



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

## C. U.P. 21-25 Finn Barn Subdivision Preliminary and Final Plat

**Applicant/Owner:** Finn Barn LLC

**Location:** 14118 Highway 55  
RP18N03E281815  
SENE Section 28, T.18N, R.3E  
Boise Meridian, Valley County, Idaho

**Project Description:**

Finn Barn LLC is requesting a conditional use permit for a two-lot single-family subdivision on 4.86 acres. Lots would be accessed from Highway 55. Proposed lot sizes range from 1.83 acres to 3.03 acres.

Individual wells and individual septic systems are proposed. Each lot would have separate access to Highway 55.

The site is addressed at 14118 Highway 55.

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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

**October 14, 2021**

**6:00 p.m.**

**Courthouse Building  
2<sup>nd</sup> 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](http://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](mailto:cherrick@co.valley.id.us)

# C.U.P. 21-25 Finn Barn Subdivision



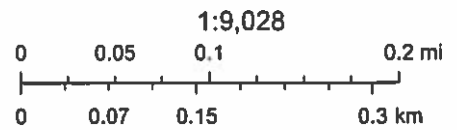
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Parcel Boundaries URBAN/RURAL

All Road Labels PRIVATE

Roads

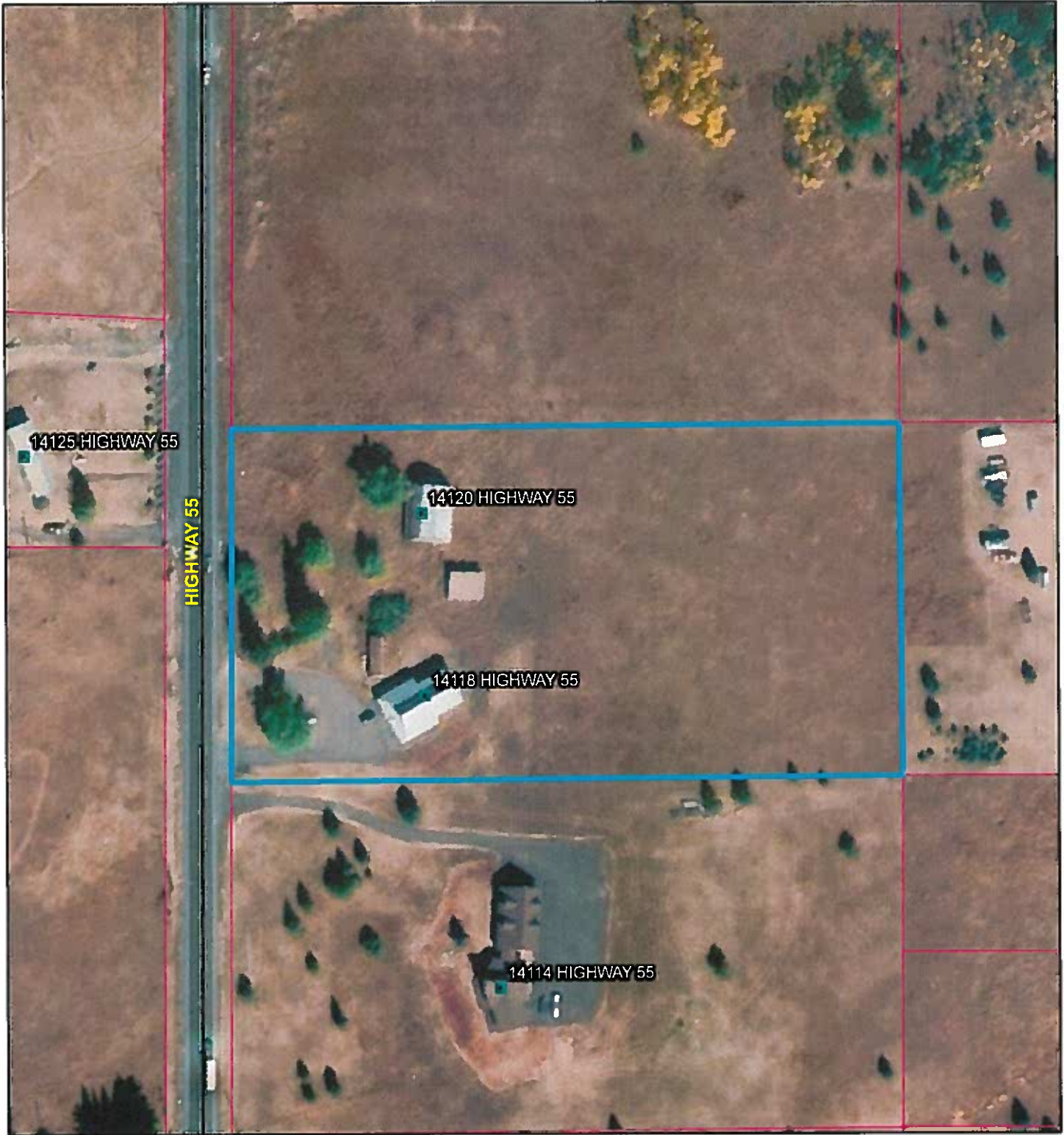
MAJOR



Maxar

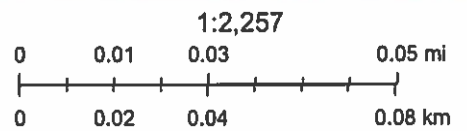


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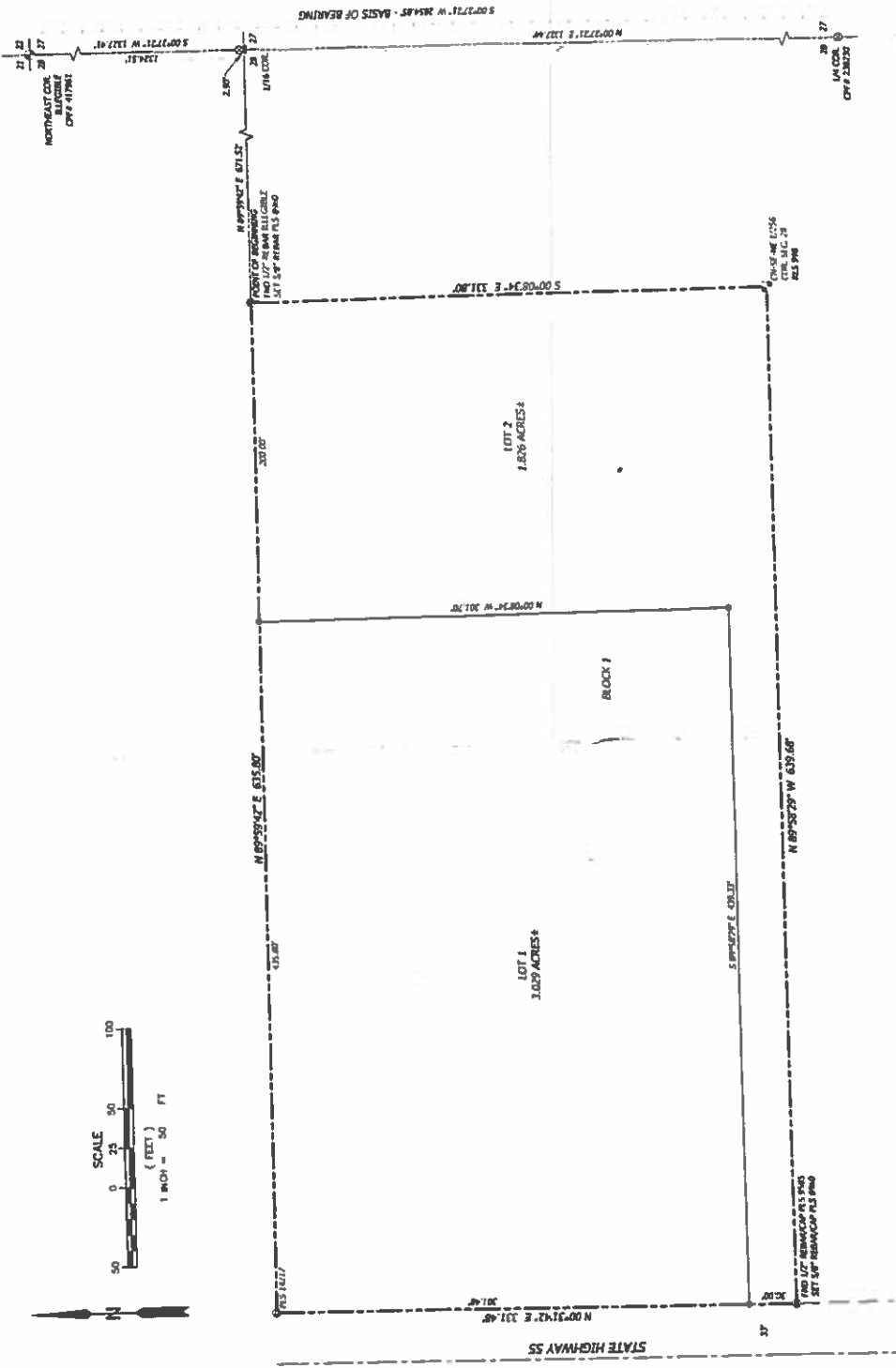
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- Parcel Boundaries
- Addresses
- MAJOR
- All Road Labels



Maxar, Microsoft

**FINN BARN SUBDIVISION**  
**LOCATED IN A PORTION OF THE W1/2 N1/2 NE1/4 OF SECTION 28,**  
**T. 18 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO**  
2021



**LEGEND**

—	SUBDIVISION BOUNDARY LINE
---	CHRYSTER LINE
- - -	NEW LOT LINE
○	POINT OF IRON PIPE
○	FOUND 5/8" IRON PIPE AS NOTED
○	FOUND 1/2" IRON PIPE AS NOTED
○	FOUND 1/4" IRON PIPE
○	FOUND BRASS CAP
○	FOUND ALUMINUM CAP
○	SET 5/8" IRON/ALU CAP PLS 8980
○	SET 1/2" IRON/ALU CAP PLS 8980
○	CALCULATED POINT

**CERTIFICATE OF SURVEYOR**  
L. FRITZ BRUNWELL, P.L.S. DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DOCUMENTED IN THE PUBLIC RECORDS OF VALLEY COUNTY, IDAHO, IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND AM AWARE OF THE CONTENTS OF THE PLAT, AND I AM IN COMPLIANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS AND CORNER PERMANENCY AND FIELD ACT, IDAHO CODE §§ 18-101 THROUGH 18-1812.



FRITZ BRUNWELL P.L.S. 8960

2030 S. WASHINGTON AVE.  
EMMETT, ID 83617  
(208) 398-8104  
FAX (208) 398-8105

**SANTOOTH**  
Land Surveying, LLC  
WWW.SAWTOOTHLS.COM

SHEET: 1 OF 2	DATE: 8/2021	AR	FB	2022	120322-PP
DRAWN BY: J. BRUNWELL	CHECKED BY: J. BRUNWELL	DATE: 8/2021	DATE: 8/2021	DATE: 8/2021	DATE: 8/2021

- NOTES:**
- THIS PLAT IS SUBJECT TO IDAHO CODE SECTION 31-2005 AND IS WITHIN THE JURISDICTION OF THE STATE OF IDAHO. NO IRRIGATION WATER SHALL BE SUPPLIED TO ANY LOT OR PART THEREOF UNLESS IT IS BY THE TERMS OF A RECORD WITH FINAL PLAT.
  - EXTENSION LIGHTING SHALL COMPLY WITH VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE.
  - SUBJECT TO A RECORD OF SURVEY, BOOK 14, PAGE 56, RECORDED AUGUST 20, 2020 AS INSTRUMENT NO. 417435 OF OFFICIAL RECORDS.

- REFERENCES:**
- R1) RECORD OF SURVEY, BOOK 14, PAGE 54
  - R2) RECORD OF SURVEY, BOOK 9, PAGE 101
  - R3) RECORD OF SURVEY, BOOK 10, PAGE 60
  - R4) RECORD OF SURVEY, BOOK 7, PAGE 63
  - R5) RECORD OF SURVEY, BOOK 1, PAGE 67
  - R6) WADSWORTH DEED INSTR. NO. 414223

**FEMA NOTE:**  
THIS PLAT IS WITHIN ZONE X:  
FLOOD HAZARD AREA:  
ZONE X: AREA OF NORMAL FLOOD HAZARD.

**RESTRICTIVE COVENANTS:** FILED UNDER INSTRUMENT NO. \_\_\_\_\_ RECORDS VALLEY COUNTY.

**BUILDING SETBACKS:** SET BACKS WILL COMPLY WITH VALLEY COUNTY REGULATIONS.

**DECLARATION OF UTILITIES:** THE UTILITIES SERVING FINN BARN SUBDIVISION HAVE BEEN INSTALLED AND THE UTILITY LOCATIONS SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OR MAINTENANCE OF SAID UTILITIES.

**RELEASE OF SANITARY RESTRICTIONS:** SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 36, CHAPTER 14, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER IN ACCORDANCE WITH SECTION 50-112A, IDAHO CODE. BY THE RESUME OF A CERTIFICATE OF DISAPPROVAL.

**HEALTH DEPARTMENT:** HEALTH DEPARTMENT, REISS DATE: \_\_\_\_\_

**LETTER OF APPROVAL:** LETTER OF APPROVAL ON FILE WITH THE VALLEY COUNTY RECORDER UNDER INSTRUMENT NO. \_\_\_\_\_