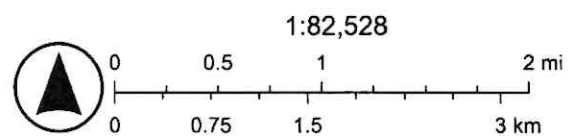
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 21-27 Vicinity Map



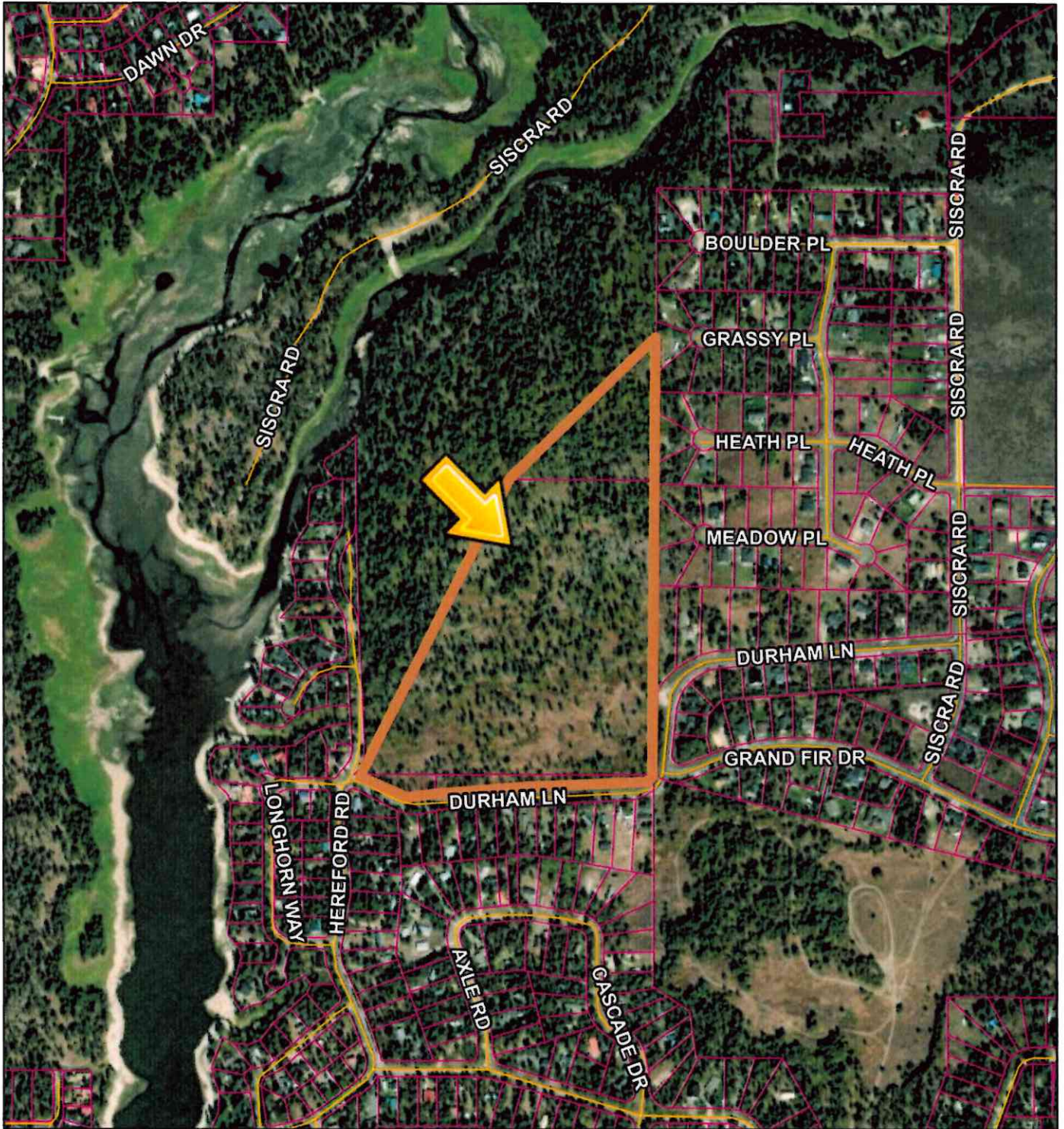
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- | | |
|---|---|
|  Municipalities |  COLLECTOR |
|  Parcel Boundaries |  URBAN/RURAL |
| Roads |  USFS |
|  MAJOR |  PRIVATE |
|  MINOR COLLECTOR | |



Earthstar Geographics

C.U.P. 21-27 Aerial Map



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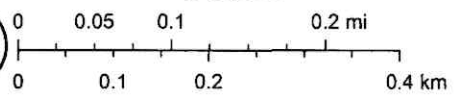
 Parcel Boundaries

Roads

 URBAN/RURAL



1:10,696



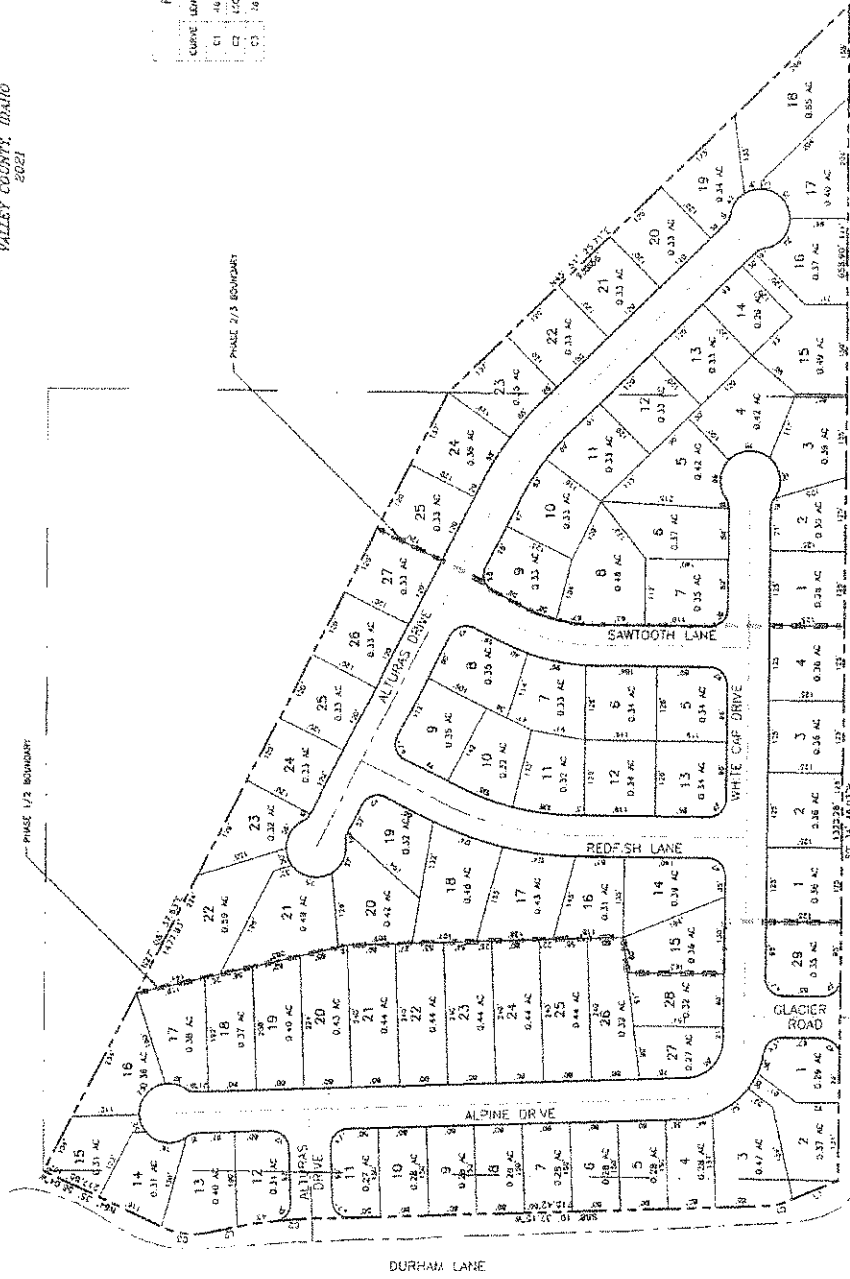
Maxar

PRELIMINARY PLAT-TIMBER CREEK RESERVE

A RESIDENTIAL SUBDIVISION LOCATED IN
THE SE 1/4 OF SE 1/4 OF SECTION 21
AND THE NE 1/4 OF NE 1/4 AND THE SE 1/4 OF NE 1/4 OF SECTION 24
T16N R3E, B.M.
VALLEY COUNTY, IDAHO
2021

LINE	LENGTH	BEARING
L1	81.56	S87°45'23.15"W
L2	71.97	S76°23'17.15"W

CURVE	LENGTH	NAME	BECA	DEAMH	LANDIN
C1	46.15	S93°11'21.43"	S94°55'47.76"	43.72	
C2	100.11	S93°19'4.04"	S87°25'07.74"	132.62	
C3	16.33	S17°01'32.11"	S87°25'25.74"	76.53	



NOTES:

- THE SUBGRADER OF THIS PROPOSED DEVELOPMENT IS:
NORTHDALE-DURHAM, LLC
100 BOX 107
DURHAM, ID 83403
- THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
SAWTOOTH LAND SURVEYING, LLC
100 BOX 107
DURHAM, ID 83403
- THE EXISTING ZONING AND USE IS PRODUCTION FOREST
LAND AND BURN RESERVATION.
- THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY
1,317 ACRES.
- REFER TO EXHIBITS NO. EX-2 AND NO. EX-3, SHEETS 2
AND 3 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
- SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.

DEVELOPMENT DATA:

PROPOSED AREA	3,117 ACRES
PROPOSED RIGHT-OF-WAY AREA	718.2 ACRES
LOT(S) AREA	718.24 ACRES

FLOODPLAIN NOTE:

FEW (FIRM FATHUS) 1/25/2019
FLOOD ZONE(S) ZONE X
BASE FLOOD ELEVATION(S) N/A
FLOOD ZONE(S) ARE SUBJECT TO CHANGE BY FIRM AND ALL
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LEGEND:

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- ROAD CENTER LINE
- SAWTOOTH LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PHASE BOUNDARY

CRESTLINE
ENGINEERS
131 DEINHARD LANE, SUITE C PO BOX 2350
MCCALL, IDAHO 83858
208.634.4140 208.634.4145 FAX

TIMBER CREEK RESERVE
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

DATE	2/2/2021
BY	SAWTOOTH LAND SURVEYING, LLC
FOR	SAWTOOTH LAND SURVEYING, LLC
SCALE	1" = 100'
EX-1	1 OF 2