



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

C.U.P. 22-12 Gemma's Outdoor Market

Applicant: Monty Moore

Property Owner: Ripple In Still Water LLC

Location: 13840 and 13844 Highway 55
Parcels RP17N03E103006 and
RP17N03E103045 in the NW ¼ Section 10,
T.17N, R.3E, Boise Meridian, Valley
County, Idaho

Project Description:

Monty Moore is requesting a conditional use permit for an outdoor market. Vendor employees will occupy approximately 1,000-sqft of tent space for retail and 300-sqft for storage within the existing parking lot for Gemma's Italian Deli and Market.

No new permanent structures are proposed. No additional lighting is proposed. The facility currently has a handicapped port-a-potty and handicapped parking available.

The 1.5-acre site is addressed at 13840 Highway 55 and 13844 Highway 55. There is existing access from both Highway 55 and E. Lake Fork Road.

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 and staff report
will be posted online at:**

www.co.valley.id.us

PUBLIC HEARING

May 12, 2022

6:00 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. 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, May 4, 2022.

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@co.valley.id.us

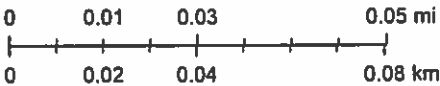
C.U.P. 22-12 Aerial Map



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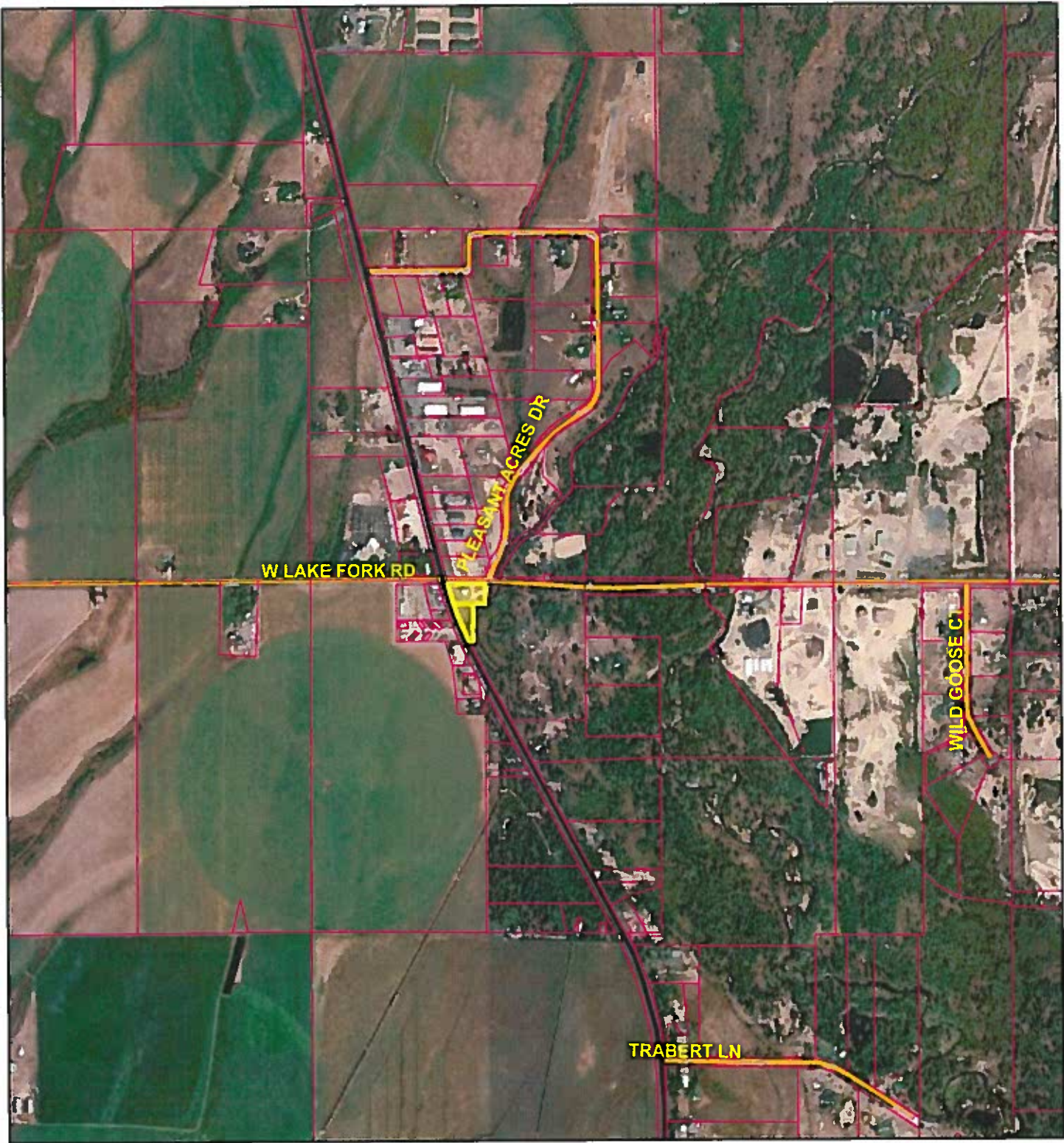
- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- MAJOR
- URBAN/RURAL
- County Boundaries
- VALLEY COUNTY



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Web AppBuilder for ArcGIS

C.U.P. 22-12 Vicinity Map



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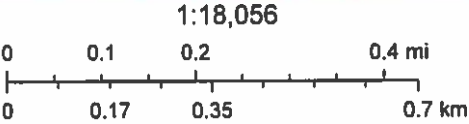
- Parcel Boundaries

County Boundaries

MAJOR
- URBAN/RURAL

VALLEY COUNTY
- All Road Labels

Roads



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community