

From: Paul Ashton <pashton@parametrix.com>
Sent: Monday, July 6, 2026 12:48 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Cody Janson <cjanson@parametrix.com>; Kerstin Dettrich <KDettrich@valleycountyid.gov>
Subject: RE: PZ Commission - July 9, 2026

Hi Cynda,

I hope you had a nice holiday weekend. I apologize for not responding to your email sooner as I was out of the office but based on further review of the North Fork Landing preliminary plat and ITD requirements in the attached document, we are removing our request for a TIS for this development. I was thinking a TIS might be required due to the mixed-use plan for the development, but the trips generated by the number of proposed lots will not meet the requirements. I apologize for any confusion this may have caused. Please reach out if you have any questions.

Thanks!

Parametrix

Paul Ashton, PE

Senior Engineer
208-906-1155 | direct
208-891-1995 | mobile



From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Thursday, July 2, 2026 8:57 AM
To: Paul Ashton <pashton@parametrix.com>
Cc: Cody Janson <cjanson@parametrix.com>; Kerstin Dettrich <KDettrich@valleycountyid.gov>
Subject: Re: PZ Commission - July 9, 2026

So, quick question on TIS requirement for the North Fork Landing.

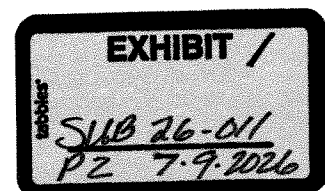
North Fork Landing Subdivision - the one on the north side of Loomis, west of Highway 55 is being required to have a TIS. It is 27 lots. How does that jive with the 100 peak hour trips in the ITD info? Or is this a one off?

We did not get a TIS with the application.

My goal is to be able to let developers know when they will need a TIS so they are not finding out at the public hearing.

As always, appreciate you.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116





Quick Reference

District 3 Traffic Impact Study (TIS) Frequently Asked Questions

❖ What is a Traffic Impact Study (TIS)?

- TISs are intended to assist developers and transportation agencies in determining the need for any improvements to the adjacent and nearby transportation system in order to maintain a satisfactory level of service, an acceptable level of safety and the appropriate acceptable level of safety and the appropriate access provisions for a proposed development¹.

❖ When do proposed developments need to complete a TIS?

- A Traffic Impact Study (TIS) is required by *Idaho Administrative Code (IDAPA) 39.03.42* for any new or expanded development that at full buildout meets or exceeds any of the below described thresholds and is requesting a direct connection to the State highway system. District 3 will apply these same TIS requirement thresholds to any development within the above described area of interest.

- Any development within two (2) mile connection to the State highway system; that
- Generates 100 or more peak hour trips or more new trips during the peak hour; or
- The new volume of trips will equal or exceed one thousand (1000) vehicles per day, or
- Meets or exceeds the following land use threshold values; or

LAND USE TYPE	THRESHOLD VALUE
Residential	100 Dwelling Units
Retail	35,000 square feet
Office	50,000 square feet
Industrial	70,000 square feet
Lodging	100 rooms
School (K-12)	All (Sections 67-6508 & 67-6519, Idaho Code)

- Connects to a public road / State highway intersection with known safety, capacity and/or congestion concerns.
- Developments not meeting any of the above thresholds at full buildout will be asked to provide some or all the following data and analysis.
 - Trip generation numbers

¹ Institute of Transportation Engineers (2010). *Transportation Impact Analysis for Site Development*.



Quick Reference

- Trip Distribution Percentage Diagram (request from COMPASS if in Ada or Canyon County)
- Intersection site traffic turning volumes
- Left and right turn lane warrants
- Vehicle turning movement diagrams

❖ **If a TIS is required, what are the steps in getting ITD's approval on a proposed development?**

- Submit a TIS scope of work. Applicants are encouraged to work with ITD.
- Submit applicable Right-of-Way encroachment permit applications (ITD Form 2019 for approaches & ITD Form 2110 for utilities). ***Permit applications must be submitted to ITD prior to, or in junction with, submitting a Traffic Impact Study for review. The Department will not process a TIS unless if a permit application has been submitted.**
- Submit completed Traffic Impact Study (TIS) to ITD for review & approval.
- ITD will complete a review of the proposed development's TIS and respond with either a request for revisions or clarification, Development Condition Memo listing any recommended or required improvements or mitigations, or an TIS acceptance letter.

❖ **Where should requests be submitted to?**

- Scope of Work and Traffic Impact Studies: D3Development.Services@itd.idaho.gov
- Permit Applications: PermitsD3@itd.idaho.gov

Valley County Road and Bridge

PO Box 672 • 520 South Front Street
Cascade, ID 83611-1350



Phone (208) 382-7195
roaddept@valleycountyid.gov

Tuesday, July 7, 2026

Travis Lukoic

1309 W Sherington Ct,
Eagle, Idaho 83616
Cc: Planning & Zoning Administrator
Cynda Herrick cherrick@valleycountyid.gov

RE: North Fork Landing Subdivision – SUB 26-011
P&Z Public Meeting Date 7/9/2026 MEMO

Dear Mr. Lukoic:

Thank you for your continued proactive and early communication with the Road Department. The Road Department completed an initial review of the above-referenced application.

Please be advised of the following items:

- Please refer to Parametrix letter, dated 7-9-2026 provided for additional requirements including ROW dedication.

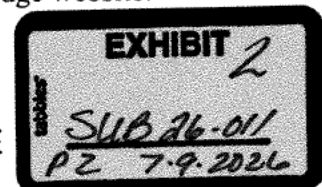
SUB 26-011 North Fork Landing (fka Valley View Landing)– Preliminary Plat
Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

Improvements to Loomis Lane, a public major collector road, shall meet the criteria outlined in the Valley County Minimum Standards for Public Road Design and Construction. The roadway shall maintain a 100-ft right-of-way with 50 feet minimum on each side of roadway centerline. Valley County requires a 100-foot setback from ITD ROW for any permanent structures (as shown on the preliminary plat).

A traffic impact study and a development agreement identifying public road impacts will be required for this subdivision.

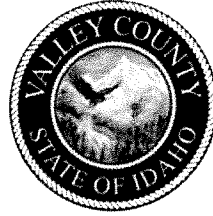
- Valley County's minimum standards for public and private roadways must be met within the subdivision. Roadway engineering is required.
- All driveway approaches shall be constructed conforming to Valley County Roadway Minimum Standards for Private Roadway which are available on the Valley County Road & Bridge website.

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Valley County Road and Bridge

PO Box 672 • 520 South Front Street
Cascade, ID 83611-1350



Phone (208) 382-7195
roaddept@valleycountyid.gov

- Please note that the Valley County Road Department is not anticipating receiving dedicated right-of-way for new on-site roadways or maintaining winter snow-plowing within the new subdivisions.
- Please consider a coordinated cluster mailbox/school bus stop location for the community within the subdivision shown in a public ROW location for approval by the road department at the time of preliminary plat.
- Further coordination with ITD and Valley County Road & Bridge is required regarding ongoing turn lane warrant analysis (application CUP 25-033 Brown Commercial) at Loomis Lane and Hwy-55 as well as identified improvements to the west via CUP 23-52 MacGregor Townsite TIS. It is anticipated that future engineering provided by applicants may trigger off-site roadway improvements during the review process conducted in accordance with the ITE Trip Generation Manual (Ref. Valley County Roadway Minimum Standards for Public Roadway). Coordination can continue as the application moves through a zoning review and does not require additional items from the applicant at this time prior to zoning decision.
- A TIS or amendments to existing engineering studies may be required to identify applicants proportionate share responsibility for off-site improvements.
- A Development Agreement is likely required.

Please contact Valley County Road Department or Planning & Zoning with any questions or to discuss next steps.

Thank you,

Kerstin Dettrich

Kerstin Dettrich
Valley County Road & Bridge Director

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From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Wednesday, July 8, 2026 10:36 AM
To: Lori Hunter <lhunter@valleycountyid.gov>; [REDACTED]
Subject: Re: North Landing Preliminary Plat - Ponds - RP16N03E237985

The pond appears to be on RP16N03E238421.
We will make sure there is a COA that says they have to transfer water rights for a pond with IDWR.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: Lori Hunter <lhunter@valleycountyid.gov>
Sent: Wednesday, July 8, 2026 10:28 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Fw: North Landing Preliminary Plat - Ponds - RP16N03E237985

From: Richard Kleint <[REDACTED]>
Sent: Wednesday, July 8, 2026 10:23 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Cc: cherrick@valleycounty.id.gov <cherrick@valleycounty.id.gov>
Subject: North Landing Preliminary Plat - Ponds - RP16N03E237985

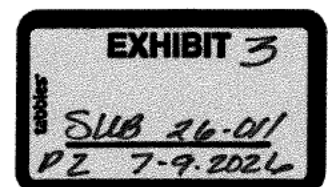
Hi Cynda and Lori,

Regarding the project mentioned above, I would like to clarify the following points concerning water rights:

1. The general statement claiming the site has water rights to maintain water levels in proposed ponds needs correction.
2. Parcels 238450 and 238421 do not have Roseberry Irrigation District water rights. To fill ponds on these properties, an application must be filed with the Idaho Department of Water Resources.
3. Parcel RP16N03E237985 is the only property with Roseberry Irrigation District water rights. These rights are divided among the seven lots for general irrigation and livestock use only; filling or maintaining a pond is not permitted.
4. Using Roseberry Irrigation District water on any parcels other than the parcel intended is not allowed.

Best regards,
Richard Kleint

Dick Kleint
E-mail: [REDACTED]
Cell: [REDACTED]
Roseberry Irrigation District





**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

July 9, 2026

Cynda Herrick
Valley County Planning & Zoning Director
700 South Main Street
Cascade, ID 83611

VIA EMAIL

Re: North Fork Landing (SUB 26-011)

Dear Cynda,

I wanted to provide you with updated correspondence regarding the North Fork Landing application.

ITD has been coordinating with the Brown Commercial application to complete a turn lane warrant analysis at the intersection of SH-55 & Loomis Lane. The Brown's have been given until the end of year to complete the analysis, should they continue leasing their property. The results of that analysis will shape the decisions made for the North Fork Landing application as it relates to turn lanes and proportionate share.

The North Fork Landing application can proceed through the P&Z process as we continue our coordinated effort. I would ask that the development agreement include the potential for additional traffic analyses and collecting proportionate share, if deemed necessary by ITD or Valley County Road and Bridge.

If you have any questions, you may contact me at Kendra.conder@itd.idaho.gov or 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
D3 Development Services Coordinator
Idaho Transportation Department

