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

CUP 21-27 Timber Creek Reserve Phase 2 & 3 Extension Request

Applicant/Property Owner: Northlake-Durham LLC

Location: Parcels RP16N03E219990 & RP16N03E280006 in the SESE Section 21 and NE ¼ Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho

Project Description: Northlake-Durham LLC is requesting a two-year extension for Timber Creek Subdivision Phase 2 & 3.

The conditional use permit requires the final plats to be recorded by December 31, 2026.

The approval of Timber Creek Subdivision was for an 81-lot single-family subdivision on 37.17 acres. Timber Creek Phase 1, recorded on August 9, 2025, includes 25 lots on 13.8 acres

Lots would be accessed from Durham Lane onto new private roads.

Water and sewer would be provided by North Lake Recreational Sewer and Water District.

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This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

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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 Annex at 700 South Main Street in Cascade, Idaho.

More information, including the application and staff report, will be posted online at:

www.valleycountyid.gov/meetingdashboard

PUBLIC HEARING

December 10, 2026
4:00 p.m.

Valley County Courthouse
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 Meetings Live".

The meeting is in-person.

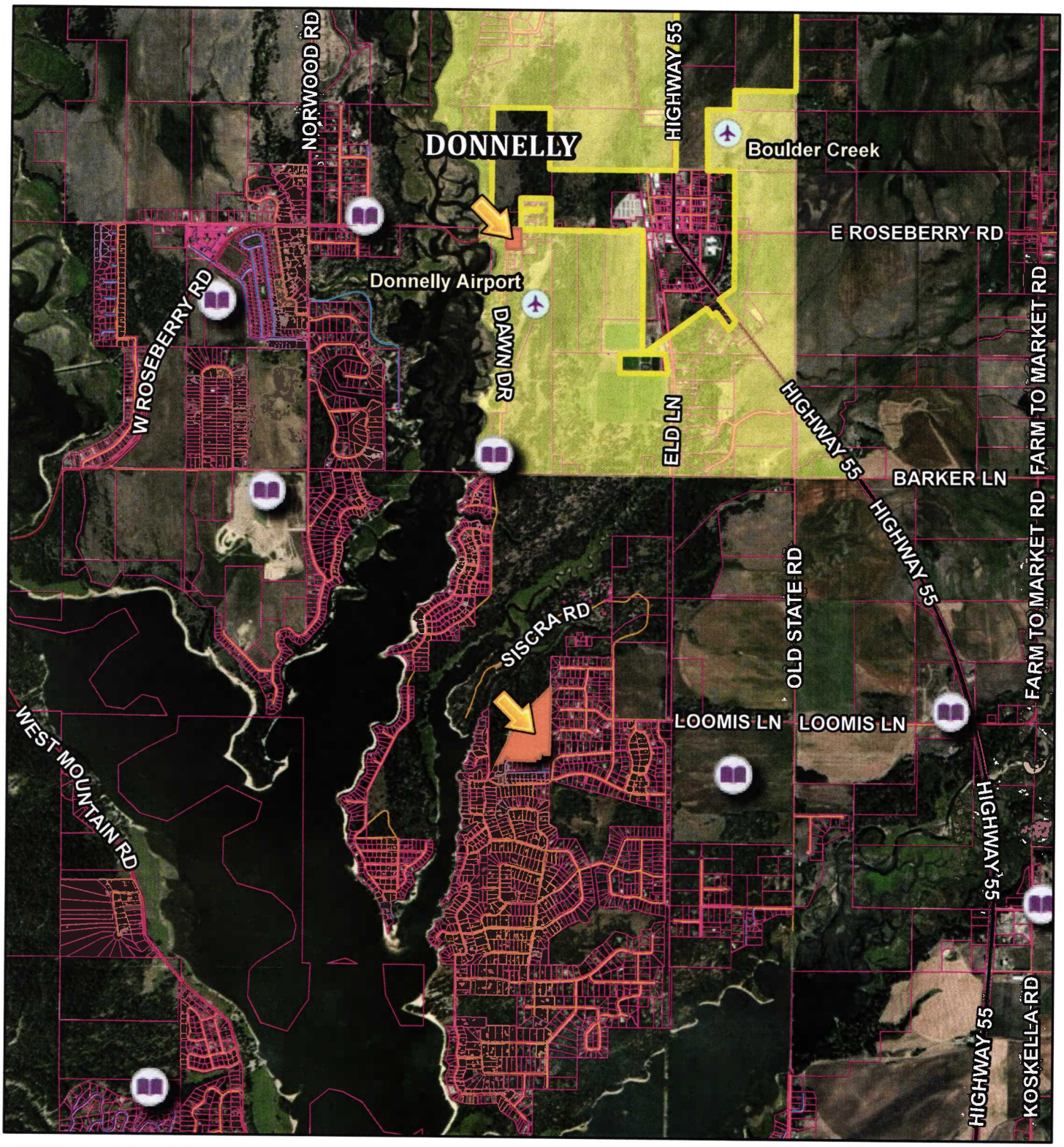
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, December 2, 2026.

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
cherrick@valleycountyid.gov

CUP 21-27 Phases 2 & 3 Location Map



10/27/2026, 2:18:43 PM

Airstrips
Municipal Boundaries
City Impact Areas
Parcel Boundaries

Roads

MAJOR
MINOR COLLECTOR
COLLECTOR
URBAN/RURAL
USFS
PRIVATE
OTHER
Other

1:51,337

0 0.3 0.6 1.2 mi
0 0.5 1 2 km

Kutter, Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Earthstar Geographics

Created by Valley County

CUP 21-27 Phases 2 & 3 Aerial Map



10/27/2026, 2:21:42 PM

1:6,653

0 0.04 0.08 0.16 mi

0 0.05 0.1 0.2 km

- Airstrips
- Municipal Boundaries
- City Impact Areas
- Parcel Boundaries

Roads

- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- OTHER
- Other
- Bureau of Reclamation

Kutter, Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, Vantor

Created by Valley County

PRELIMINARY PLAT – TIMBER CREEK RESERVE

A RESIDENTIAL SUBDIVISION LOCATED IN
THE SE 1/4 OF SE 1/4 OF SECTION 21
AND THE NE 1/4 OF NE 1/4 AND THE SE 1/4 OF NE 1/4 OF SECTION 28
T.16N R.9E., B.M.
VALLEY COUNTY, IDAHO
2021

NOTES:

1. THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:

   NORTHLAKE–DURHAM, LLC
   PO BOX 1027
   MERIDIAN, ID 83680

2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:

   SAWTOOTH LAND SURVEYING, LLC
   2030 S. WASHINGTON STREET
   EMMETT, ID 83617

3. THE EXISTING ZONING/LAND USE IS PRODUCTIVITY FOREST LAND AND RURAL RESIDENTIAL.
4. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY ±37.17 ACRES.
5. REFER TO EXHIBITS NO. EX-2 AND NO. EX-3, SHEETS 2 AND 3 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
6. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.

DEVELOPMENT DATA:

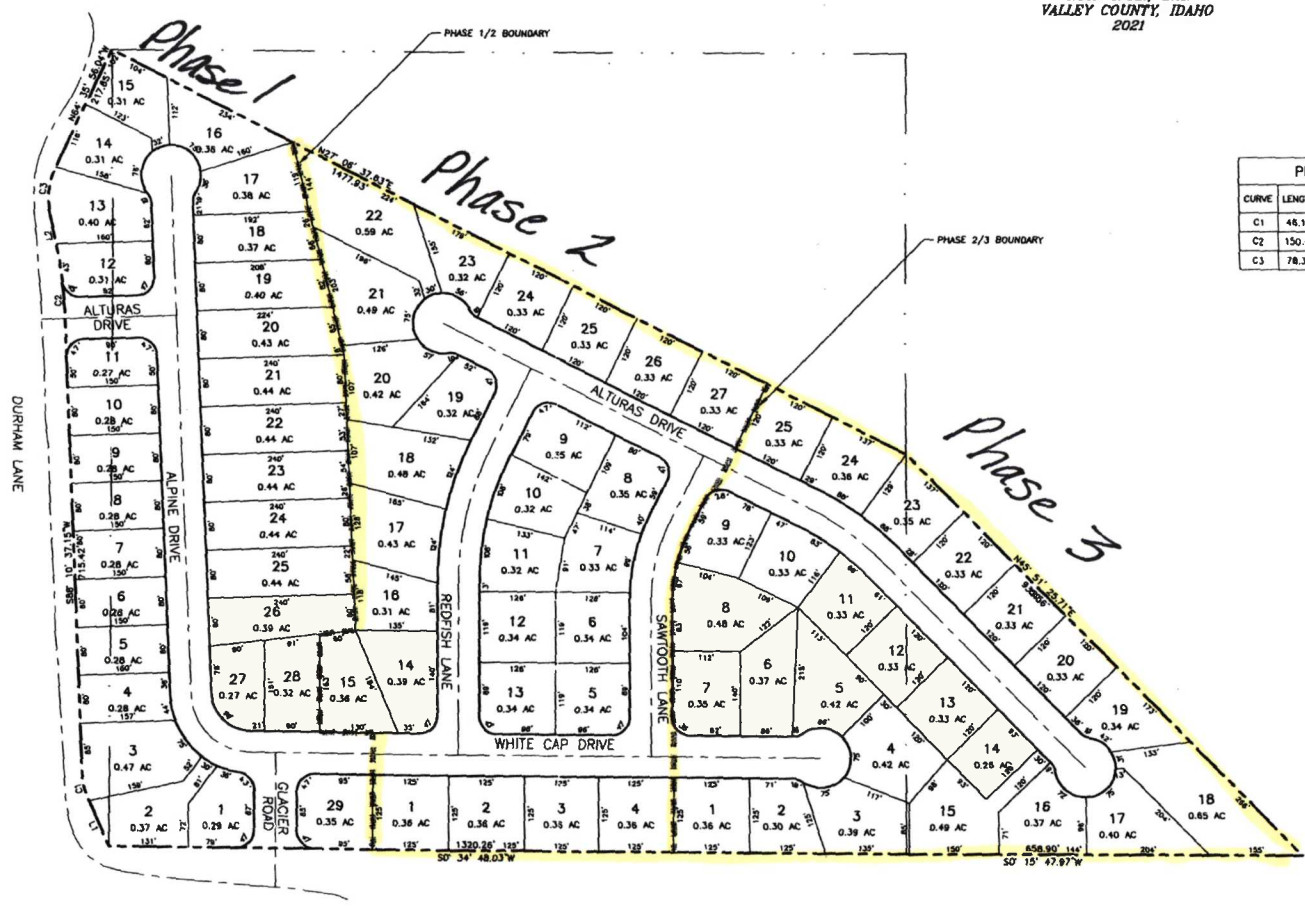
PROPERTY AREA	37.17	ACRES
PRIVATE RIGHT-OF-WAY AREA	7.83	ACRES
LOT(S) AREA	29.34	ACRES

FLOODPLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1305C
FIRM EFFECTIVE DATE(S): FEBRUARY 1, 2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- ROAD CENTER LINE
- SIXTEENTH LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- PHASE BOUNDARY



PROPERTY LINE TABLE

LINE	LENGTH	BEARING
L1	81.96	S67° 43' 27.15"W
L2	71.87	S78° 23' 17.15"W

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	46.19	99.91	26.49	S74° 55' 47"W	45.78
C2	150.41	953.19	9.04	S85° 38' 02"W	150.25
C3	78.37	117.81	38.11	N82° 26' 25"W	76.93

NORTH

0 50 100 200 300
SCALE: 1" = 100'

NO.	REVISION	BY	DATE

DESIGN	AMD/GTT
DRAWN	AMD
CHECKED	BEJ
APPROVED	GTT

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

TIMBER CREEK RESERVE
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

VERIFY SCALE
BAR IS ONE INCH ON FULL SIZE DRAWING

PROJECT	21034
DATE	8/31/2021
DRAWING NO.	EX-1
SHEET NO.	1 OF 5