



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

C.U.P. 23-12 Moss Landing Subdivision Preliminary Plat

Applicant / Property Owner: Living 4M Ranch LLC

Location: Southeast of the Elk Haven Lane and Highway 55 intersection; the 39.39-acre site is a portion of RP17N03E157655 located in the SE ¼ Section 15, T.17N, R.3E, Boise Meridian, Valley County, Idaho

Project Description:

Living 4M Ranch LLC is requesting a conditional use permit for a 14-lot single-family residential subdivision on 39.39 acres. Proposed lot sizes range from 1.45 acres to 4.09 acres.

Accessory Dwelling Units (ADUs) will be allowed.

Individual septic systems and individual wells would be used.

The lots would be accessed from new private roads onto Elk Haven Lane (private) and then Highway 55.

A 20-ft wide irrigation easement crosses the property.

A Wildland Urban Interface Fire Protection Plan and CCRs will be submitted.

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

May 11, 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.

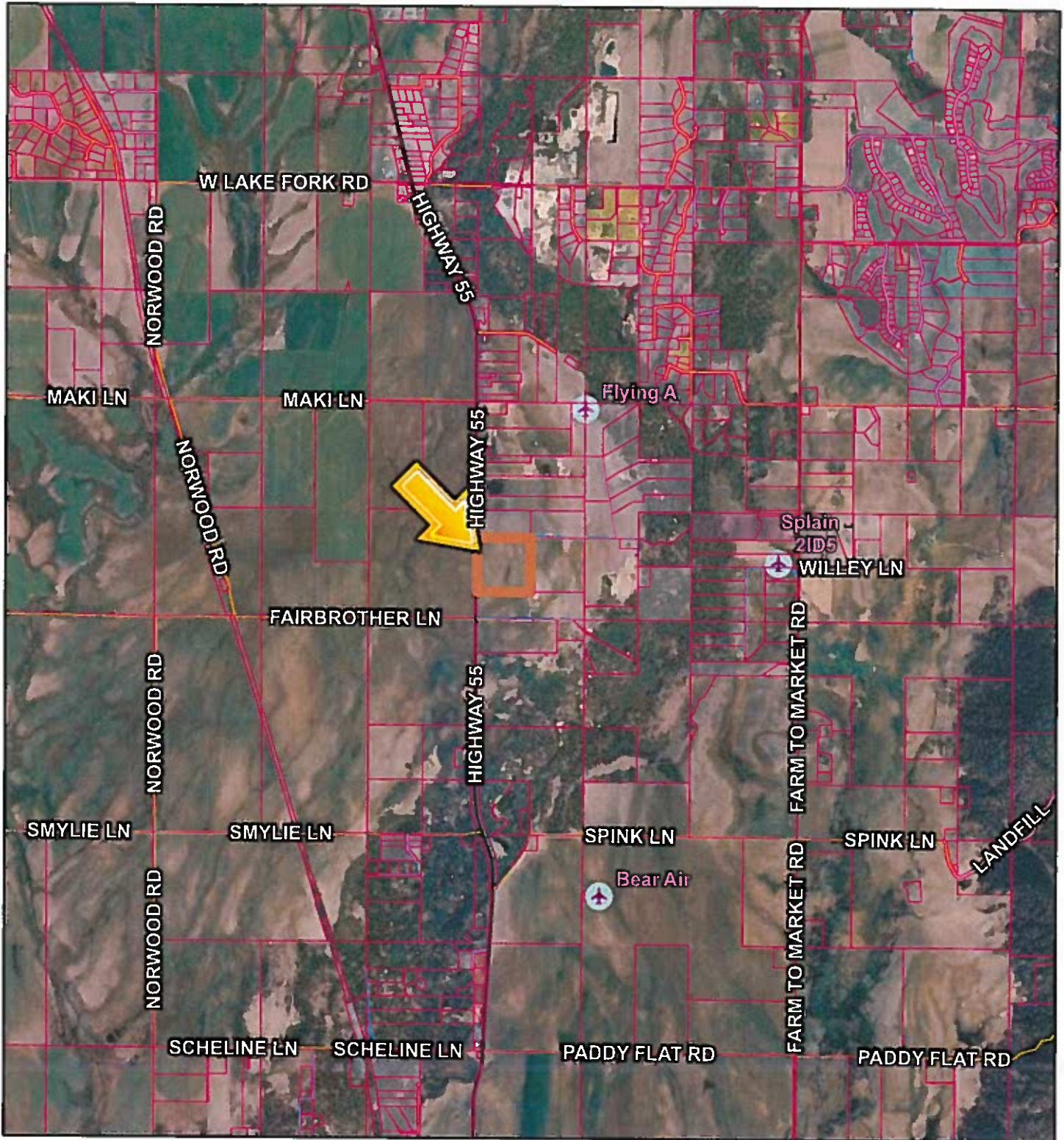
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, May 3, 2023.








Direct questions and written comments to:

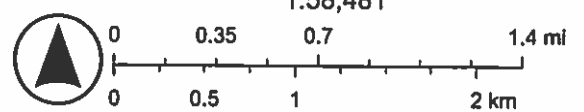
Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

C.U.P. 23-12 Vicinity Map



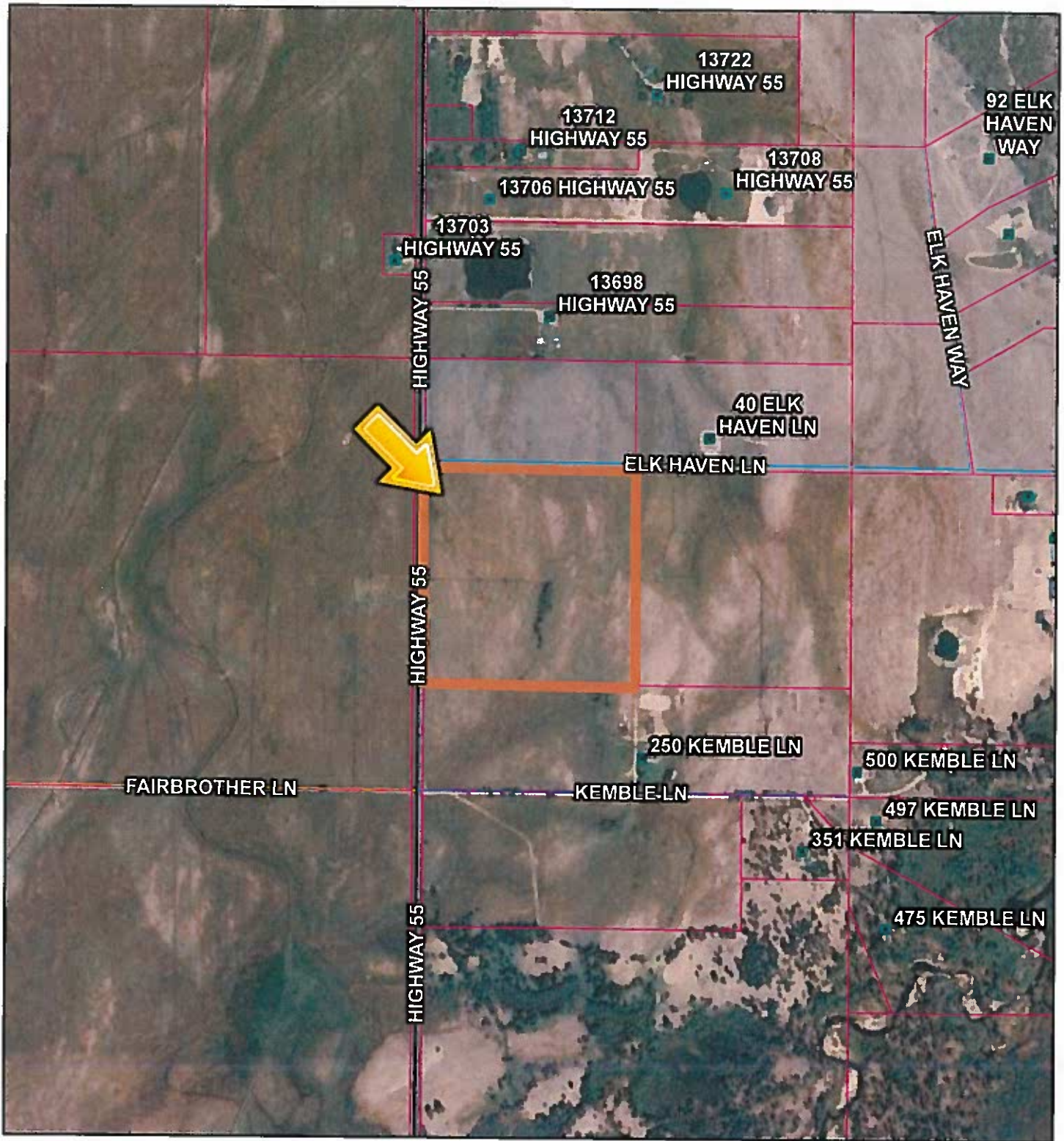
March 29, 2023

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



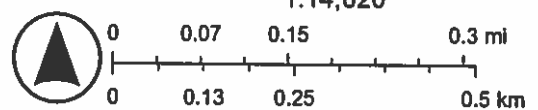
Earthstar Geographics

C.U.P. 23-12 Aerial Map



March 29, 2023

- Address Points
- Parcel Boundaries
- Roads
 - MAJOR
- URBAN/RURAL
- PRIVATE



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