



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

### C.U.P. 21-06 Moon View Ranch Subdivision – Preliminary Plat

**Applicant/Owner:** Mathew Falvey and Joanne Young

**Location:** Parcel RP18N03E297805 in Section 28, T.18N,  
R.3E, Boise Meridian, Valley County, ID.

**Project Description:**

Mathew Falvey and Joanne Young are requesting a conditional use permit for a 13-lot single family subdivision on approximately 63 acres.

The site is south of the Activity Barn on Moonridge Drive. It is currently irrigated and dryland pasture. Lots would be accessed from Moonridge Drive onto a graveled private road. A shared driveway is proposed.

Proposed lots sizes are 2.06 to 12.2 acres. Individual wells and septic systems are proposed.

CCRs are proposed. Irrigation and power 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.

\*\*\*\*\*

Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

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Applications and the contents of files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street, Cascade, Idaho.

**More information, including the application,  
will be posted online at:**

**[www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information)**

### PUBLIC HEARING

**April 8, 2021**

**6:00 p.m.**

**Courthouse Building**

**2<sup>nd</sup> Floor**

**219 North Main Street**

**Cascade, Idaho**

Changing Covid-19 considerations may necessitate telephonic testimony and/or limited access. Please call for further information. Public Hearing Procedures will be posted at [www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information)

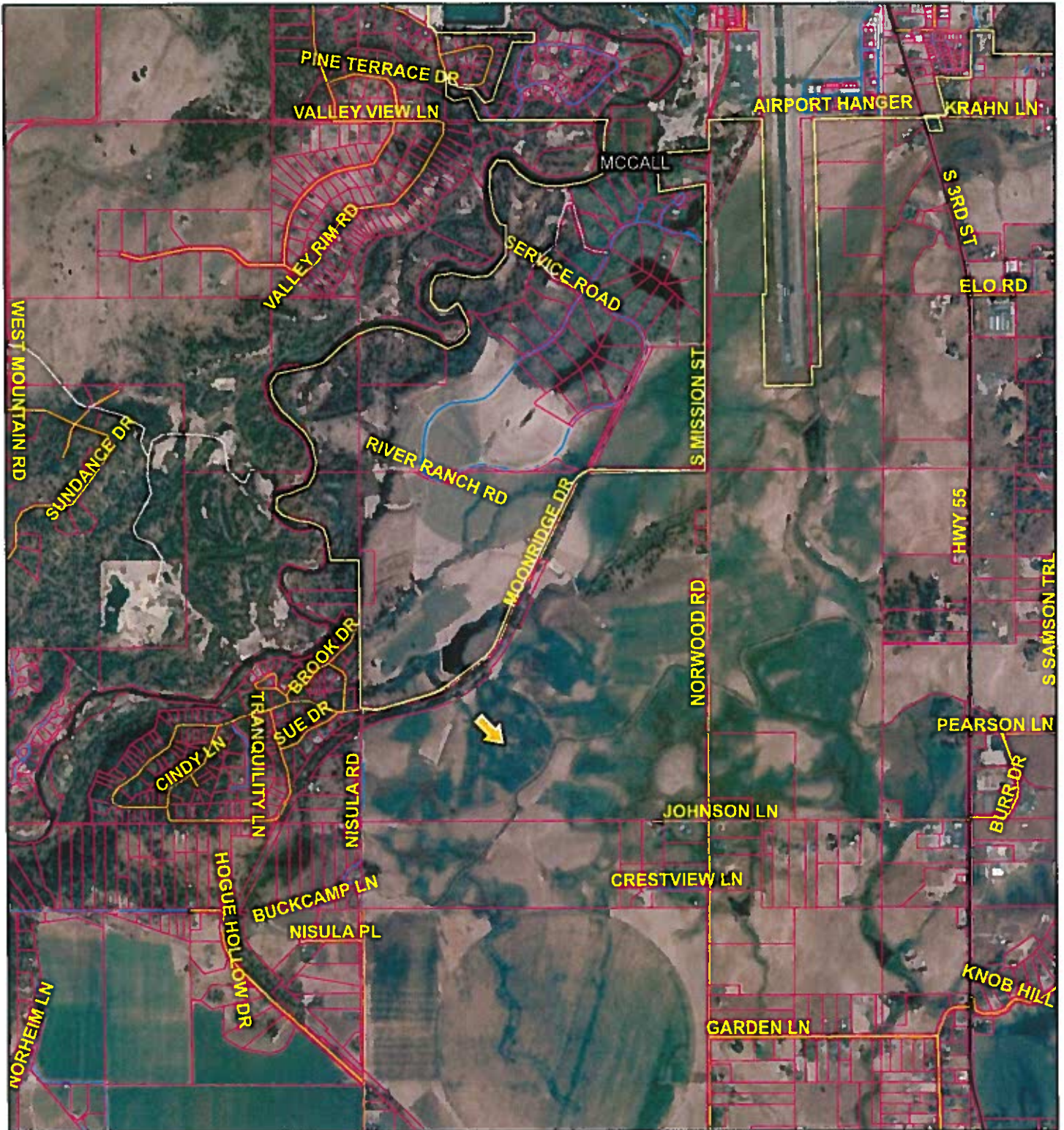
You are invited to participate in the public hearing and/or comment on the proposal. You may view the entire hearing by going to our website, [www.co.valley.id.us](http://www.co.valley.id.us), and click on "Watch Commissioner Meetings Live"

You may comment in person or by mail, fax, or email. If you want to testify telephonically or in person, please call. Written comments must be received at least seven days prior to the public hearing. If you do not submit a comment, we will assume you have no objections to the application.









**Direct questions and written comments to:**

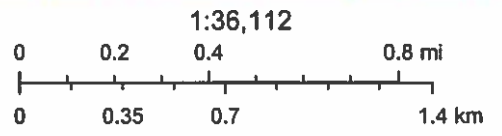
Cynda Herrick, AICP, CFM  
Planning & Zoning Administrator  
PO Box 1350  
Cascade, ID 83611  
208-382-7115 (phone)  
208-382-7119 (fax)  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

# C.U.P. 21-06 Vicinity Map



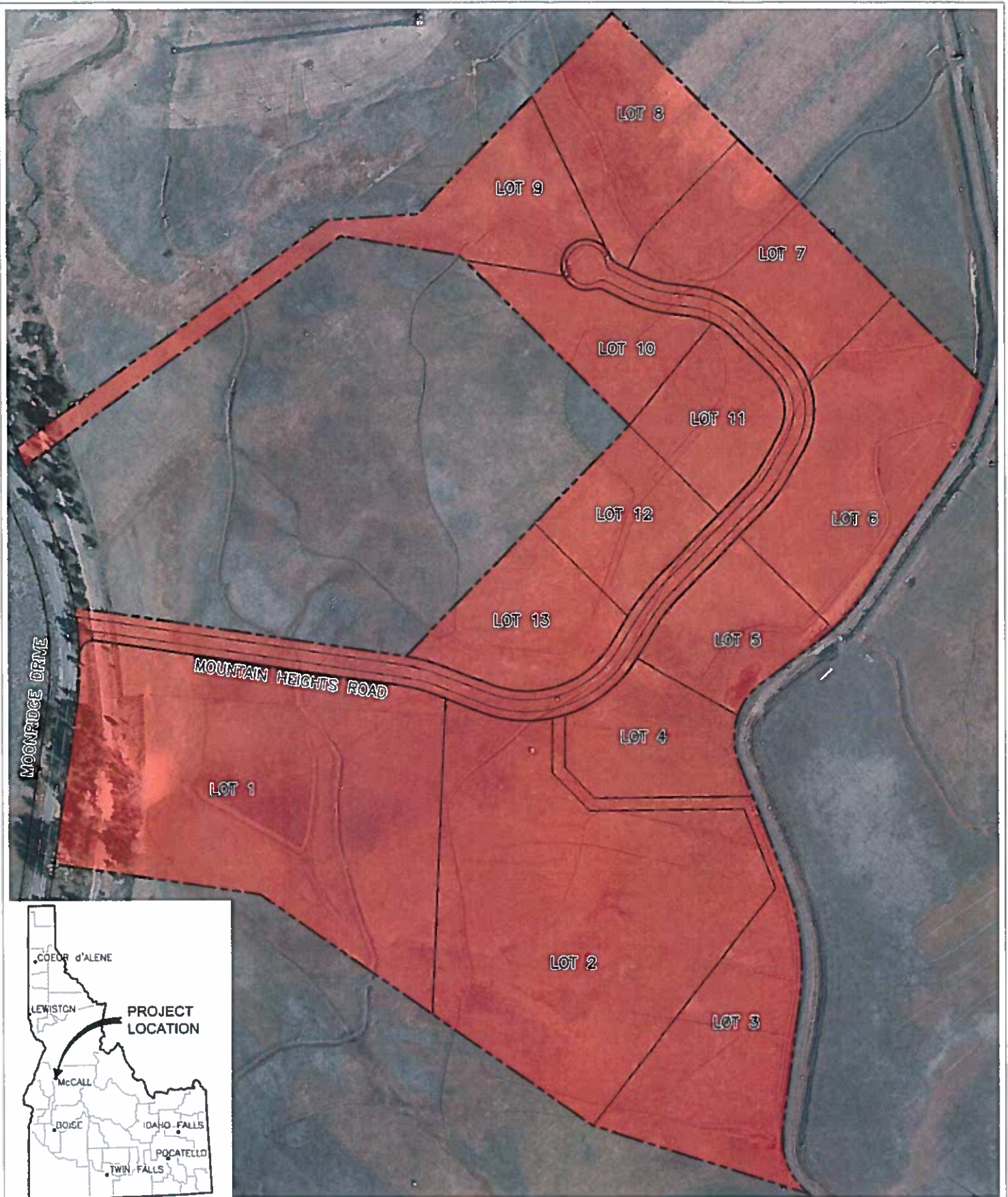
3/1/2021, 10:44:51 AM

- |  |   |
|--|---|
|  Municipalities    | <b>Roads</b>  |
|  Parcel Boundaries |  MAJOR       |
|  Other Parcels     |  COLLECTOR   |
| All Road Labels  |  URBAN/RURAL |
|  |  PRIVATE     |
|  |  OTHER       |



USDA FSA, GeoEye, Maxar



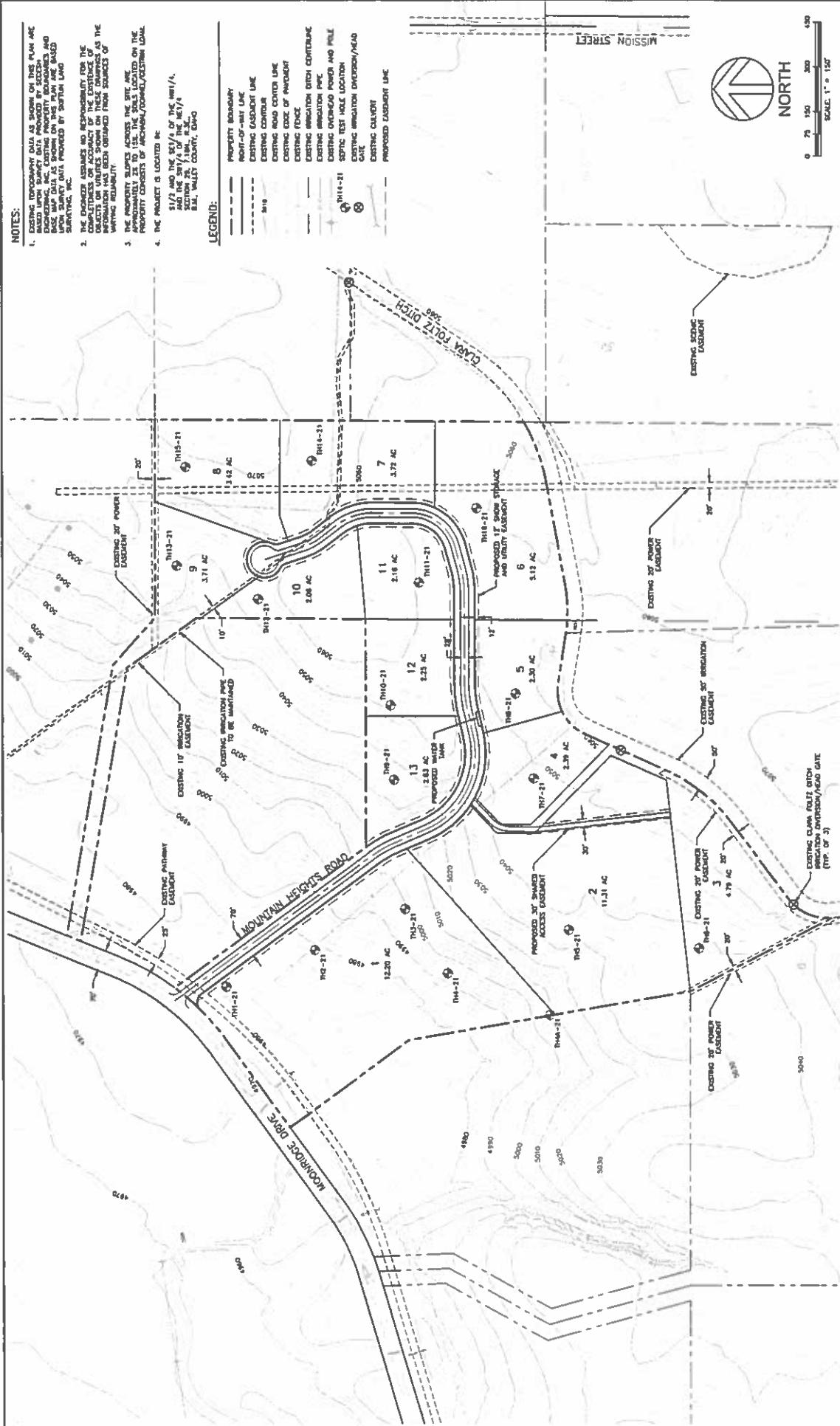


NORTH  
SCALE: 1" = 300'

**CRESTLINE**  
ENGINEERS  
323 DEINHARD LANE, SUITE C · PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 · 208.634.4146 FAX

MOON VIEW RANCH  
VALLEY COUNTY, IDAHO  
PROPOSED SUBDIVISION STREET NAMES AND LOTS

PROJECT	21002	DRAWN	FIGURE NO.
DATE	2/22/2021	AMD	1 OF 1



- NOTES:**
- EXISTING INFORMATION DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY SUTHERLAND ENGINEERING, INC. EXISTING PROPERTY BOUNDARIES AND SURVEY DATA PROVIDED BY SUTHERLAND ENGINEERING, INC. SURVEY DATA PROVIDED BY SUTHERLAND ENGINEERING, INC.
  - THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY SUTHERLAND ENGINEERING, INC. OR FOR THE RESULTS OF ANY INVESTIGATION OR CONSTRUCTION UNLESS SHOWN ON THESE DRAWINGS AS THE ENGINEER'S RESPONSIBILITY. THE ENGINEER'S RESPONSIBILITY HAS BEEN OBTAINED FROM SOURCES OF VARIOUS RELIABILITY.
  - THE PROPERTY SLIP(S) ACROSS THE SITE LOCATED ON THE PROPERTY CONSISTS OF A/C-N/4-S/4, TOWN/4, R.3, S.1/4, T.14N, R.3E, S.1/4, VALLEY COUNTY, IDAHO.
  - THE PROJECT IS LOCATED IN THE SE1/4 OF THE NW1/4, SECTION 25, T14N, R.3E, S.1/4, VALLEY COUNTY, IDAHO.

- LEGEND:**
- Property boundary
  - Existing easement line
  - Existing center line
  - Existing road center line
  - Existing edge of pavement
  - Existing fence
  - Existing irrigation ditch centerline
  - Existing irrigation pipe
  - Existing overhead power and cable
  - Septic test hole location
  - Existing irrigation diversion/head gate
  - Existing culvert
  - Proposed easement line



<p><b>CRESTLINE ENGINEERS</b>          323 DENWARD LANE, SUITE C, PO BOX 2330          MICHAEL, IDAHO 83858          208.634.4140 • 208.634.4146 FAX</p>		<p><b>MOON VIEW RANCH</b>          VALLEY COUNTY, IDAHO</p>		<p>EXISTING PHYSICAL CONDITIONS WITH PRELIMINARY SITE PLAN</p>	
<p>BY: [Signature]</p>	<p>DATE: 3/22/2021</p>	<p>BY: [Signature]</p>	<p>DATE: 3/22/2021</p>	<p>PROJECT: 21022</p>	<p>DATE: 3/22/2021</p>
<p>BY: [Signature]</p>	<p>DATE: 3/22/2021</p>	<p>BY: [Signature]</p>	<p>DATE: 3/22/2021</p>	<p>DRAWING NO. 21022-01</p>	<p>SHEET NO. 1 OF 5</p>