



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

## C.U.P. 21-10 Pearson Landing Subdivision – Preliminary Plat

**Applicant/Owner:** BP Properties LLC

**Location:** Parcel RP18N03E2289006 in Section 28, T.18N,  
R.3E, Boise Meridian, Valley County, ID.

### Project Description:

BP Properties LLC is requesting a conditional use permit for a 10-lot single family subdivision on approximately 11.82 acres.

One-acre lots are proposed. Individual wells and septic systems are proposed.

Lots would be accessed from a private road onto Pearson Lane, a public road.

The plat includes an easement along Clara Foltz Ditch and a 10-foot-wide maintenance and repair easement for a buried irrigation line.

A 20,000-gallon water storage tank for Fire Department use will be located near the entrance to the development.

This site is currently addressed as 14066 Burr Drive. C.U.P. 20-09 BP Property Equipment Storage was previously approved for this site.

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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 files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street, 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

**May 13 , 2021**

**6:00 p.m.**

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

Changing Covid-19 considerations may 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)

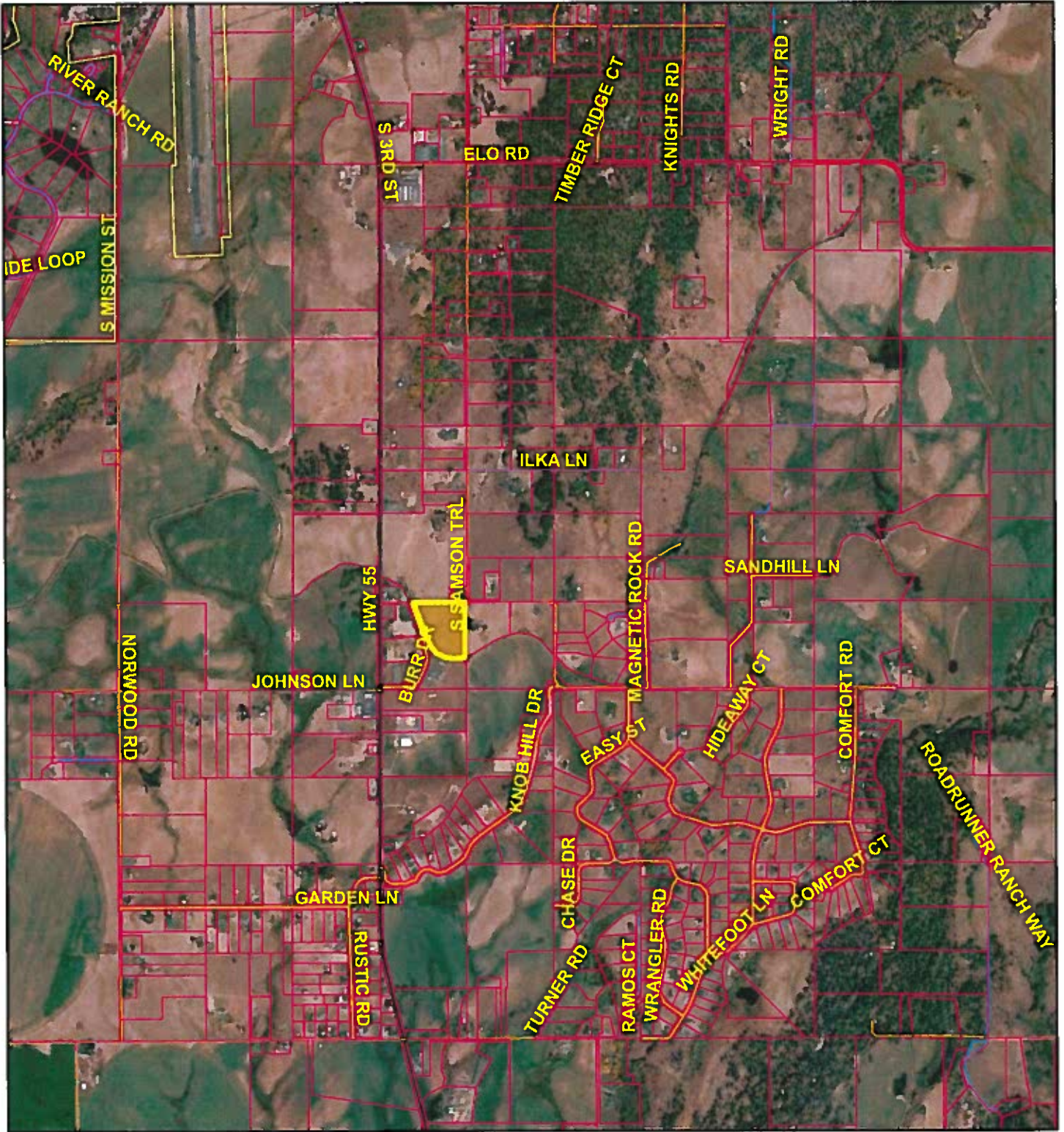
You are invited to participate in the public hearing and/or comment on the proposal. You may view the entire hearing by going to our website, [www.co.valley.id.us](http://www.co.valley.id.us), and click on "Watch Commissioner Meetings Live"

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)

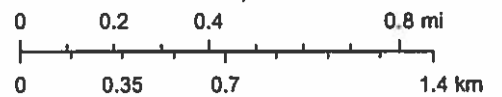
# C.U.P. 21-10 Pearson Landing Vicinity Map



4/5/2021, 8:19:12 AM

1:36,112

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



USDA FSA, GeoEye, Maxar

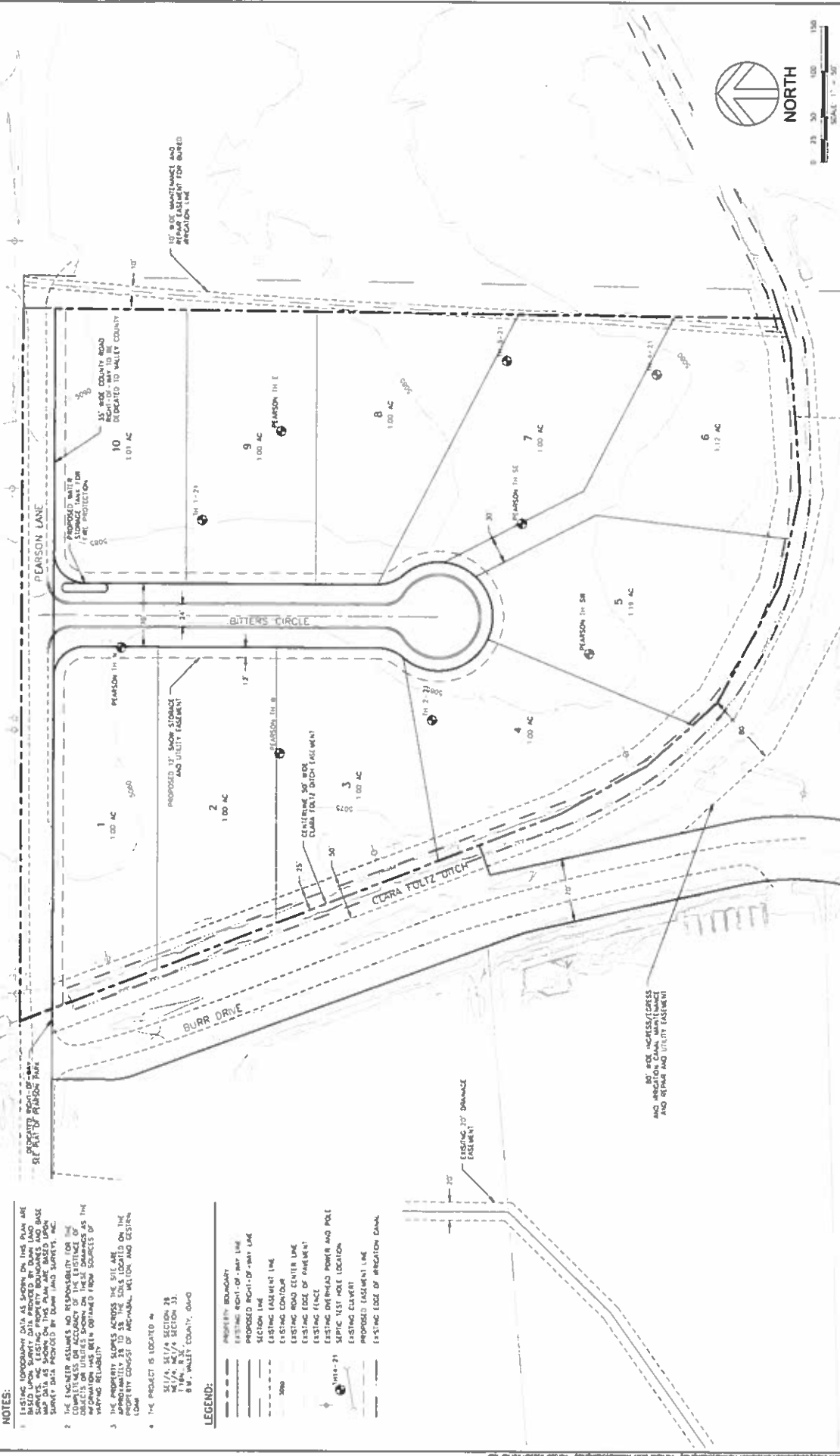




**NORTH**  
SCALE: 1" = 300'

**CRESTLINE**  
ENGINEERS  
323 DEINHARD LANE, SUITE C · PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 · 208.634.4146 FAX

PEARSON LANDING VALLEY COUNTY, IDAHO PROPOSED SUBDIVISION STREET NAMES AND LOTS			
PROJECT	20003	DRAWN	FIGURE NO.
DATE	3/26/2021	RFP	1 OF 1



**NOTES:**

- EXISTING TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUMAS SURVEY, INC.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF UTILITIES SHOWN ON THIS PLAN UNLESS THE ENGINEER HAS BEEN ADVISED OTHERWISE BY THE PROPERTY OWNER OR OTHER SOURCES OF INFORMATION.
- THE PROPERTY LINES, ADDRESS, THE SITE AREA, APPROXIMATELY 38 TO 55 THE SITES LOCATED ON THE PROPERTY CONSIST OF ARGONAL, MELTON, AND CRESTLINE.
- THE PROJECT IS LOCATED IN SECTION 18, T14N, R3E, S14E, VALLEY COUNTY, IDAHO.

**LEGEND:**

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING UTILITY LINE
- EXISTING EDGE OF PARKLET
- EXISTING FENCE
- EXISTING OVERHEAD POWER AND POLE
- SEPTIC TANK NOSE LOCATION
- EXISTING CURBVERT
- PROPOSED EASEMENT LINE
- EXISTING EDGE OF IRRIGATION CANAL

NO.	REVISION	BY	DATE	DESIGN	DTT
				DESIGNED	APP
				CHECKED	DTT
				APPROVED	DTT

**PEARSON LANDING**  
**VALLEY COUNTY, IDAHO**  
 EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

**CRESTLINE**  
**ENGINEERS**  
 323 DENIHARD LANE, SUITE C PO BOX 2330  
 MCCALL, IDAHO 83638  
 208 634 4140 208 634 4146 FAX

VERY SCALE  
 DATE 3/29/2023  
 PROJECT 200003  
 SHEET NO 1 OF 3  
 EX-1