



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

C.U.P. 21-20 Gold Fork River Estates Subdivision Preliminary Plat

Applicant/Owner: Gold Fork LLC

Location: Parcels RP16N04E295625, RP16N04E296770,
and part of RP16N04E296006 in the
SW ¼ Section 29, T.16N, R.4E, Boise Meridian,
Valley County, Idaho

Project Description: Gold Fork LLC is requesting a
conditional use permit for a seven-lot single-family
subdivision on 67.7 acres.

Lots would be accessed from Davis Creek Lane onto a
private road.

Proposed residential lot sizes range from 2.24 acres to
5.66 acres. A 15.65-acre open space lot is proposed along
the Gold Fork River.

Individual wells and individual septic systems are
proposed.

The existing 50-ft prescriptive right-of-ways of Davis Creek
Lane and Gold Fork Road would be converted to a 70-ft
public right-of-way along the proposed subdivision
boundary.

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

August 12, 2021

6:00 p.m.

Courthouse Building

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 Commissioner Meetings Live".

The meeting is in-person but is also
teleconference and web-based. However, we
cannot guarantee reliability of the phone
system or the internet. You can register in
advance for this meeting by contacting
Cynda Herrick, Planning and Zoning Director,
208-382-7115, or attend in person.

You may comment in person or by mail, fax,
or email. 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.

Direct questions and written comments to:

Cynda Herrick, AICP, CFM
Planning & Zoning Director

PO Box 1350

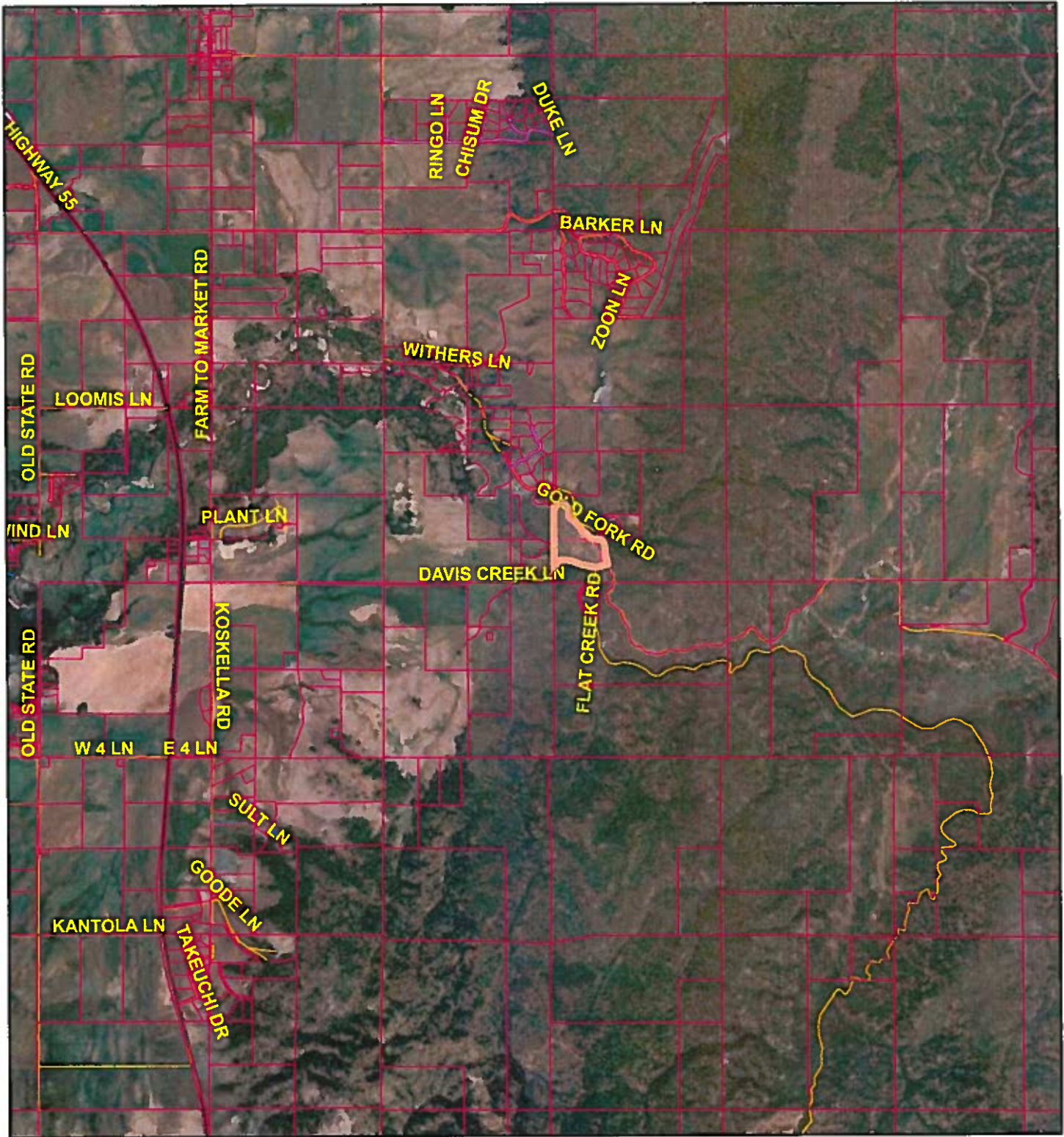
Cascade, ID 83611

208-382-7115 (phone)

208-382-7119 (fax)

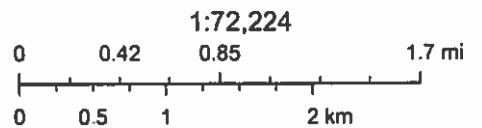
cherrick@co.valley.id.us

C.U.P. 21-20 Gold Fork River Estates



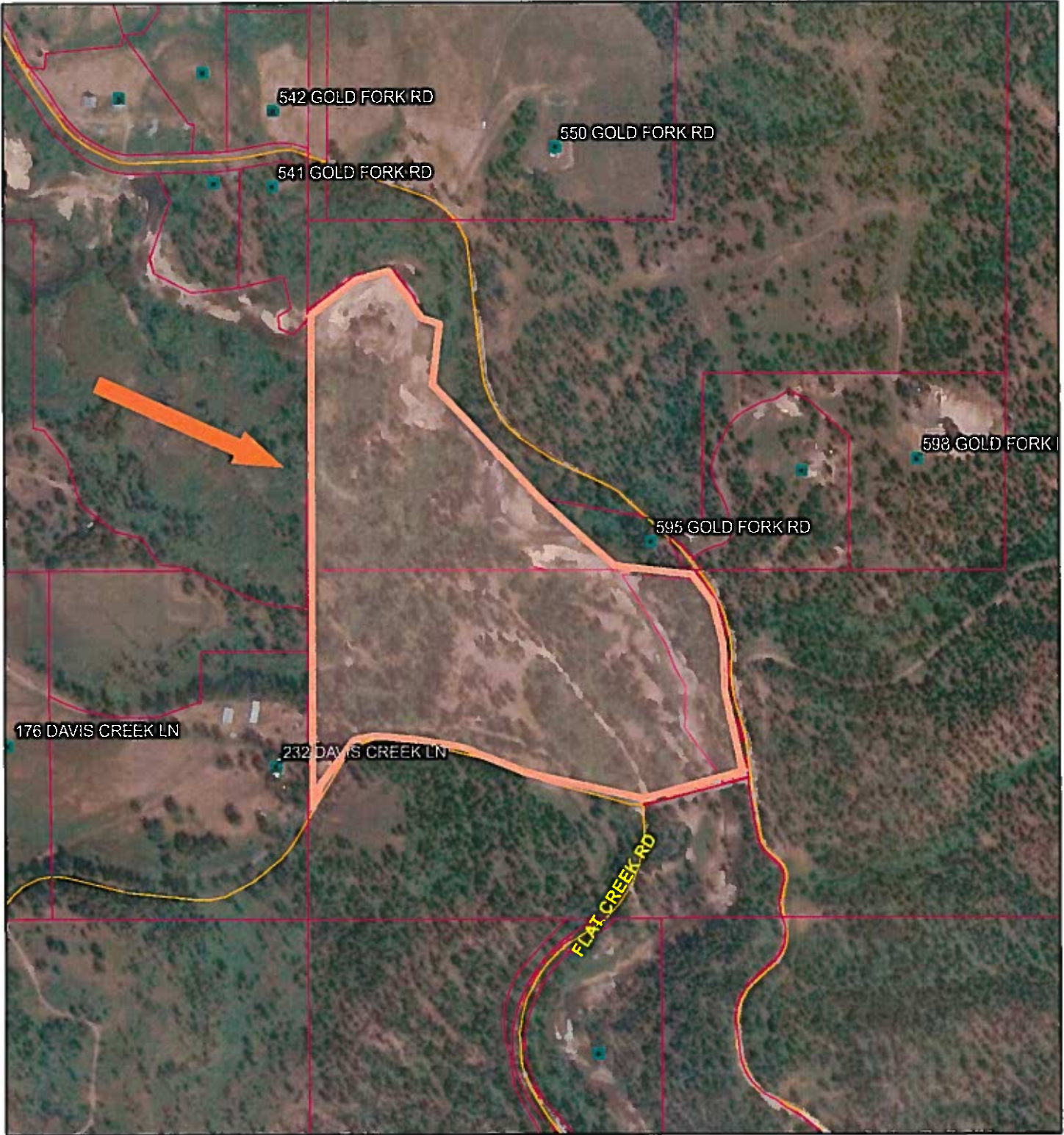
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- Parcel Boundaries
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- MAJOR
- All Road Labels



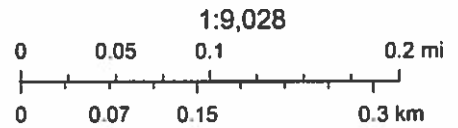
Earthstar Geographics

C.U.P. 21-20 Gold Fork River Estates



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- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
 - MINOR COLLECTOR
 - URBAN/RURAL

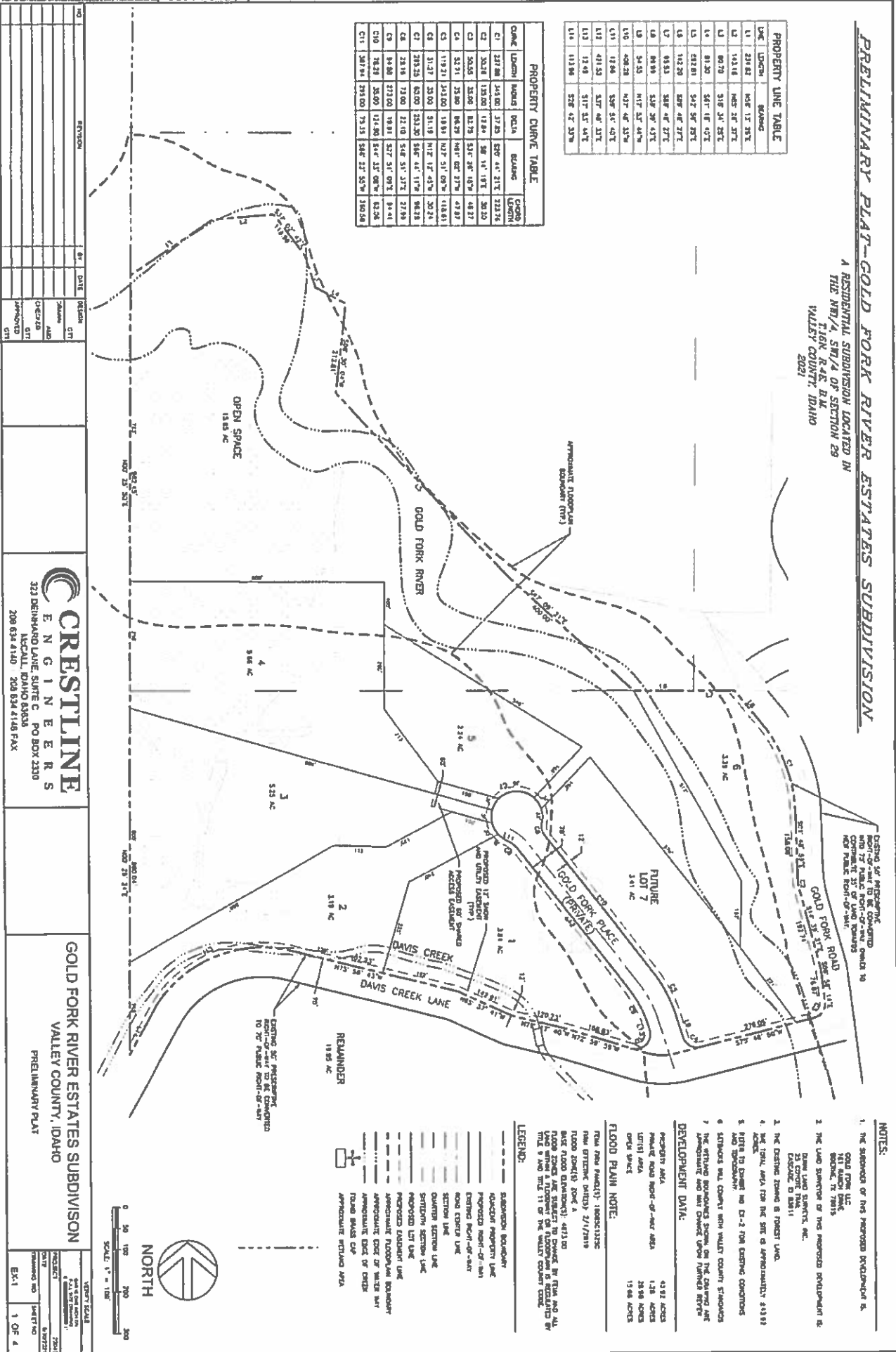


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PRELIMINARY PLAT--GOLD FORK RIVER ESTATES SUBDIVISION
 A RESIDENTIAL SUBDIVISION LOCATED IN
 THE NW/4, SW/4 OF SECTION 29
 T16N R.4E B.1E
 VALLEY COUNTY, IDAHO
 2021

PROPERTY LINE TABLE		
LINE NUMBER	BEARING	LENGTH
1	N 34° 42' E	167.17
2	N 63° 16' E	162.38
3	N 0° 20' E	318.34
4	N 81° 20' E	547.18
5	N 102° 00' E	547.98
6	N 142° 20' E	589.48
7	N 93° 53' E	589.48
8	N 64° 50' E	529.39
9	N 54° 53' E	517.57
10	N 48° 28' E	447.48
11	N 17° 06' E	529.97
12	N 41° 52' E	517.48
13	N 12° 49' E	517.57
14	N 113° 06' E	578.47

PROPERTY CURVE TABLE			
CURVE NUMBER	BEARING	CHORD	ARC LENGTH
C1	N 34° 42' E	167.17	167.17
C2	N 63° 16' E	162.38	162.38
C3	N 0° 20' E	318.34	318.34
C4	N 81° 20' E	547.18	547.18
C5	N 102° 00' E	547.98	547.98
C6	N 142° 20' E	589.48	589.48
C7	N 93° 53' E	589.48	589.48
C8	N 64° 50' E	529.39	529.39
C9	N 54° 53' E	517.57	517.57
C10	N 48° 28' E	447.48	447.48
C11	N 17° 06' E	529.97	529.97
C12	N 41° 52' E	517.48	517.48
C13	N 12° 49' E	517.57	517.57
C14	N 113° 06' E	578.47	578.47



DISTING OF PROPOSED
 AND 1/2 PUBLIC FOOT-OF-WAY CORNER TO
 CORNER 33' OF LAND TOWARD
 NEW FUTURE FOOT-OF-WAY

- NOTES:**
1. THE SUBDIVISION HAS PROPOSED DEVELOPMENT IN GOLD FORK RIVER ESTATES, 8000 N. T. 16N, B. 1E, VALLEY COUNTY, IDAHO 83402. THE SUBDIVISION IS LOCATED IN THE NW/4, SW/4 OF SECTION 29, T16N, R.4E, B.1E, VALLEY COUNTY, IDAHO.
 2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS DAVID L. SMITH, R.L.S., P.E., 25 COURT ROAD, CECILIA, IDAHO 83311.
 3. THE DISTING ZONING IS R-2 SINGLE-FAMILY RESIDENTIAL.
 4. THE TOTAL AREA FOR THE SITE IS APPROXIMATELY 84,888 ACRES.
 5. LOT 7 IS SUBJECT TO A DEED FROM DISTING CONDITIONS AND RESTRICTIONS.
 6. ALL OTHERS WILL COMPLY WITH VALLEY COUNTY STANDARDS AND RESTRICTIONS.
 7. THE WITHIN BOUNDARIES SHOWN ON THE DRAWING ARE APPROXIMATE AND MAY CHANGE UPON FURTHER SURVEY DEVELOPMENT DATA.

FLOOD PLAIN NOTE:
 FROM THE QUALITY INTERESTED FROM DISTING DATES 2/1/2019. FLOOD ZONING FOR A BASE FLOOD ELEVATION: 4815.00 FEET. THE FLOOD PLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND:

- SUBDIVISION BOUNDARY
- QUADANT PROPERTY LINE
- PROPOSED FOOT-OF-WAY
- DISTING FOOT-OF-WAY
- ROAD CENTER LINE
- SECTION LINE
- QUARTER SECTION LINE
- SPLITTING SECTION LINE
- PROPOSED EXISTING LINE
- PROPOSED FUTURE BOUNDARY
- APPROXIMATE DIST. OF WATER WAY
- APPROXIMATE DIST. OF CREEK
- ROAD RIGHT-OF-WAY
- APPROXIMATE FUTURE ROAD

CRESTLINE
 ENGINEERS
 3121 DENWARD LANE, SUITE C, PO BOX 2130
 MACCALL, IDAHO 83403
 208 634 4140 208 634 4146 FAX

GOLD FORK RIVER ESTATES SUBDIVISION
 VALLEY COUNTY, IDAHO
 PRELIMINARY PLAT

DATE	DESCRIPTION	BY
2021	PREPARED	DAVID L. SMITH
2021	CHECKED	DAVID L. SMITH
2021	APPROVED	DAVID L. SMITH

SHEET NO. 1 OF 4
 EX-1