



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

### SUB 25-017 Moss Landing Preliminary Plat

**Applicant / Property Owner:** Living 3M Ranch LLC

**Location:** Part of parcel RP17N03E157655 located in the SE ¼ Section 15, T.17N, R.3E, Boise Meridian, Valley County, Idaho

**Project Description:** Living 3M Ranch LLC is requesting a conditional use permit for an 11-lot, single-family residential subdivision on 39 acres. Proposed lot sizes range from 2 acres to 4 acres.

Individual septic systems and individual wells are proposed.

The lots would be accessed from State Highway 55 onto a new private road. Approval of a variance will be required for cul-de-sac longer than 900-feet long (Valley County Code 10-4-4.F.6)

The applicant plans to encourage builders/buyers to construct above-garage units or detached buildings for affordable housing rentals.

The site has water rights. The applicant proposes to terminate the existing flood irrigation and use residential wells to water landscaping. Wetlands are delineated on the proposed plat. A Wildland Urban Interface Mitigation Plan has been submitted.

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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 at 219 North Main Street in Cascade, Idaho.

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

**[www.co.valley.id.us](http://www.co.valley.id.us)**

### PUBLIC HEARING

**October 16, 2025**

**6:00 p.m.**

**Valley County Courthouse  
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 Meetings Live".

The meeting is in-person. We no longer provide call-in service. This service was discontinued by our provider.

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, Oct. 8, 2025.

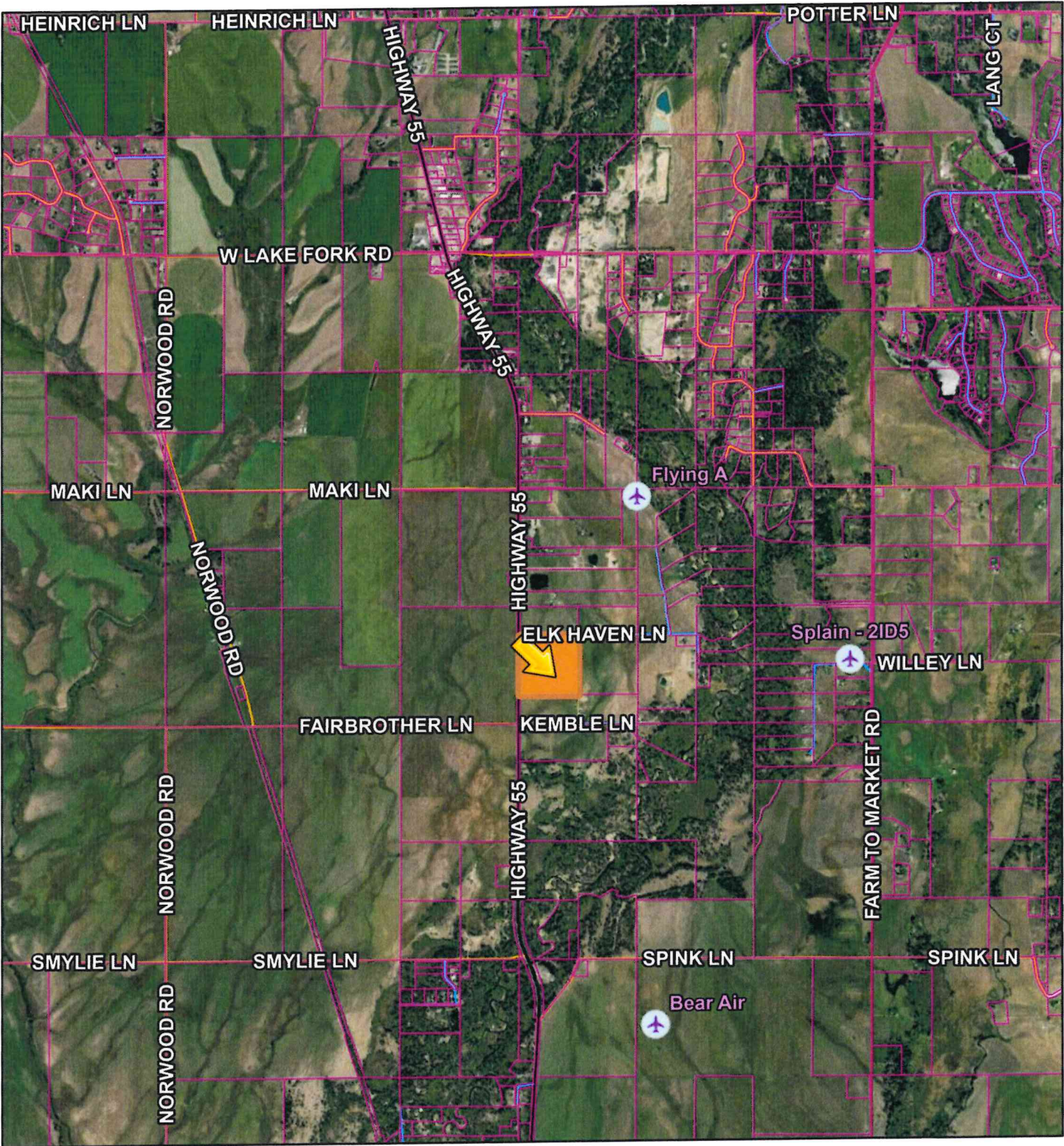
If you do not submit a comment, we will assume you have no objections.

#### **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](mailto:cherrick@valleycountyid.gov)

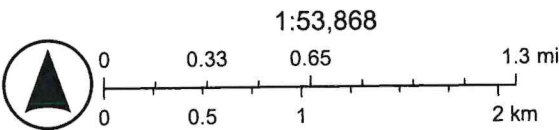


# SUB 25-017 Moss Landing Location Map



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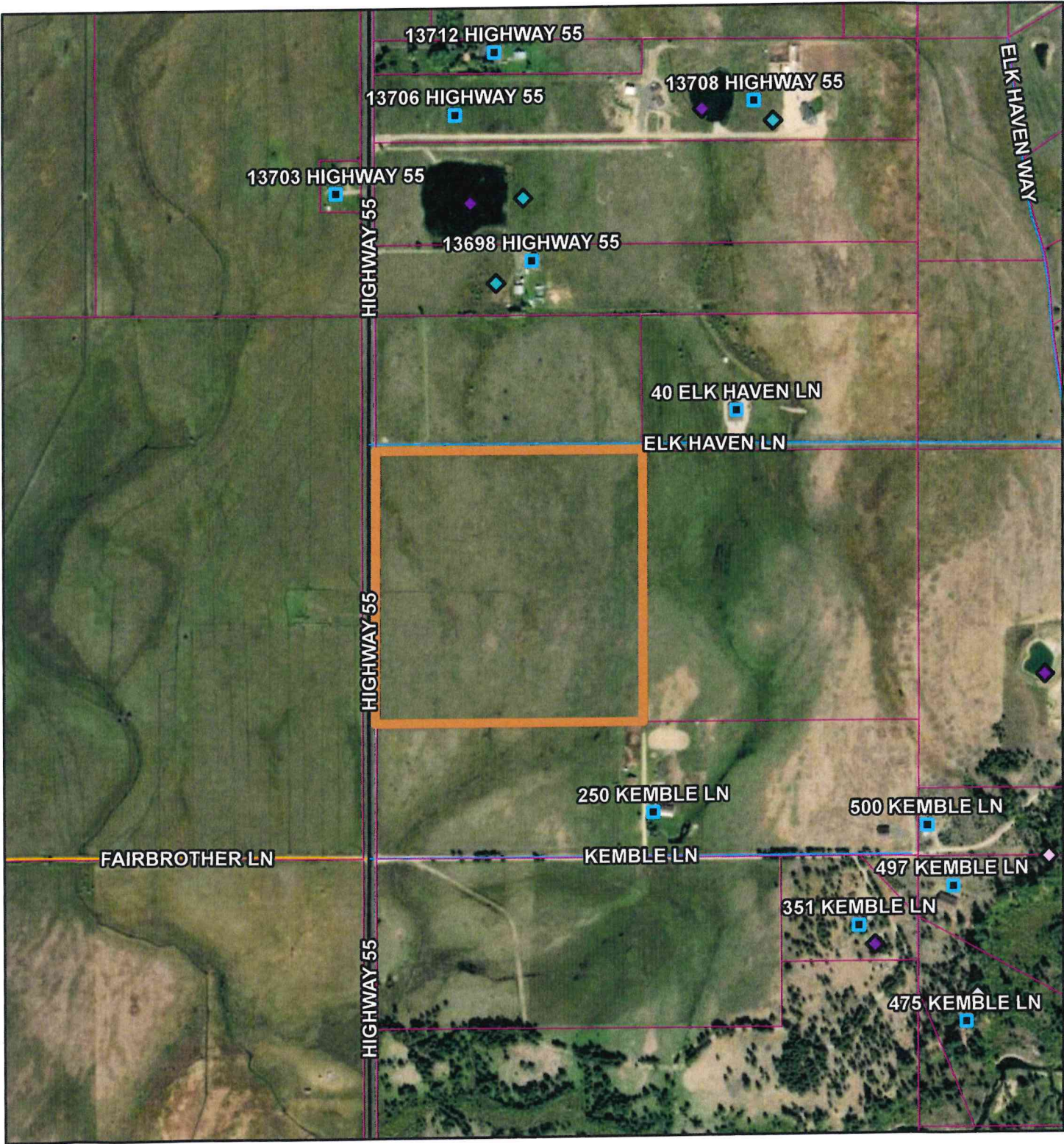
-  Airstrips
-  Parcel Boundaries



Earthstar Geographics



SUB 25-017 Moss Landing Aerial Map



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- Permits
- CUP
  - EXC
  - STR
  - VAC
- Address Points
- 
- Parcel Boundaries
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