



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

Review of 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: The Planning and Zoning Commission will assess impacts and compliance with the approved conditional use permit that was approved for one year to May 24, 2023.

Monty Moore, the applicant, would like to revise the site plan and hold a Farmer's Market weekly within the existing parking lot for Gemma's Italian Deli and Market.

The 1.5-acre site is addressed at 13840 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 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

April 13, 2023

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.

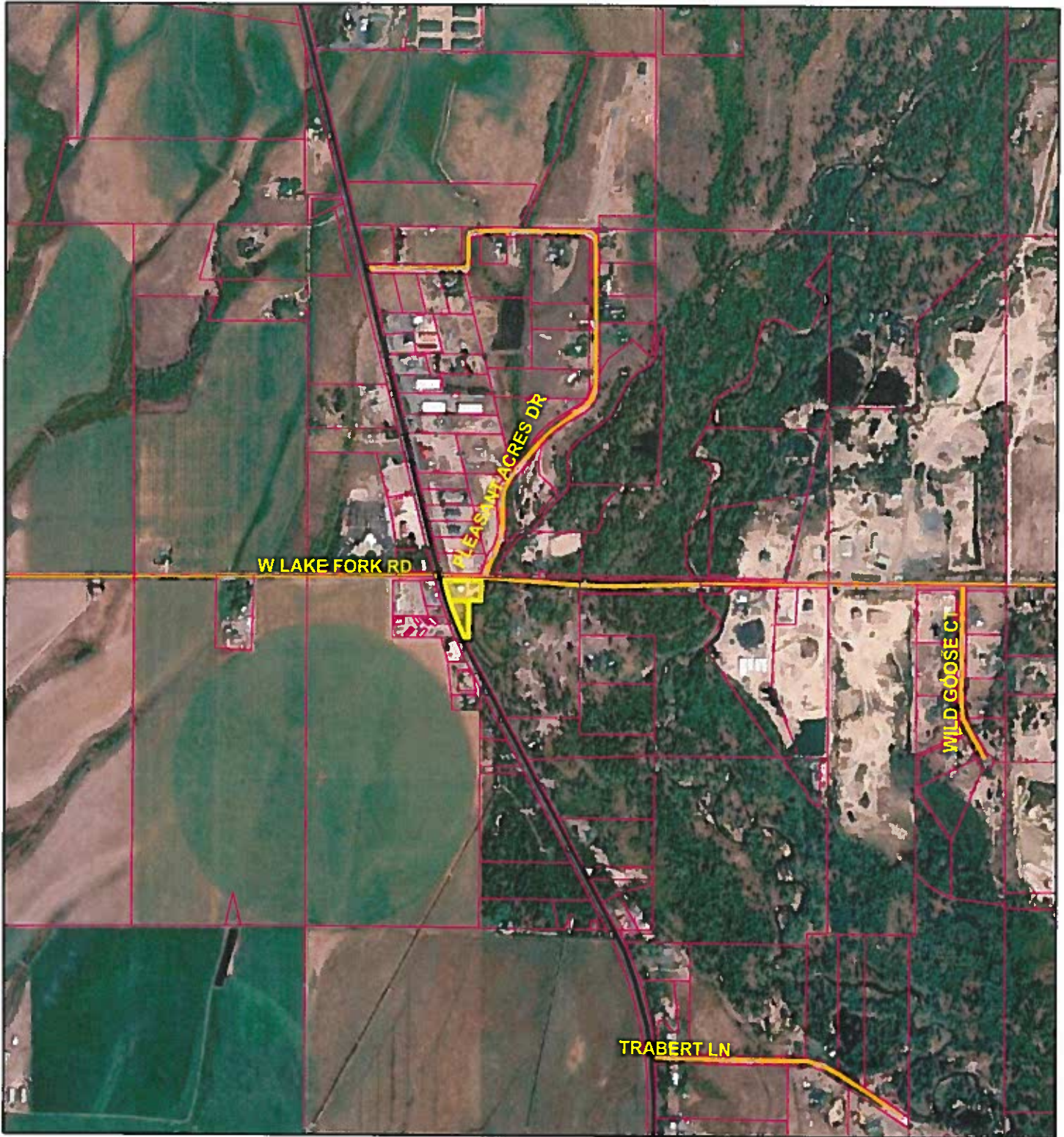
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, April 5, 2023.

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 Vicinity Map



3/23/2022, 4:12:28 PM

1:18,056

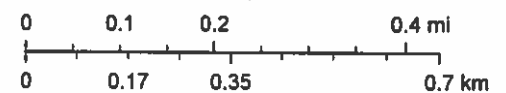
 Parcel Boundaries  URBAN/RURAL

All Road Labels County Boundaries

Roads

VALLEY COUNTY

 MAJOR



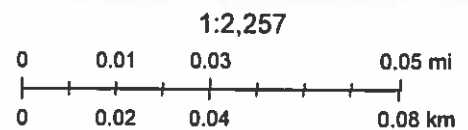
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

C.U.P. 22-12 Aerial Map



3/23/2022, 4:06:00 PM

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

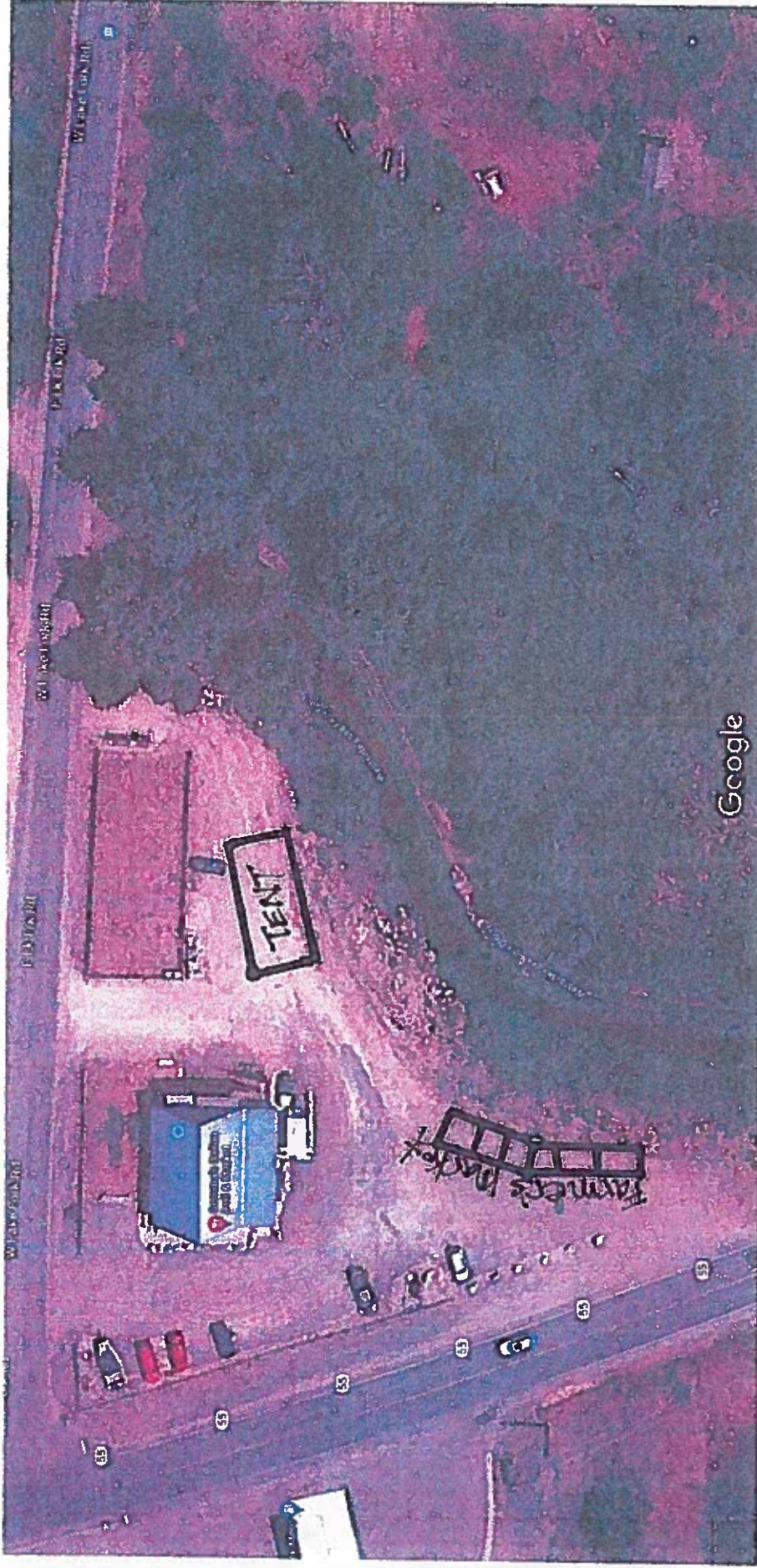


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Web AppBuilder for ArcGIS

Maxar, Microsoft | Valley County IT | Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530, | United States Forest Service Natural Resource Manager

Google Maps



Map data ©2023, Map data ©2023 Google 20 ft

Revised Site Plan 2023