



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

## C. U.P. 21-26 Kinney Mountain Subdivision Preliminary and Final Plat

**Applicant/Owner:** David and Janice Mlinar

**Location:** 11857 Highway 55  
RP14N03E129010  
SESE Section 12, T.14N, R.3E  
Boise Meridian, Valley County, Idaho

**Project Description:**

David and Janice Mlinar are requesting a conditional use permit for a two-lot single-family subdivision on 20 acres. Lots would be accessed from Highway 55. Proposed lot sizes range from 2.49 acres to 17.6 acres.

Individual wells and individual septic systems are proposed.

Property is mostly timbered. There is a small pond and wetland area.

The site is addressed at 11857 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.

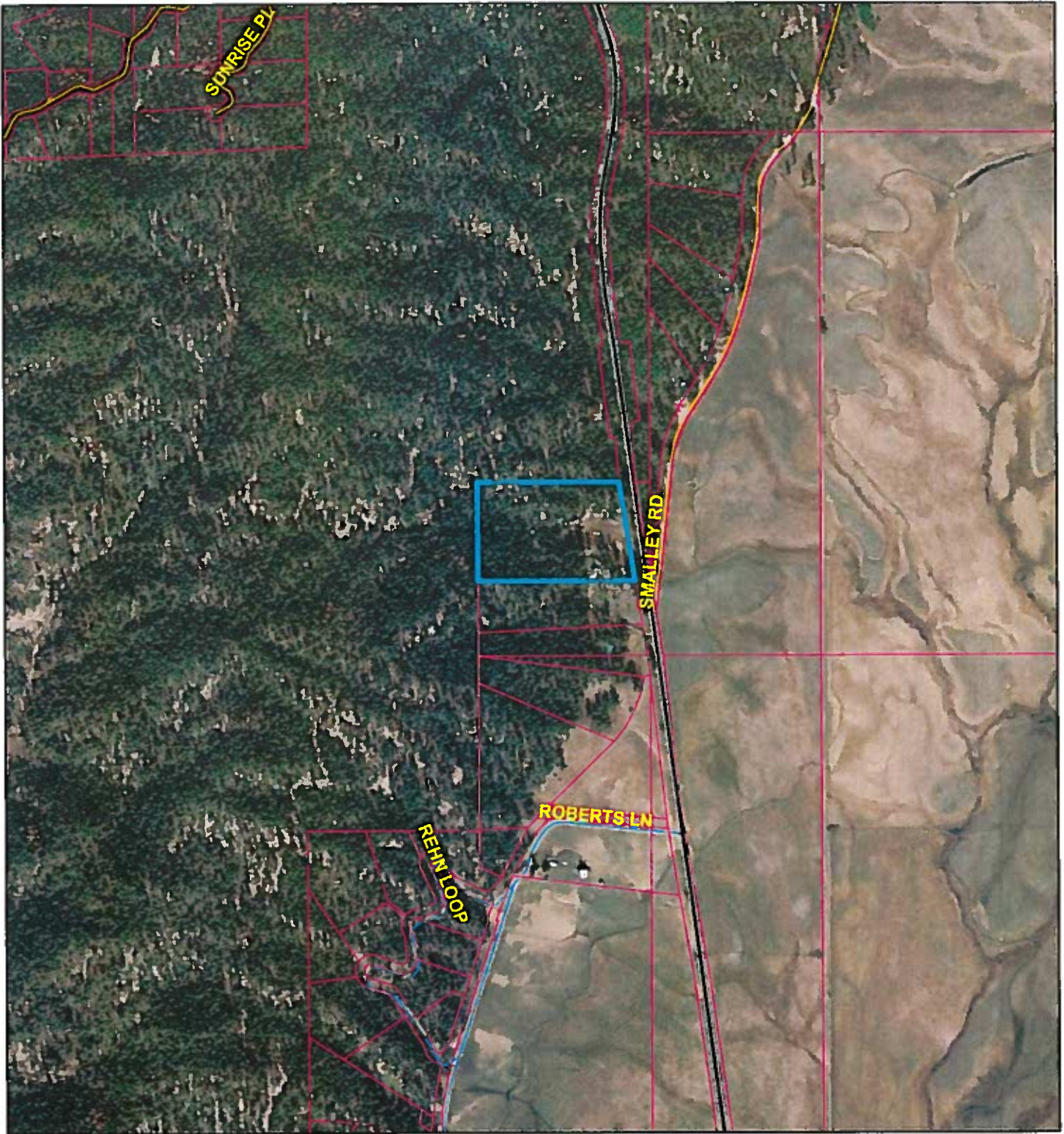
You may comment in person or by mail, fax, or email. Written comments must be received at least seven days prior to the public hearing. If you do not submit a comment, we will assume you have no objections.

**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. 21-26 Kinney Mountain Subdivision



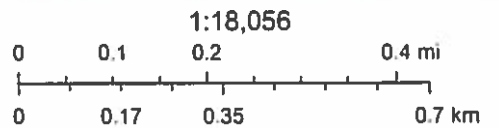
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Parcel Boundaries URBAN/RURAL

All Road Labels PRIVATE

Roads

MAJOR



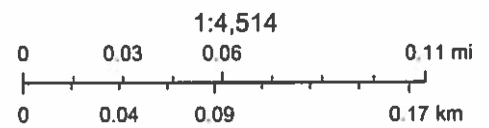
Maxar

# C.U.P. 21-26 Kinney Mountain Subdivision



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



Maxar

**KINNEY MOUNTAIN SUBDIVISION**  
 LOCATED IN A PORTION OF THE  
 SE1/4 OF THE SE1/4  
 SECTION 12  
 T14N., R3E., B.M  
 VALLEY COUNTY, IDAHO.  
 2021

**BASIS OF BEARING**  
 THE BEARING AND DISTANCE  
 COORDINATE SYSTEM DISTANCES ARE TRUE OR GROUND  
 DISTANCES



**SURVEY NARRATIVE**

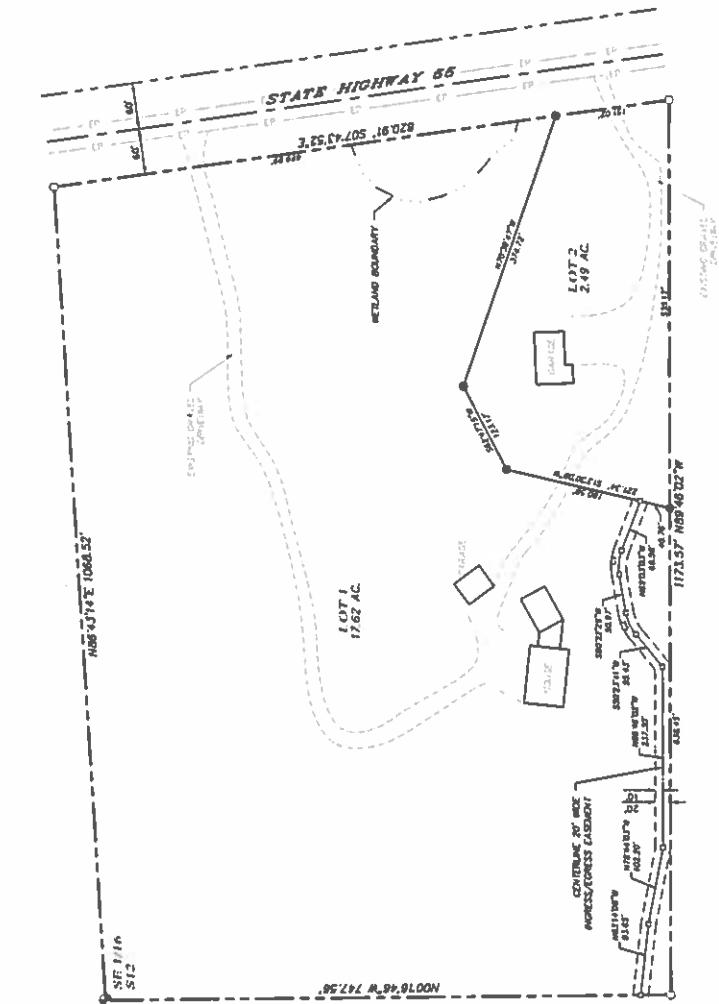
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE PLAT ACT AS AMENDED BY THE VALLEY COUNTY SUBDIVISION ORDINANCE. ALL DISTANCES WERE MEASURED AND FOUND TO BE CORRECT. SEE RETURN OF SURVEY BOOK 3, PAGE 241, INSTRUMENT NO. 2021.

**NOTES**

1. MINIMUM SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IMMEDIATE FLOODPLAIN AS DEFINED IN IBC 51-3001 AND THE REQUIREMENTS IN I.C. 31-3005 ARE NOT APPLICABLE.
3. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED BY THE SANITARY RELEASE.
4. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
5. EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES.
6. ONLY TWO HOOD BURNING DEVICES ALLOWED PER LOT.
7. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
8. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RELEASE.
9. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
10. FEMA FIRM PANELS: 16085C1531C & 16085C1532C  
 FLOOD ZONE(S): ZONE X  
 BASE FLOOD ELEVATION(S): NA  
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODPLAIN IS REGULATED BY RULE 9 AND RULE 11 OF THE VALLEY COUNTY CODE.

**LEGEND**

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- ⊗ FLOOD ALUMINUM CAP MONUMENT
- SET 5.0" X 3.1" MONUMENT WITH PLASTIC CAP L514217
- FOUND 5/8" MONUMENT
- CALCULATED POINT, NO MONUMENT SET OR FOUND



**CURVE TABLE**

CHORD	LENGTH	ANGLE	DELTA	BEARING	CHORD
CD	31.30'	40.00°	32°14'30"	N61°39'17"W	31.30'
CE	31.30'	40.00°	32°14'30"	S83°27'07"W	31.30'

**SANITARY RESTRICTIONS**  
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 54, CHAPTER 13, HAVE BEEN APPROVED AND THE SANITARY RELEASE HAS BEEN OBTAINED. THE SANITARY RESTRICTIONS OR APPROVED LISTING ARE SUBJECT TO CHANGE WITHOUT NOTICE. SANITARY RESTRICTIONS MAY BE APPROVED IN ACCORDANCE WITH SECTION 50-1314 IDAHO CODE BY THE GRANTING OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT REALTY DEPARTMENT, DRS  
 DISTRICT NO.



SHEET 1 OF 2  
 15 LOCOTTE TRAIL  
 CASCADE, ID 83811  
 PHONE: (208) 634-4494  
 WWW.DUNNLANDSURVEY.COM

