



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

C.U.P. 22-46 Moudy Glamping Site

Applicant: Nancy Moudy

Property Owner: Kenneth W Moudy Life Estate

Location: 14078 Farm to Market Road
Parcel RP18N03E253607 located in the
W ½ Sec. 25, T.18N R.3E,
Boise Meridian, Valley County, Idaho

Project Description:

Nancy Moudy is requesting approval of a conditional use permit for a camping facility containing four tent sites available for rent from June 1st through September 1st, annually. The tent sites are on the hill, east of the home, and a minimum of 350-ft from the eastern property line

Porta-potty facilities and the existing bathroom in the residence would be used for toilets and showers. An individual well and septic system exist on the property.

The property is also permitted for C.U.P. 16-11 Moudy Mountain Festival. This allows a one-day summer festival and a three-day Christmas bazaar, annually.

The approximately 73-acre site is addressed at 14078 Farm to Market RD.

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

December 8, 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

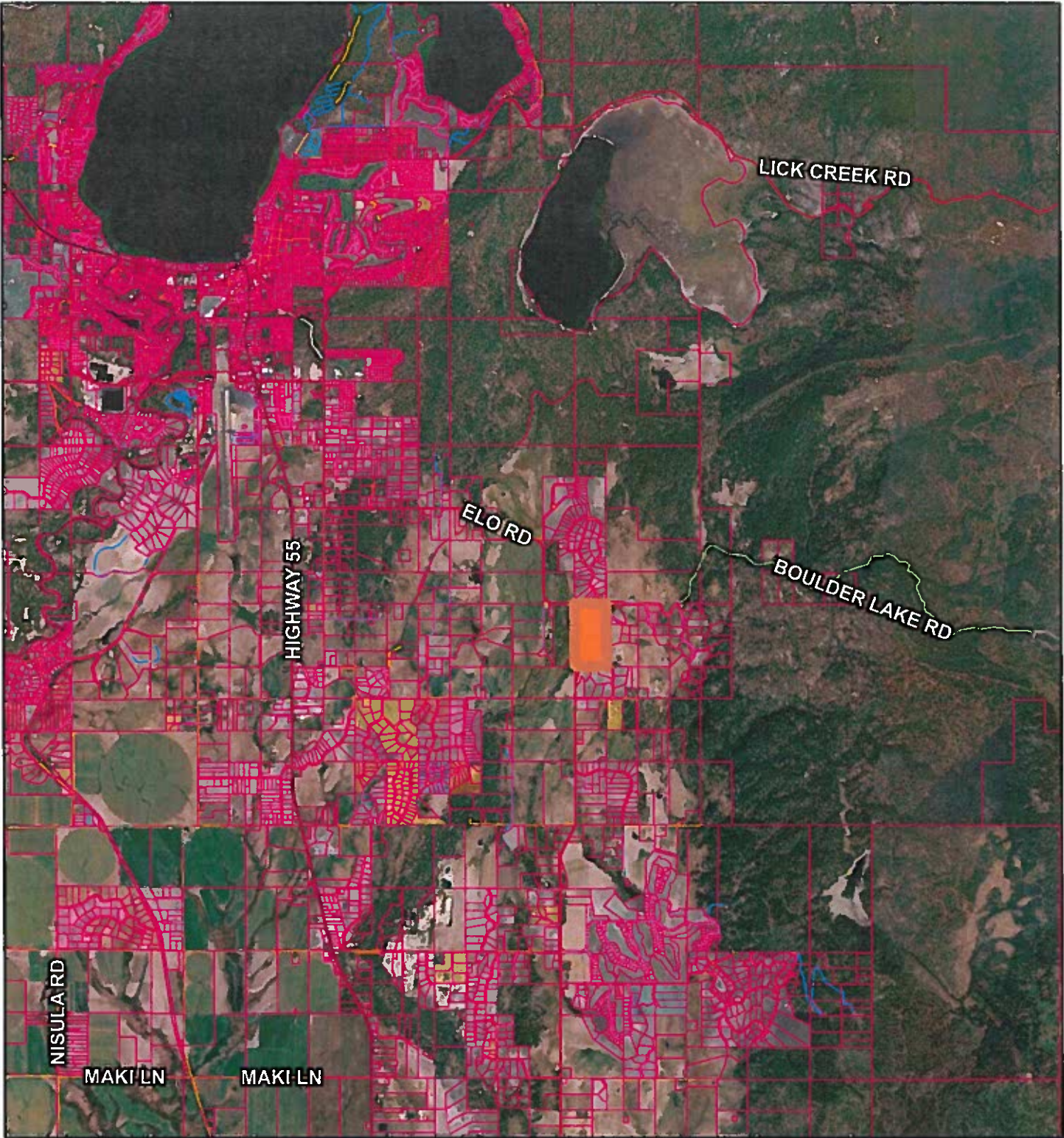
5:00 p.m., Wednesday, Nov. 30, 2022.

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. 22-46 Vicinity Map



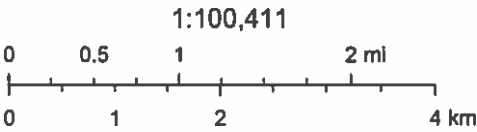
October 27, 2022

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- Override 1
- Override 2
- Parcel Boundaries

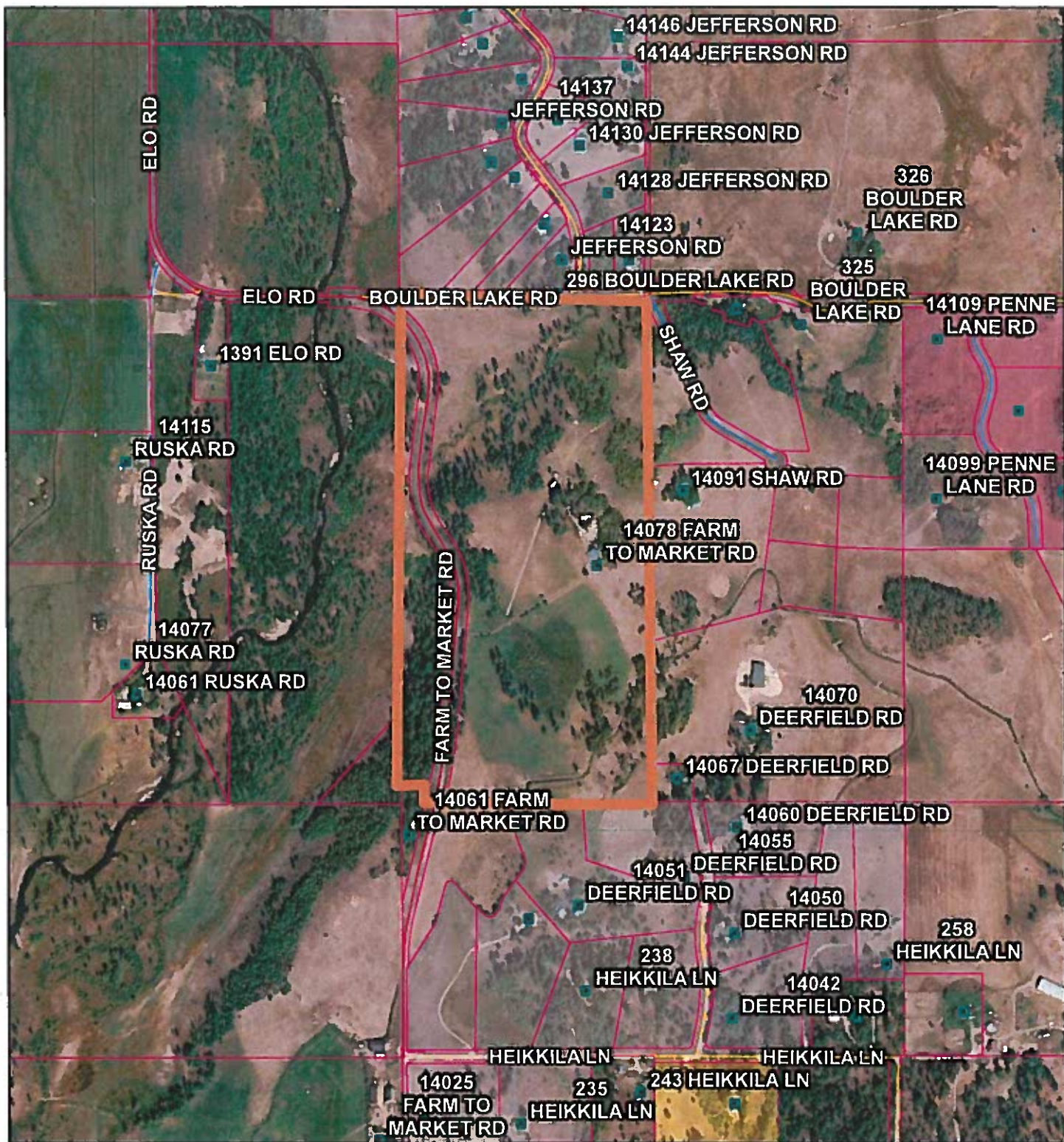
Subdivisions

- MCCALL'S 1ST ADDITION
- RECORDER'S PLAT



Earthstar Geographics

C.U.P. 22-46 Aerial Map



October 27, 2022

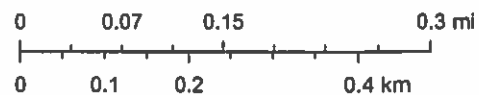
- Override 1
- Address Points
- Parcel Boundaries

Subdivisions

- ALPEN RIDGE SUBDIVISION
- BOULDER LAKE ESTATES
- BOULDER LAKE ESTATES PHASE 2, AMD

- Other
- Roads
 - COLLECTOR
 - URBAN/RURAL
 - PRIVATE
- County Boundaries
 - VALLEY COUNTY

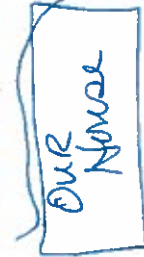
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Maxar

Farm to Market

Road back to Boulder



Gravelled Parking

Fence for pasture

Minimum 350 ft from property line



Electric fence

"GREEN" OR T4.1's