

Valley County Planning & Zoning

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Notice of Public Hearing
Valley County Board of Commissioners
Valley County Courthouse, Cascade, Idaho
April 22, 2019 - 2:00 p.m.

Date: March 13, 2019

Re: Appeal of the Approval of C.U.P. 18-15 Clear Creek Crossing

The Valley County Board of Commissioners will hold a public hearing on an appeal during the regular meeting on **April 22, 2019, at 2:00 p.m.**, in the Valley County Courthouse, Cascade, Idaho.

Nick Schlekeway of Green River Project LLC is requesting a conditional use permit and preliminary plat approval for C.U.P. 18-15 Clear Creek Crossing, a 7-lot residential subdivision on 80.23 acres, with 5 buildable parcels and 2 open space parcels. Lots will range in size from approximately 3 to 15 acres. Individual well and septic systems are proposed. Access will be from a new gravel private road from Atkin Lane. A variance is requested for the length of the proposed cul-de-sac road. The site is located in the NE ¼ Section 4, T.12N, R.4E, Boise Meridian, Valley County, Idaho.

The Valley County Planning and Zoning Commission approved C.U.P. 18-15 on February 14, 2019.

The Alpha Ditch Company is appealing the decision. The appeal states that additional conditions of approval regarding Alpha Ditch should be included in the conditional use permit.

Our office would appreciate your comments as a potentially affected agency or interested party regarding the proposed amendment. You may comment in person or by mail, fax, email or phone call. We ask that written comments be submitted at least seven days prior to the public hearing.

Please note, if you commented previously, your comments will be part of the record forwarded to the Board of County Commissioners.

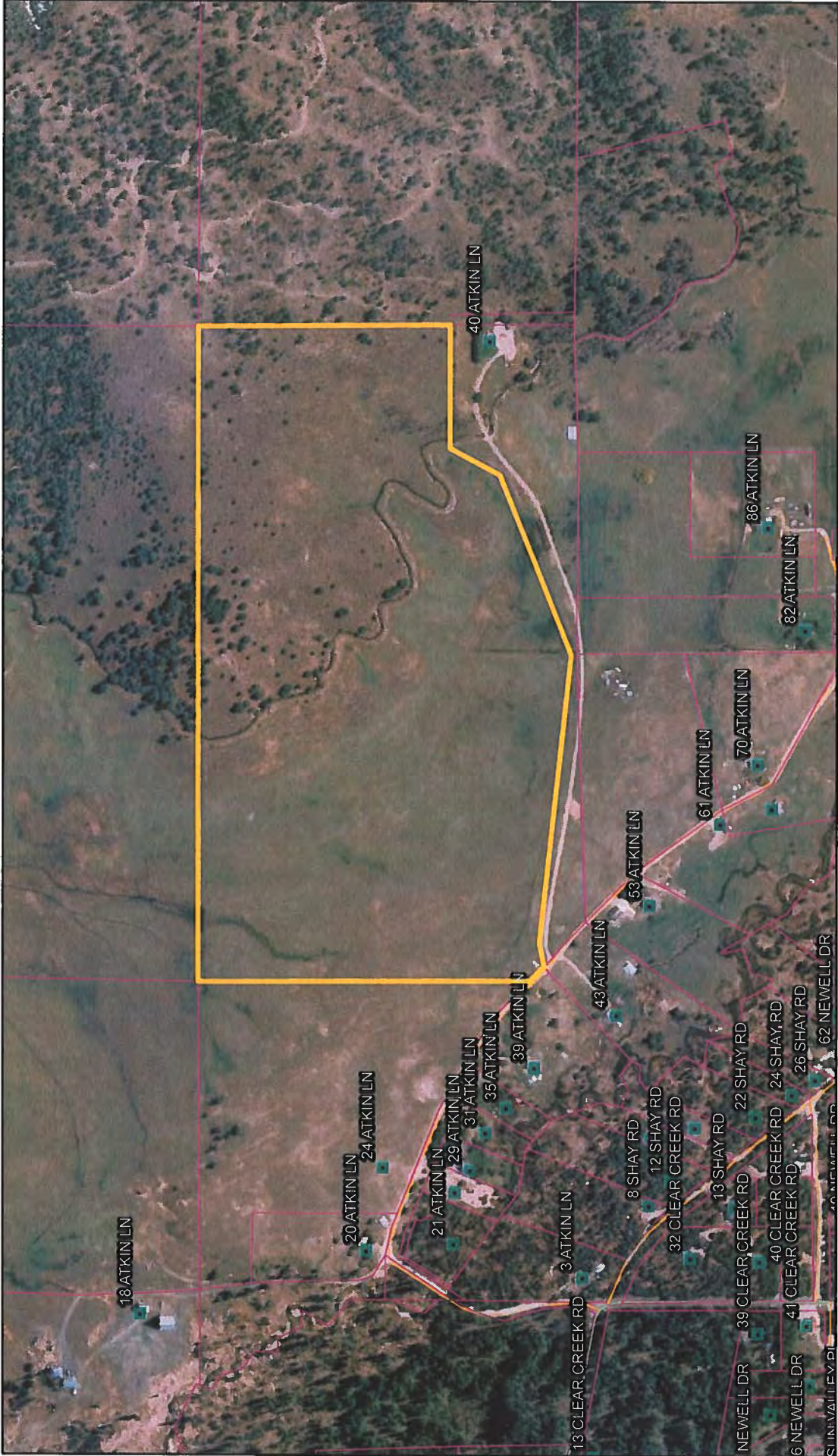
The contents of the file can be reviewed at the Planning and Zoning office located at 219 North Main Street, Cascade, Idaho. If you have any questions, please call Cynda Herrick, Valley County Planning and Zoning Administrator, at 208-382-7115.

Respectfully,

A handwritten signature in blue ink that reads "Lori Hunter".

Lori Hunter
Planning and Zoning Technician

C.U.P. 18-15 Clear Creek Crossing



11/2/2018 3:41:37 PM

Parcel Boundaries Roads USFS

Address Points URBAN/RURAL

1:9,028
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PRELIMINARY PLAT CLEAR CREEK CROSSING SUBDIVISION

PARCEL NO.
RP12ND040003

AREA
80.23 ACRES

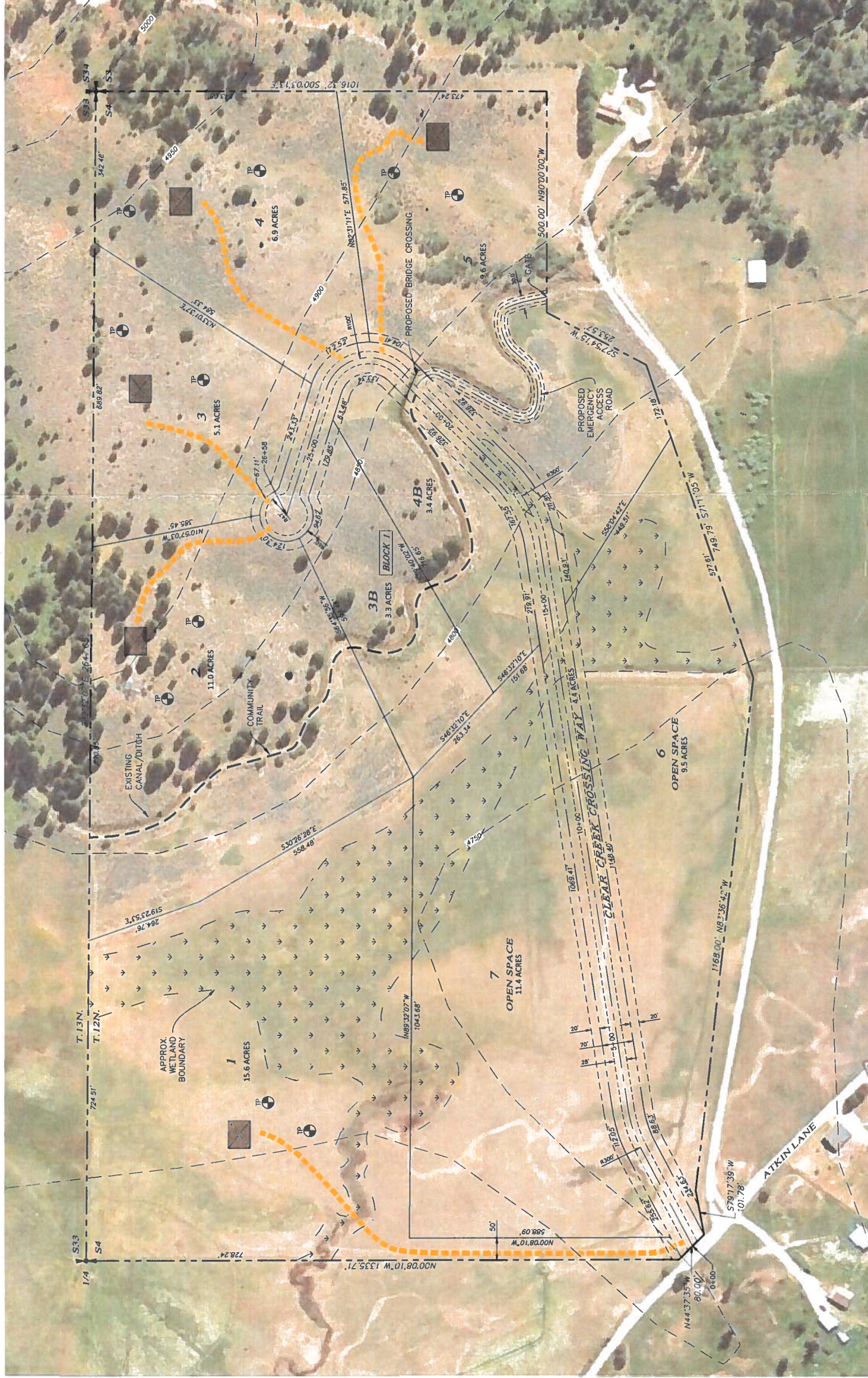
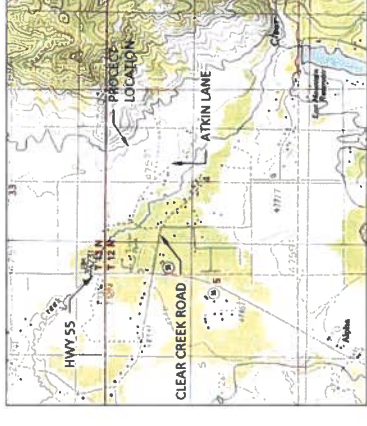
OWNERSHIP
GREEN RIVER PROJECTS, LLC

PROPOSED USE
RESIDENTIAL

SUBDIVIDER
WCK SCHLEKWAY



VICINITY MAP



NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
- UTILITY AND DRAINAGE EASEMENTS SHALL BE 20 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER ENLARGE TO ACCOMMODATE ALL ROADWAY RIGHTS-OF-WAY SHALL FURTHER SERVE AS UTILITY EASEMENTS.
- THERE SHALL BE NO FURTHER DIVISION OF ANY LOT SHOWN ON THIS PLAT.
- THIS SUBDIVISION IS SUBJECT TO THE PROVISIONS OF IDAHO CODE SECTION 31-3802 REGARDING THE DELIVERY OF IRRIGATION WATER.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR CLEAR CREEK CROSSING RECORDED AS INST. NO. _____.
- BEARINGS BASED ON RECORD OF SURVEY BOOK 12, PAGE 47.
- THE ROADS CONSTRUCTED WITHIN CLEAR CREEK CROSSING ARE PUBLIC.
- CONTOUR INTERVALS ARE 50 FEET.
- CONTOURS SHOWN HEREON ARE DERIVED FROM ONLINE DATA SOURCES AND ARE APPROXIMATE ONLY. AERIAL MAPPING WILL OCCUR AT A LATER DATE.
- WETLANDS HAVE NOT BEEN DELINEATED.
- NO LOT SHALL INSTALL MORE ONE (1) WOOD BURNING DEVICE.
- A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE ALPHA DITCH CO. IRRIGATION DISTRICT.

CENTRAL DISTRICT HEALTH NOTES

LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.

NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE HEALTH AUTHORITY. THE RESTRICTIONS ARE RECORDED IN ACCORDANCE WITH SECTION 50-1326 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS _____ DATE _____

INST. NO. _____

FLOODPLAIN NOTE

FEMA FIRM PANEL(S): #1602200750A
FIRM EFFECTIVE DATE(S): 09/05/1980
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD PLAIN HAS BEEN SUBJECT TO CHANGE BY FEMA & ALL FLOOD PLAINS ARE SUBJECT TO CHANGE BY FEMA & REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND

- SUBDIVISION BOUNDARY
- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- EASEMENT LINE
- LOT LINE

- SECTION MONUMENT
- LOT NUMBER
- BLOCK NUMBER
- PROPOSED BUILDING SITE
- PROPOSED DRIVEWAY
- PROPOSED GROUNDWATER TEST HOLE LOCATION

PRELIMINARY PLAT
CLEAR CREEK CROSSING
LOCATED IN A PORTION OF THE
NE1/4 OF SECTION 4
T12N, R4E, B.M., VALLEY COUNTY, IDAHO

NO.	DESCRIPTION	DATE

STAMP



SHEET DATA
P.M.: DTD
DRAWN BY: DTD
CHECKED BY: JFC
DATE: 11/11/18
FILE NO.:

SHEET
1 of 1