



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

C.U.P. 23-21 Moon View Ranch Subdivision Phase 2 – Preliminary Plat

Applicant / Property Owner: Emmers LLC

Location: The site is parcel RP18N03E297955 and a portion of Moon View Ranch Subdivision located in Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho

Project Description:

Emmers LLC is requesting a conditional use permit for a 9-lot single-family residential subdivision on 20 acres. Proposed lot sizes range from 2.0 acres to 2.3 acres.

Individual septic systems and individual wells are proposed.

CCRs are proposed. Irrigation easements exist and are shown on the preliminary plat.

The existing pathway access along the Moonridge Drive will remain unchanged for bicycle and pedestrian traffic.

The existing 30,000-gallon water tank in the Moon View Ranch Subdivision would be used for fire suppression efforts.

The lots would be accessed from a new private road onto Big Moose RD (private) and Moonridge DR (public).

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

June 8, 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.

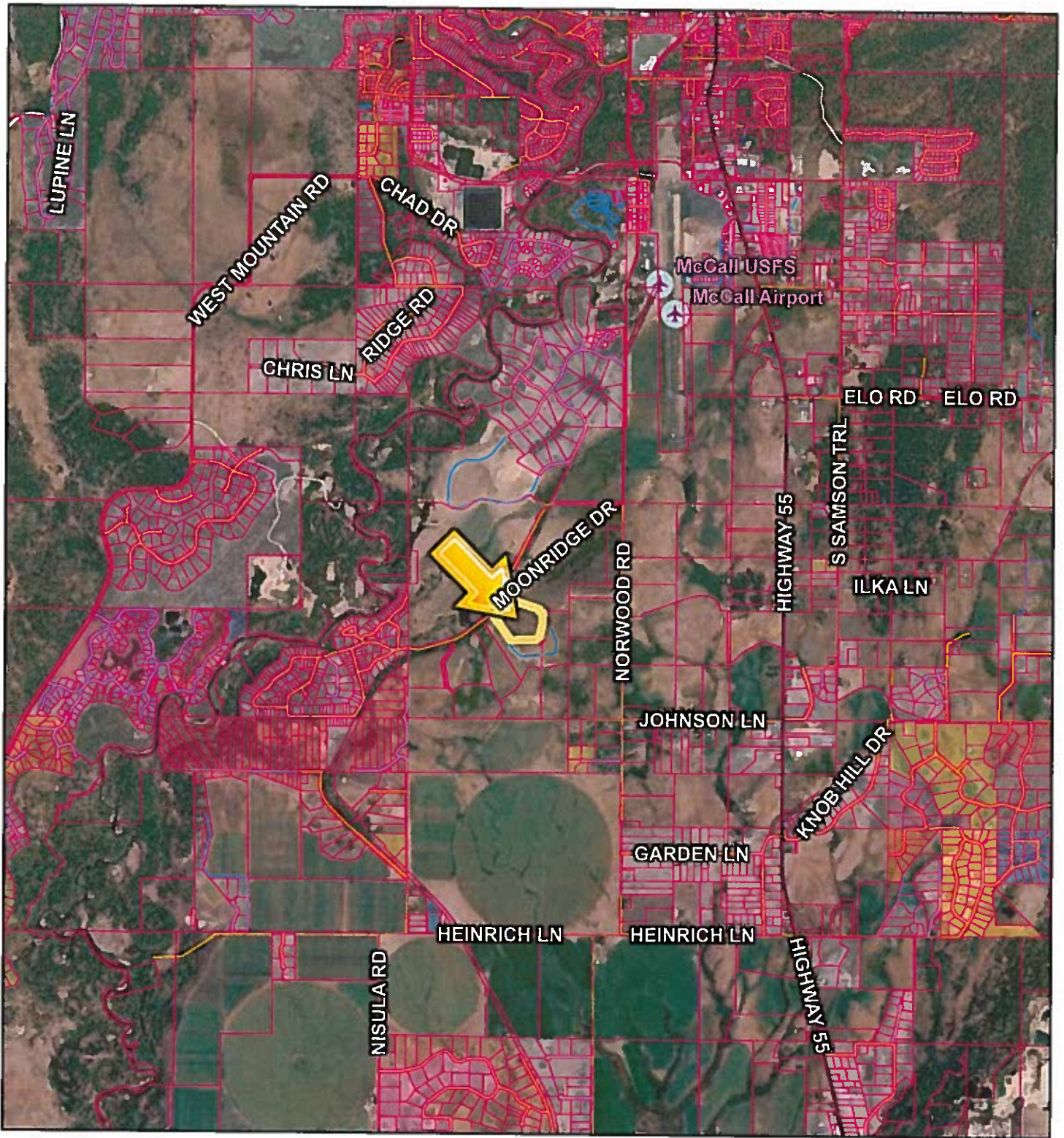
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, May 31, 2023.

**Direct questions and
written comments to:**

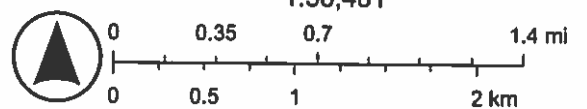
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 23-21 Vicinity Map



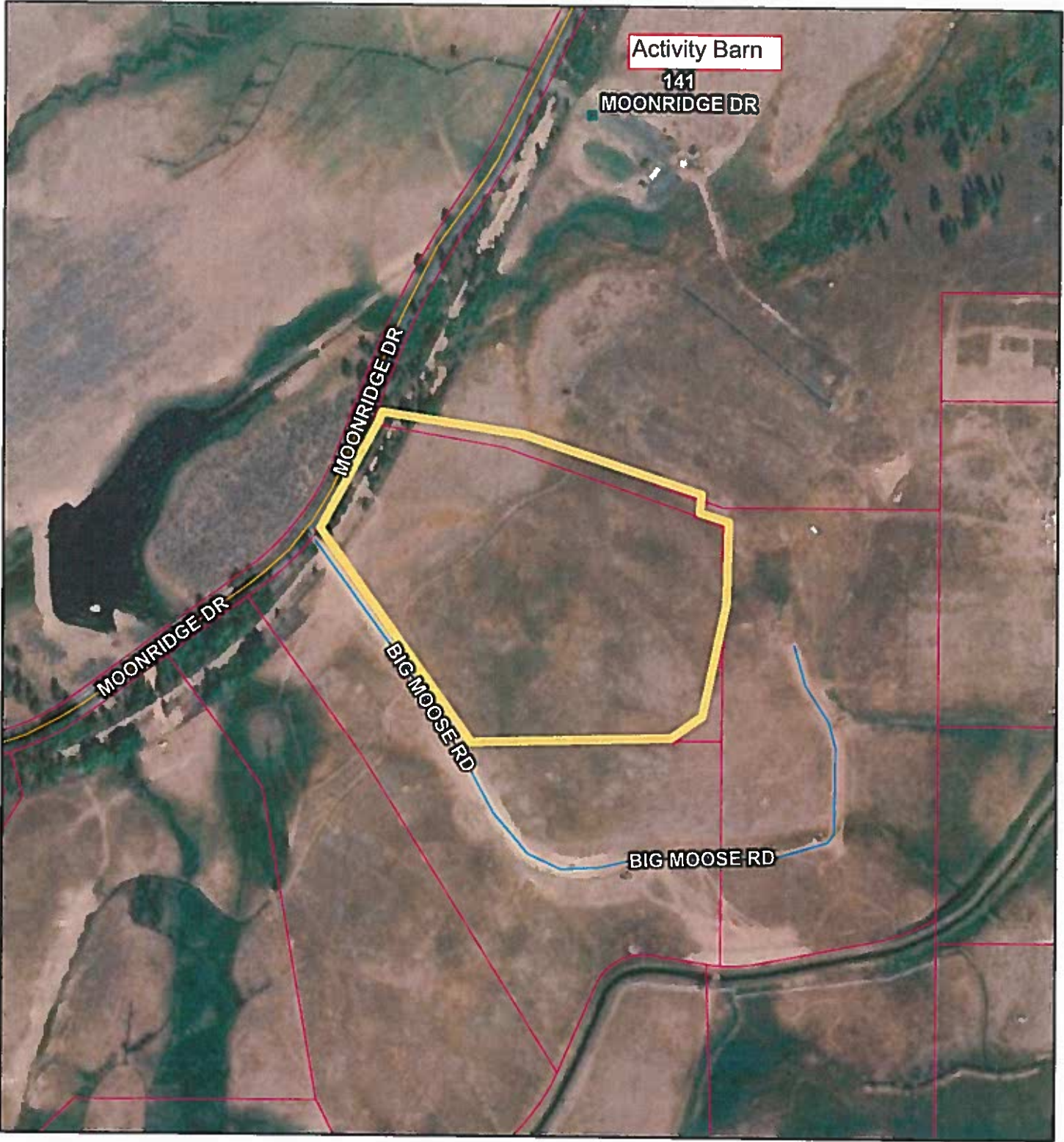
April 26, 2023

- | | |
|-------------------|-------------|
| Parcel Boundaries | COLLECTOR |
| Airstrips | URBAN/RURAL |
| Roads | PRIVATE |
| MAJOR | OTHER |



Earthstar Geographics

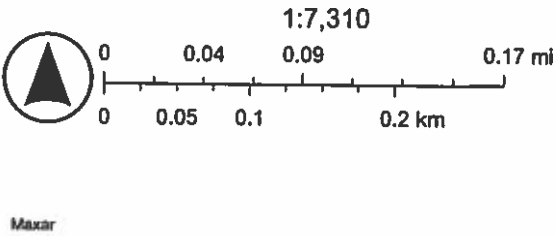
C.U.P. 23-21 Aerial Map



April 26, 2023

- Address Points
- ▭

Parcel Boundaries
- Roads
- URBAN/RURAL
- PRIVATE





Bowers Land Surveys, Inc.

MOON VIEW RANCH SUBDIVISION PHASE 2
SITE GRADING AND DRAINAGE PLAN

COVER

NO.	REVISIONS	DATE
1	1.0	08/11/11
2	2.0	08/11/11
3	3.0	08/11/11
4	4.0	08/11/11
5	5.0	08/11/11
6	6.0	08/11/11
7	7.0	08/11/11
8	8.0	08/11/11
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100	100.0	08/11/11



Legend:
Found monument at corner
Found monument at center of front
Found 1/2 inch corner
Found 3/8 inch corner
Found 1/4 inch corner
Found 1/8 inch corner
Found 1/16 inch corner
Found 1/32 inch corner
Found 1/64 inch corner
Found 1/128 inch corner
Found 1/256 inch corner
Found 1/512 inch corner
Found 1/1024 inch corner
Found 1/2048 inch corner
Found 1/4096 inch corner
Found 1/8192 inch corner
Found 1/16384 inch corner
Found 1/32768 inch corner
Found 1/65536 inch corner
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