



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

## C.U.P. 20-30 Willow Creek Vista Multiple Residence

**Applicant/Owner:** Willow Creek Vista LLC

**Location:** TBD Finlandia Road  
Sec. 6, T.16N R.4E, Boise Meridian,  
Valley County, Idaho.

**Project Description:**

Willow Creek Vista LLC is requesting a conditional use permit for five residential structures on one parcel. These will consist of a 6-bedroom bunkhouse; three homes; and a family pavilion for social gatherings, meal preparation, and vehicle storage. Construction is expected to take two years. Wells and septic systems are proposed.

This is a private family project and will not be used in any other manner than as a retreat for the family and operation of the property as a cattle ranch and timber management operation.

The property is approximately 337 acres and consists of RP16N04E066605, RP16N04E066011, RP16N04E066771, RP16N04E068406, and RP16N04E064805.

The homes will be accessed from Finlandia Road, a public road.

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Attached are the agenda, additional information such as maps and proposed 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,  
will be posted online at:

[www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information)

## PUBLIC HEARING

**November 12, 2020**

**6:00 p.m.**

**Courthouse Building  
2<sup>nd</sup> Floor  
219 North Main Street  
Cascade, Idaho**

Changing Covid-19 considerations will necessitate telephonic testimony and/or limited access. Please call for further information. Public Hearing Procedures will be posted at [www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information)

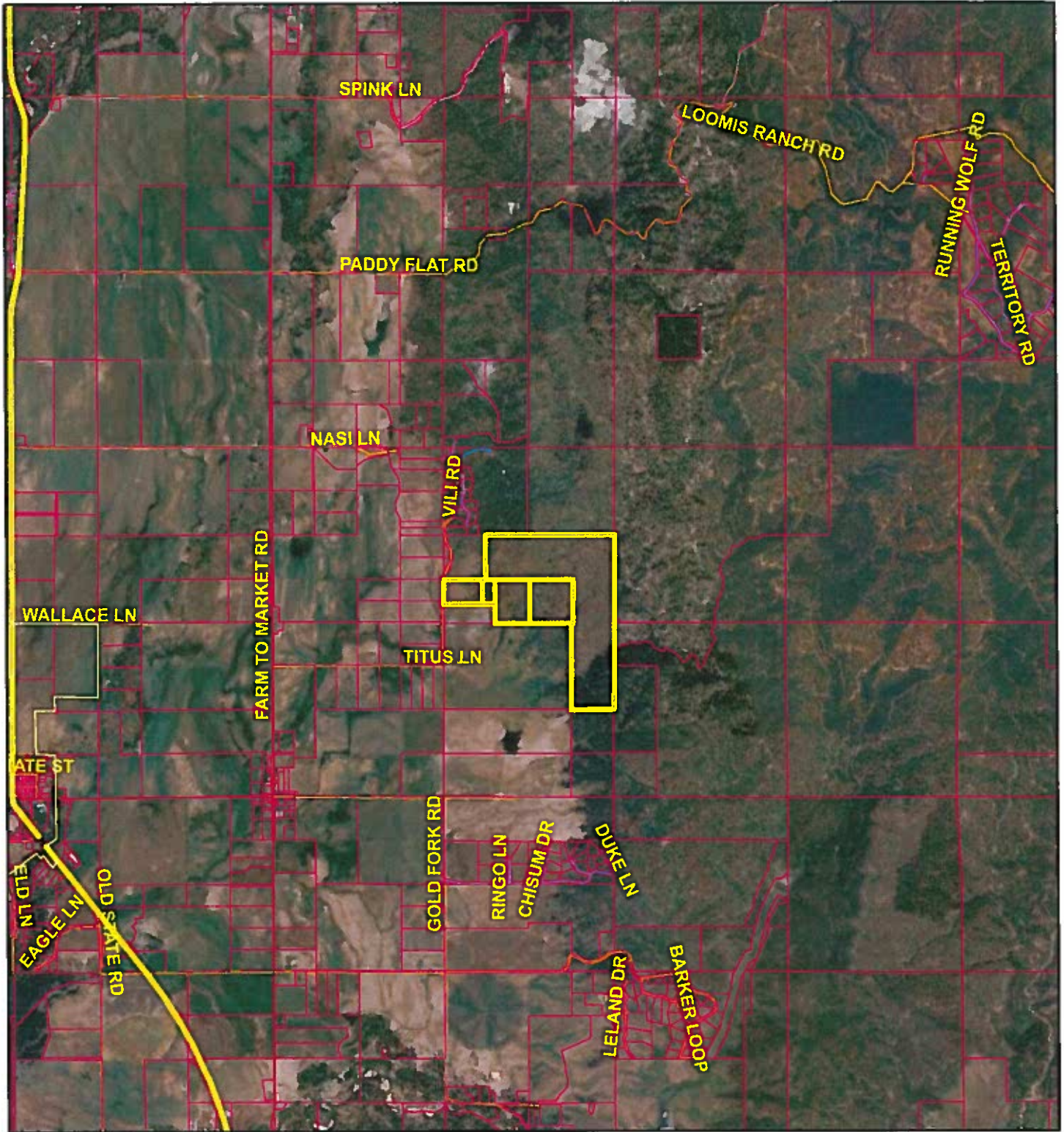
You are invited to participate in the public hearing and/or comment on the proposal. You may view the entire hearing by going to our website, [www.co.valley.id.us](http://www.co.valley.id.us), and click on "Watch Commissioner Meetings Live"

You may comment in person or by mail, fax, or email. If you want to testify telephonically or in person, please call. Written comments must be received at least seven days prior to the public hearing. If you do not submit a comment, we will assume you have no objections to the application.

**Direct questions and written comments to:**

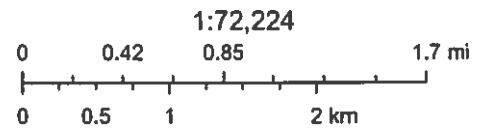
Cynda Herrick, AICP, CFM  
Planning & Zoning Administrator  
PO Box 1350  
Cascade, ID 83611  
208-382-7115 (phone)  
208-382-7119 (fax)  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

# C.U.P. 20-30



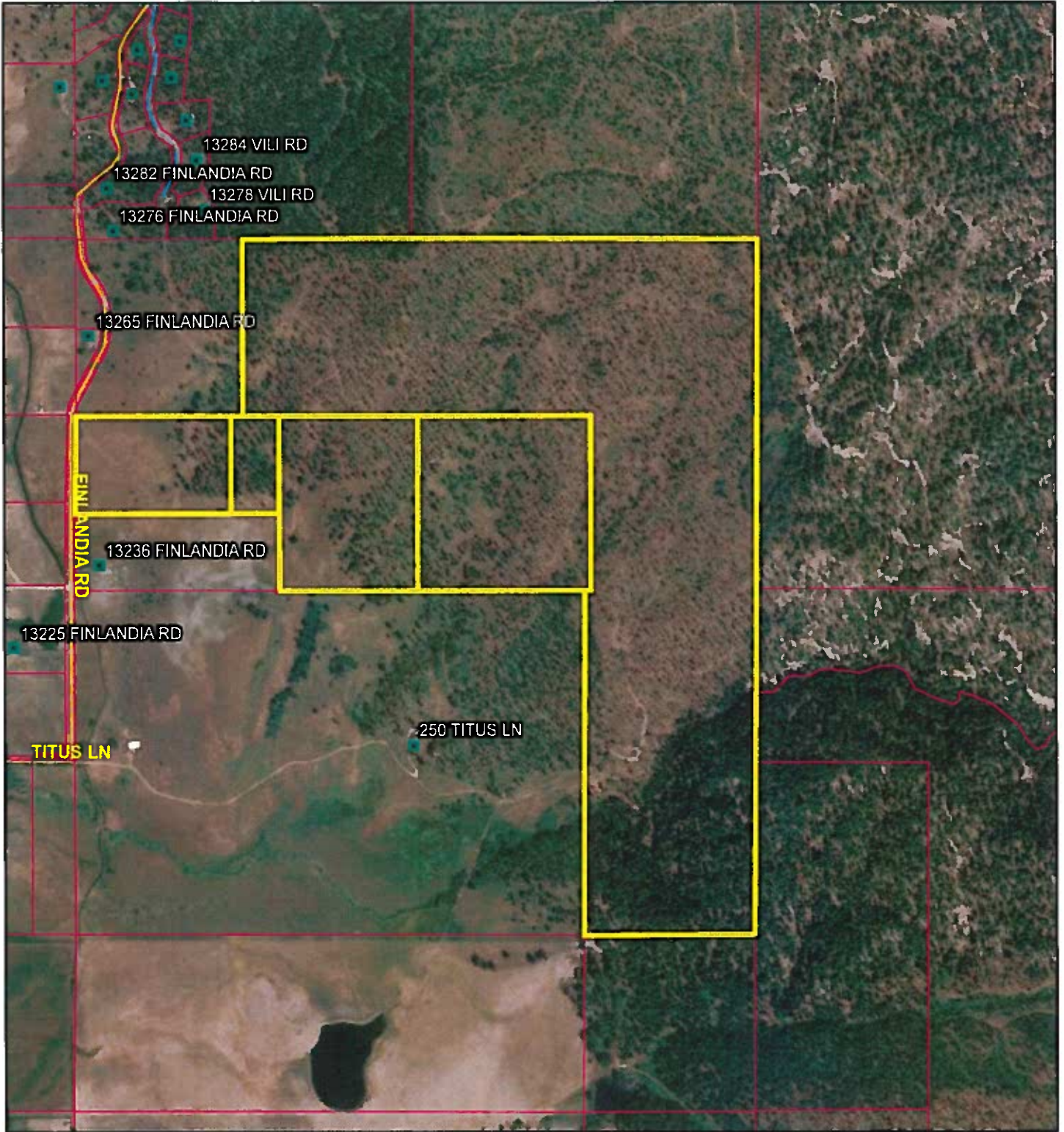
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- Municipalities
- Parcel Boundaries
- All Road Labels
- Roads
  - MAJOR
  - MINOR COLLECTOR
  - COLLECTOR
  - URBAN/RURAL
  - USFS
  - PRIVATE
  - OTHER



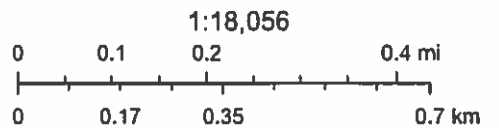
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# C.U.P. 20-30



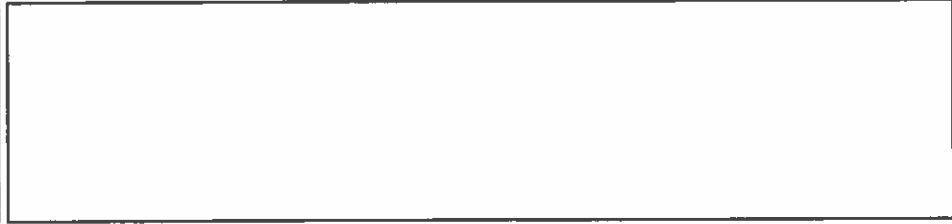
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- Parcel Boundaries
- Roads
  - URBAN/RURAL
  - PRIVATE
- Addresses
- All Road Labels



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

DATE	REVISIONS

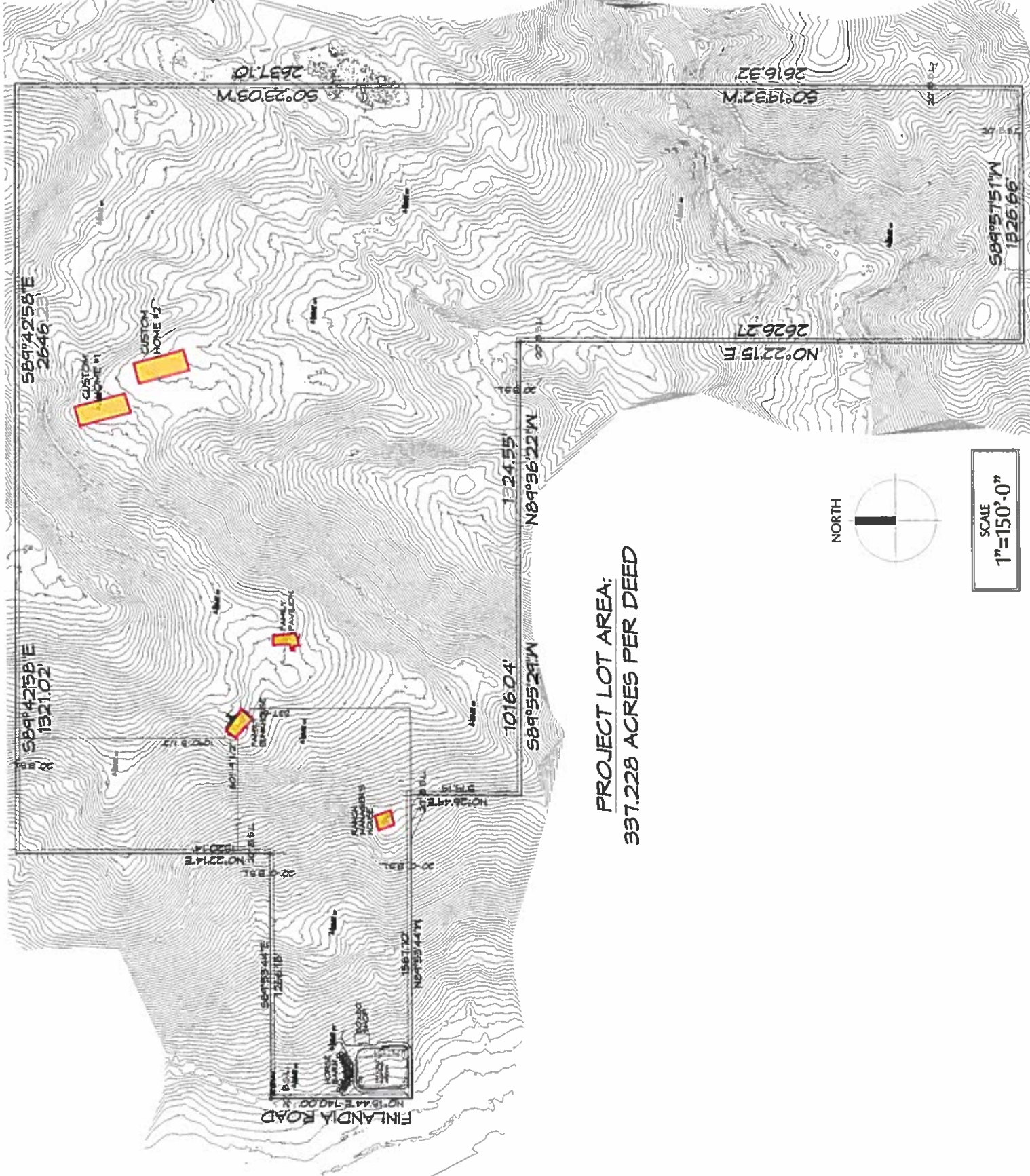


A Family Ranch Project For  
**Willow Creek Vista, LLC**  
 Finlandia Road, Denmark, Idaho

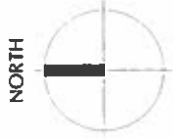
PROJECT NO. 20-028    CITY DENVER  
 DATE: 04-21-2020/04/21

Prepared Design Services by  
**Steppert Design Associates, LLC**  
 1000 E. 1st Ave. Suite 1000  
 Denver, CO 80202

# PROJECT CONCEPT SITE PLAN



**PROJECT LOT AREA:  
 337.228 ACRES PER DEED**



SCALE  
**1"=150'-0"**

# SITE