



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

C.U.P. 20-32 Herrick Court Preliminary Plat

Applicant: Dwight Jividen

Owner: Cascade South INC

Location: Sections 8, 9, and 16, T.12N, R.3E,
Boise Meridian, Valley County, Idaho.

Project Description:

Dwight Jividen is requesting a conditional use permit for a plat of a private road to access multiple 20-acre parcels. The property is owned by Cascade South INC.

The private road would be a 70-ft wide right-of-way, approximately 8500-ft long, and constructed in three phases.

The road would connect Laurins Lane (private) and Skunk Creek Road (public). A gate will be placed at the junction with Laurins Lane. The gate will be Fire Department approved and for emergency access only.

The road would be located in parcels RP12N04E094804, RP12N04E087204, and RP12N04E160010.

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

www.co.valley.id.us/public-hearing-information

PUBLIC HEARING

December 10, 2020

6:00 p.m.

**Courthouse Building
2nd 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

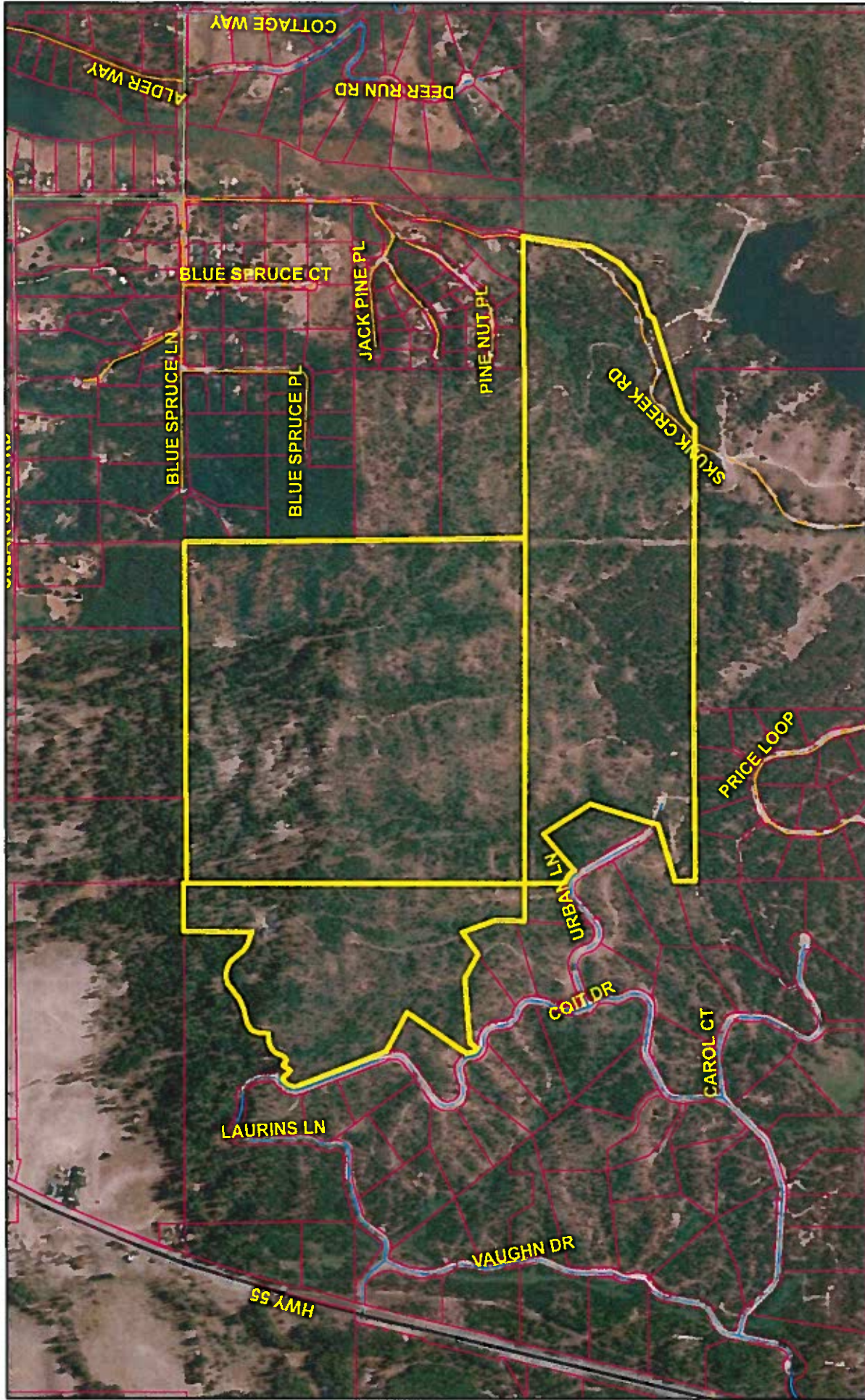
You are invited to participate in the public hearing and/or comment on the proposal. You may view the entire hearing by going to our website, www.co.valley.id.us, and click on "Watch Commissioner Meetings Live"

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

C.U.P. 20-32 Herrick Court



10/27/2020, 3:25:55 PM

1:18,056

- Parcel Boundaries
- All Road Labels
- USFS
- MAJOR
- PRIVATE
- URBAN/RURAL

A PLAT SHOWING Herrick Court

Located in Section 8, 9, & 16
T. 12 N., R. 4 E., B.M., Valley County, Idaho
2020



Record of Survey
Inst. # 192058 Book 4 Page 109

LAURAINS
LANE

W1/2SE1/4 E1/2SE1/4

Access to Lanes to be
within Herrick Hills Subdivision
No. 1 Locked gate in place
at L29

COIT
ARIVE

HERRICK
HILLS
SUBDIVISION
No. 1

Instrument #32243, Book 11,
Page 92, recorded June 6, 2008

Health Certificate
Sanitary regulations have not been
satisfied. This plat may not be used for
Drainage Court and shall not be used for
drainage areas or water ways.

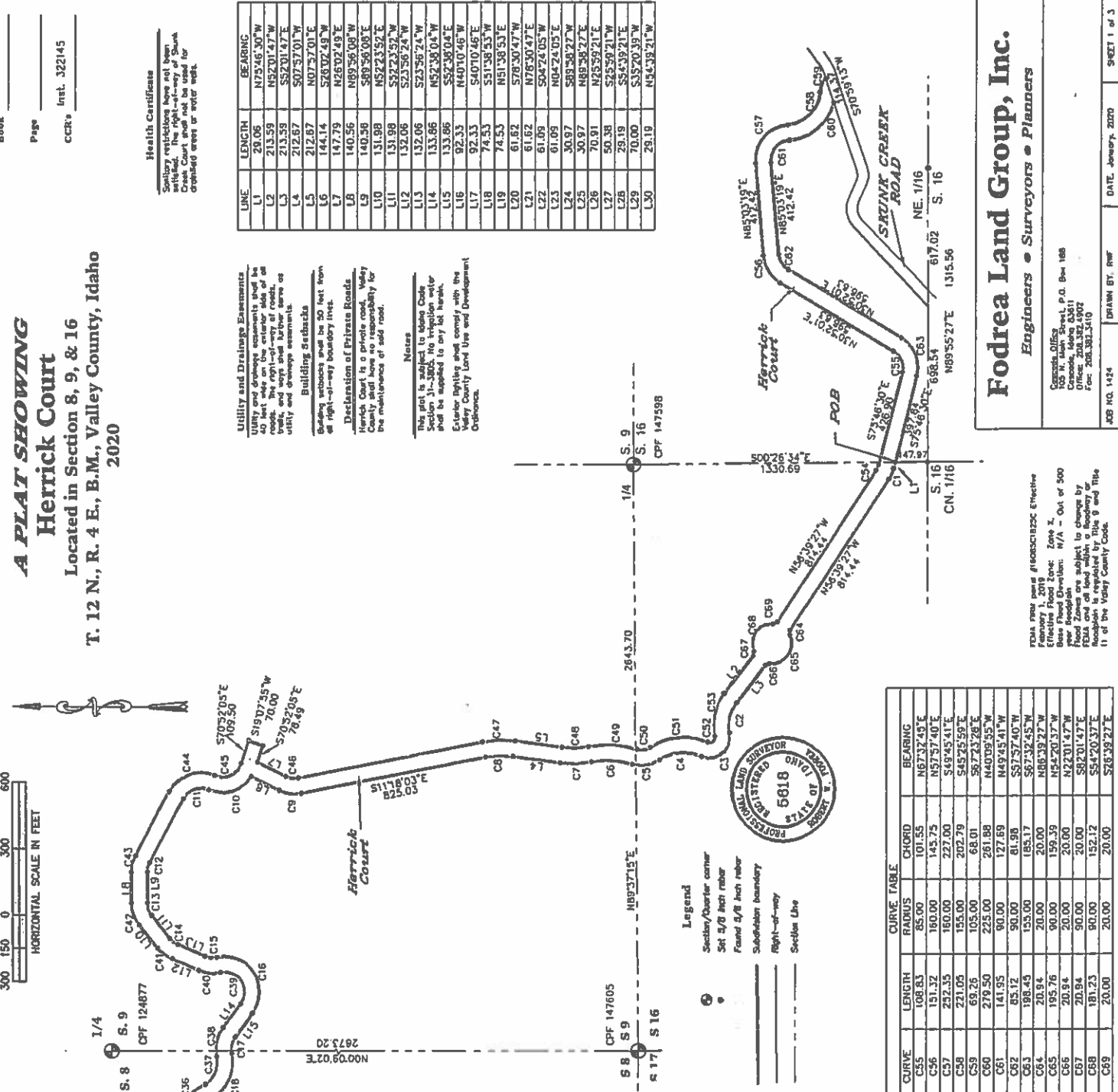
Utility and Drainage Easements
Utility and drainage easements shall be
shown and recorded as part of all
roads. The right-of-way of roads,
walks, and ways shall further serve as
utility and drainage easements.

Building Setbacks
Building setbacks shall be 50 feet from
all right-of-way boundary lines.

Declaration of Private Roads
Herrick Court is a private road. Utility
and drainage easements shall be
the maintenance of said road.

Notes
This plat is subject to Idaho Code
Section 31-3802. No irrigation water
shall be applied to any lot herein.
Easement rights shall comply with the
Valley County Land Use and Development
Ordinance.

LINE	LENGTH	BEARING
L1	20.06	N75°46'30"W
L2	213.59	N52°01'47"W
L3	213.59	S52°01'47"E
L4	212.67	S07°57'01"W
L5	212.67	N07°57'01"E
L6	144.14	S28°02'49"W
L7	147.79	N28°02'49"E
L8	140.56	N89°56'09"E
L9	140.56	S89°56'09"E
L10	131.98	N52°23'52"E
L11	131.98	S52°23'52"W
L12	132.06	S23°56'24"W
L13	132.06	S23°56'24"E
L14	133.66	N52°38'04"W
L15	133.66	S52°38'04"E
L16	92.53	N40°10'46"W
L17	92.53	S40°10'46"E
L18	74.53	S51°38'53"W
L19	74.53	N51°38'53"E
L20	61.62	S78°30'47"W
L21	61.62	N78°30'47"E
L22	61.09	S04°24'05"W
L23	61.09	N04°24'05"E
L24	38.97	S89°58'27"W
L25	38.97	N89°58'27"E
L26	70.91	N25°59'21"E
L27	50.38	S25°59'21"W
L28	29.19	S54°59'21"E
L29	70.00	S35°20'39"W
L30	29.19	N34°39'21"W



CURVE	LENGTH	RADIUS	CHORD	BEARING
C55	108.83	85.00	101.55	N67°37'45"E
C56	151.32	160.00	145.75	N57°57'40"E
C57	292.35	160.00	227.00	S49°45'41"E
C58	231.05	155.00	202.79	S45°25'59"E
C59	68.26	103.00	68.01	S67°23'28"E
C60	278.50	225.00	261.88	N40°09'55"W
C61	141.95	90.00	127.69	N49°45'41"W
C62	85.12	90.00	61.98	S57°57'40"W
C63	198.45	155.00	165.17	S67°39'45"W
C64	20.94	20.00	20.00	N86°39'27"W
C65	195.76	90.00	159.39	N54°20'37"W
C66	20.94	20.00	20.00	N27°01'47"W
C67	20.94	90.00	20.00	S87°01'47"E
C68	181.23	90.00	152.12	S54°20'37"E
C69	20.00	20.00	20.00	S28°59'27"E

Legend
 Section/Quarter corner
 Set 3/8 inch rebar
 Found 8/8 inch rebar
 Subdivision boundary
 Right-of-way
 Section Line

Fodrea Land Group, Inc.
 Engineers • Surveyors • Planners

Coronado Office
 100 N. Main Street, P.O. Box 188
 Office: 208.382.5802
 Fax: 208.382.3410

JOB NO. 1424 DRAWN BY: RWF DATE: January, 2020 SHEET 1 of 3

FDA: FRA 2018-0001-0001-0001-0001-0001
 Effective Flood Zone: Zone X
 Base Flood Elevation: 7/4 - Out of 500
 Flood Zones are subject to change by
 FEMA and all land within a floodway or
 flood fringe shall be in compliance with
 11 of the Valley County Code.