

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT: SUB 26-011 North Fork Landing Subdivision - Preliminary Plat
MEETING DATE: July 9, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT: Jon Vanderhoef, 602 W Watersford DR, Eagle ID 83616
PROPERTY OWNERS: Knife River Corporation, 5450 W Gowen RD, Boise, ID 83709
CCD Investments One LLC, c/o John Allsbury
2685 N. Greenbelt PL, Meridian, ID 83646
REPRESENTATIVE: Travis Lukoic
1309 W Sherington CT, Eagle, ID 83616
ENGINEER: Crestline Engineers Inc, c/o Anthony Dini
PO Box 2332, McCall ID 83638
LOCATION: 16 and 18 Loomis Lane
Parcels RP16N03E238450, RP16N03E238421, and RP16N03E237985 in
the SE ¼ Section 23, T.16N, R.3E, Boise Meridian, Valley County, Idaho
SIZE: 46.9 acres
REQUEST: 27-lot flex-use Subdivision
EXISTING LAND USE: Single-Family Residential Parcels – previously approved for Settler's
Mill # 1 and Settler's Mill North, both which were not completed and
have expired.

The original application was for "Valley View Subdivision". The name has been changed to "North Fork Landing" as Valley View Subdivisions 1, 2, and 3 already exist in Valley County.

Jon Vanderhoef is requesting a conditional use permit for a 27-lot flex-use development that will provide residential living, small business activity, and functional shop spaces on 46.9 acres. Lot size ranges from 1.01 acres to 2.3 acres. An open space lot and two ponds are proposed.

A draft list of Permitted and Prohibited Uses was submitted on June 10, 2026.

Individual septic and wells are proposed. A landscape plan is proposed (Drawing Ex-7); a berm is proposed along the northern boundary.

The lots would be accessed by three new private, paved roads with one access point onto Loomis Lane, a public road. A gravel emergency access road onto Highway 55 is proposed on the north part of the site.

The site has water rights. Water rights would be used to support and maintain water levels in the proposed ponds. The northern 15-acres has an existing underground irrigation line. The applicant states that the U.S. Army Corps of Engineers determined that jurisdictional wetlands are not on this property.

A wildland urban interface fire protection plan and draft CCRs have been submitted. The applicant proposes to use water storage tanks and a pond for fire suppression.

The applicant has proposed dedicating road right-of-way to Valley County for Loomis Lane, a public road.

The applicant requests that Phase 1 would be completed by end of 2027 and Phase 2 would be to-be-determined.

Phase 1 – 20 lots, construction of 3 paved roads, regrading of Pond 1, installation of 2 fire protection tanks, and associated stormwater management improvements

Phase 2 – Maximum of 7 lots, construction of remaining portion of Base Camp Road, emergency access road, grading of Pond 2, landscape berms adjacent to Highway 55, installation of fire protection pond/tank, and associated stormwater management improvements.

FINDINGS:

1. Pre-Application meeting was held February 23, 2026. A meeting was held with Kerstin Dettrich, Valley County Road and Bridge Director, on April 7, 2026.
2. A neighborhood meeting as required by VCC 9-5H-1.D was held at the site on April 24, 2026.
3. The application was submitted on April 27, 2026. Additional materials were submitted June 10, 2026, and June 18, 2026.
4. The site is less than one mile from the City of Donnelly Impact Area boundary. Therefore, the Donnelly City Clerk was sent the application and preliminary plat for review on April 29, 2026, as required by Valley County Code 10-1-4.
5. Legal notice was posted in the *Star News* on June 18, 2026, and June 25, 2026. The applicant was notified by letter on June 9, 2026. Potentially affected agencies were notified on June 9, 2026. Property owners within 300 feet of the property line were notified by fact sheet sent by mail on June 12, 2026. The notice was posted online at www.co.valley.id.us on June 9, 2026. The site was posted on June 18, 2026.
6. Agency comment received:

Brent Copes, Central District Health, stated subdivision application, fees, test holes with CDH and engineer, ground water monitoring and engineering are required. (June 14, 2026)

Mara Hiwatschek, Valley County Wildfire Mitigation Program Director, approved the Wildfire Mitigation Plan contingent upon the full implementation of all wildfire mitigation measures identified in the approved plan and verification through inspection that the work has been completed as stated in the plan. Required inspections shall occur prior to final plat approval and/or issuance of building permits. (June 10, 2026)

Jerry Holenbeck, Donnelly Fire Marshal, listed requirements for roads, driveways, and water supply for fire protection. Two 10,000-gallon underground water storage tanks are required. (June 22, 2026)

Brandon Flack, Idaho Fish and Game (IDFG) Regional Technical Assistance Manager:

- Stated the applicant shall ensure the water rights have the appropriate purpose of use (e.g. storage, irrigation, aesthetics, recreation, etc.). Any modifications would require working with Idaho Department of Water Resources. Additional permits may be required from IDFG for fish in the pond. (June 23, 2026)
- Submitted general recommendations for subdivisions, which include controlling pets, vegetative recommendations, prohibiting feeding of wildlife, riparian barriers around wetlands, pond requirements, and wildlife friendly fencing. (November 21, 2024)

Megan Myers, Valley County Communications Supervisor, and Laurie Frederick, Valley County Cadastral Specialist III, approved the proposed road names. However, the "Courts" shall be changed to "Place" (June 1, 2026; June 15, 2026)

Kendra Conder, Idaho Transportation Department (ITD), stated the applicant will need to coordinate with ITD and Valley County PZ. ITD has conditioned a different application for turn lane warrants on SH-55 and Loomis Lane; the outcome is needed to make a determination about this application. ITD reserves the right to make further comments (July 1, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated:

- Detailed site grading and drainage plans and drainage design documentation will be required for review and approval.
- 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. (July 1, 2026)

Janeen Maxell, Postmaster, requests subdivision applicants contact her to determine if a cluster mailbox is appropriate for this location. (2024)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (June 15, 2026)

No comment received from the City of Donnelly.

7. Public comment received:

Josh Davis, Granite Excavation INC President, states this type of flexible mixed-use project is needed in Valley County. It would create much needed workforce housing integrated with shop and business space for small, local businesses. (June 19, 2026)

Randy Mead, Associate Broker, Cascade Lake Realty, believes the proposed land use will fill a need in the area and would be an asset to Valley County. He praised Mr. Lukoic. (June 25, 2026)

Colt and Kendra Brown, 12912 Highway 55, support the project as neighbors to the site. (June 28, 2026)

8. Physical characteristics of the site: Relatively flat, lying mostly above both Highway 55 and Loomis Lane.

9. The surrounding land use and zoning includes:

North: Agricultural (Irrigated Crop and Irrigated Grazing); Highway 55; Agricultural (Irrigated Pasture) with home

South: Loomis Lane; CUP 25-033 Brown Commercial Lease Space; U.S. Bureau of Reclamation leased land; Agricultural (Irrigated Cropland)

East: Highway 55; Single-Family Residential Parcel; Agricultural (Dry Grazing and Irrigated)

West: Agricultural (Irrigated) with home;

9. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 2. Residential Uses (c) Subdivision for single-family subdivision.
- 5. Commercial Uses
- 6. Industrial Uses (a) Light Industry

Review of Title 9 - Chapter 5 Conditional Uses and Title 10 Subdivision Regulations should be done.

TITLE 9 LAND USE AND DEVELOPMENT

9-1-10 DEFINITIONS

LOT COVERAGE: That portion of a lot that is occupied by the principal building and its accessory buildings, including overhangs, along with any structures requiring a building permit, and other impervious surfaces, such as driveways, patios, and accessory structures.

RESIDENTIAL BUSINESS: A business owned and operated by the occupant of a residence, located on the same lot or parcel as the residence, which retains the residential character. Restrictions will be applied to ensure the residential character is retained. Restrictions may include:

- A. Limit on the number of employees working on the premises to a maximum of two;
- B. Limit on working hours from 8:00 am to 7:00 pm, Monday through Saturday;
- C. Operational requirements to lessen impacts on nearby properties, such as requiring doors and windows to be closed to lessen noise is required;
- D. Limit on heavy truck traffic to one visit per day;
- E. Limit on traffic volume to two vehicles per day;
- F. Limit on the total square feet in any structure or on the percentage of the total property that can be devoted to business use is less than 50%;
- G. Limit or prohibition of outdoor storage or display unless screened; and
- H. Limit on size or bulk of buildings to be the same as a single family residential type of use.

9-4-8: TABLE 4-A, STANDARDS FOR PERMITTED USES:

Use Description	Building Setbacks (feet)				Minimum Lot Area Acres	Max. Lot Cover	Minimum Street Frontage	Max. Building Height
	Front	Side	Side Street	Rear				
Residential Uses	20	7.5	20	20	Var.	35%	30 ft	35 ft

9-5-4: TABLE 5-A - STANDARDS FOR CONDITIONAL USES

Use Description	Building Setbacks (feet)				Minimum Lot Area	Max. % Lot Cover	Minimum Street Frontage	Max. Building Height	Minimum Parking Spaces
	Front	Side	Side Street	Rear					
Commercial Uses									
Area Business	30	10	30	30		40	75	35	1+ 1/250 sqft
Neighborhood	30	10	30	30		40	75	35	1+ 1/250 sqft
Industrial Uses									
Light Industry	50	30	50	50		35	75	45	1 + 1/250 sqft
Residential Uses									
Condominium, townhouse, or multi- family residence	30	15	30	30		40	30	35	2 / residential unit

9-5-3: STANDARDS:**B. Setbacks:**

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
 - B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.
 - C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
 - D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. Corps of Engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:**
1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades

- with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. The Valley County Engineer or assigns shall approval all site grading and stormwater management plans prior to earthwork being don on-site.
2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer or assigns.
 3. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less). See VCC 9-6-6C for requirements that apply to detention basins within the Riparian Area Overlays.
 - a. Public Roads Require: 100-yr storm event for major roads, bridges, etc. and 50-year for all other facilities.
 - b. Private Roads Require: 100-yr storm event for major roads, bridges, etc. and 25-year event for all other facilities.
 - c. Site Development not directly specified shall use the 25-year storm event.
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.
- H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

9-5A-2: ROADS AND DRIVEWAYS:

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance and any policies adopted by the board of county commissioners.
- D. Cattle Guards: Cattle guards shall not be installed in public roads within residential developments.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

9-5A-4: LANDSCAPING:

- B. Landscaping; Standards Of Design:
 1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - a. Multi-Family Use: Each site for a proposed multi-family use shall have a minimum of thirty percent (30%) of the net site/lot area in landscaping.

- b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - c. Industrial Use: Each site for a proposed industrial use shall have a minimum of ten percent (10%) of the net site in landscaping.
 - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
2. Future Commercial And Industrial Development: Future commercial and industrial development sites shall be landscaped in the first phase of construction, unless a phased plan is approved by the commission.
 4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
 5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
 6. Criteria For Trees Along Street Frontage: Trees shall be required along all street frontages according to the following criteria:
 - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
 - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
 - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
 7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
 8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
 - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
 - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
 9. Mounding And Berming: All mounding and berming shall have slopes no steeper than three to one (3:1).
 10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
 11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

9-5A-5: FENCING:

- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The

permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.

- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5A-6: UTILITIES:

- A. Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.
- B. Central Water Supply And Sewage Systems: Central water supply and sewage systems serving three (3) or more separate users shall meet the requirements of design, operation, and maintenance for central water and sewage systems in the subdivision ordinance.
- C. Probability Of Water Supply: Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.
- D. Individual Septic Systems: If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.
- E. Easements Or Rights Of Way: Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.
- F. Utility Plan: A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit.

9-5B-2: LIGHTING

9-5B-4: EMISSIONS:

- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

9-5C-2: MINIMUM LOT AREA:

- B. New Subdivisions:
 - 1. Single-Family Residences: New subdivisions for single-family residences shall provide the following minimum lot sizes:
 - a. One acre where individual sewage disposal systems and individual wells are proposed.
- C. Frontage On Public Or Private Road: Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90').

9-5C-5: SITE IMPROVEMENT:

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

9-5C-6: DENSITY:

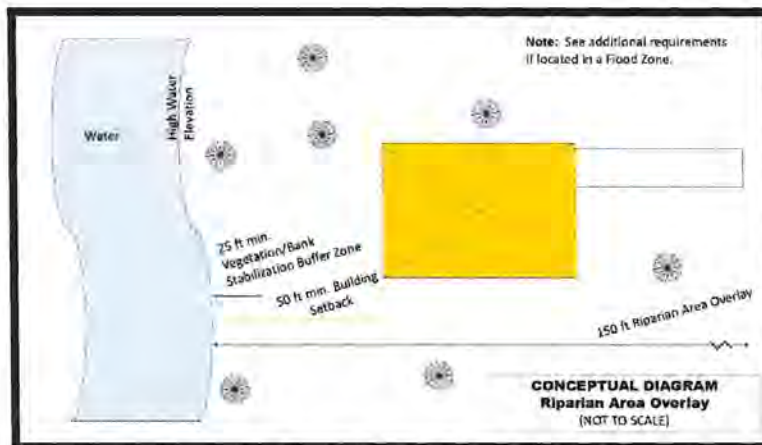
- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term

rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.

- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation.

9-6-6: Riparian Area Overlay

- A. Purpose: The purpose of this special overlay is to protect the health and safety of the public, and to minimize damage to property and fragile ecologies by preventing surface and ground water pollution along with protection of waterbodies. It will also serve to protect water quality.
- B. Areas of Application: The standards and procedures for riparian areas shall apply to those lands which are within 150 feet of any lake, pond, river, or year-round flowing creek or stream.
- C. Standards:
 - 1. Setback shall be 50' from high water line for residential buildings and appurtenant structures and 100' for all other buildings and appurtenant structures. If a lot was platted prior to adoption of this standard and there is no area to construct, a variance may be granted by administrators if runoff control measures as prepared by the applicant are recommended for approval by the Valley County Engineer based on stormwater standards.
 - 2. Prior to any excavation or construction, the property owner, general contractor or the responsible party shall provide proof of stormwater certification training or responsible person training. Training and certification must be on an approved training provider list that can be obtained at the Valley County Building Department.
 - 3. Stormwater detention basins, retention basins, swales or other techniques shall be used when recommended or required by the Valley County Engineer.
 - a. Basins must be designed and sized to filter or infiltrate runoff from the construction site and permanent drainage.
 - b. Basins must be designed to accommodate the "first-flush" volume sized to capture the runoff from the initial rainfall depth most responsible for pollutant loading. The "first-flush" volume design storm depth is defined herein as 0.77-inch of rainfall (24-hour 95th-percentile storm).
 - c. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less)
 - d. The storm duration is a 1-hour event when using the Rational Method, or a 24-hour event when using the SCS method.
 - e. Basin design shall be approved by the Valley County Engineer and inspected by the Valley County building department or other qualified inspectors assigned to such duties. Special inspections may be needed in some instances. The applicant's engineer shall also submit a certification that the approved plan was implemented prior to final occupancy.
 - f. Basin design shall comply with Idaho Department of Water Resources (IDWR) water rights requirements.
 - 4. There shall be no filling or dredging of lake bottoms, rivers, or wetlands without proper jurisdictional permits, i.e. IDWR, USACE, Valley County, etc.
 - 5. There shall be no excessive clearing of vegetation.
 - 6. Stormwater harvest and infiltration techniques are encouraged.
 - 7. Riprap for shoreline protection is allowed with the proper turbidity controls and permits from appropriate jurisdictions (IDWR, USACE, USBR, IDL, etc), including a Floodplain Development Permit from Valley County when required.



100' ft min. Building Setback for all other buildings.

TITLE 10 SUBDIVISION REGULATIONS

10-1-4: PROPERTY WITHIN ONE MILE OF CITY LIMITS:

In those instances when the subdivision of land considered by the county planning and zoning commission describes property situated within one mile outside the limits or impact area of any incorporated city, the application shall also be submitted by the administrator to said city for review of the continuity of proposed street patterns, street widths, public infrastructure, drainage provisions or other appropriate standard, and receive a recommendation from the council of said city before a decision is made by the planning and zoning commission. If no recommendation is given by the city council within forty five (45) days of receipt of an application, it will be assumed that there are no issues with the subdivision.

10-4-3: LOTS:

- A. Size, Depth, Shape, Orientation And Setback Lines: The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Every lot shall abut upon a street. Corner lots for residential use shall have extra width to permit appropriate building setbacks from, and orientation to, both streets.
- B. Double Frontage And Reverse Frontage Lots: Double frontage, and reverse frontage lots, shall be avoided, except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A screening easement of at least ten feet (10'), and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.
- C. Side Lot Lines: Side lot lines shall be within twenty degrees (20°) of right angles or radial to street lines.

10-4-6: EASEMENTS:

- A. Utility Easements: There shall be provided easements for the utilities upon and across the front of lots of a width of a minimum of twelve feet (12') (except for entrance service) or as and where considered necessary by the commission.
- B. Stormwater Easement Or Drainage Right Of Way: Where a subdivision is crossed or bounded by a watercourse, drainageway, channel, irrigation ditch, or stream there shall be provided a stormwater easement or drainage right of way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose.
- C. Drainage: Provisions for adequate drainage shall be made by the subdivider as prescribed by the county engineer in accordance with the manual containing the drainage standards and specifications as adopted by Valley County.
- D. Existing Easements: All existing easements must be shown on the subdivision plat.

10-5-1: STREET AND UTILITY IMPROVEMENTS:

- A. **Installation Required:** Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section 5-7-2 of this code).
- B. **Acceptance By County:** The county shall not accept the dedication of any public rights of way and any easements shown on the plat, together with appurtenant facilities lying therein which the county would have a duty to maintain after dedication, which are not improved, or construction thereof guaranteed in accordance with the provisions of this title or with the policies, standards, designs and specifications set forth in the road and street specifications adopted by Valley County. The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed. All plats shall contain in their notes this statement: "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
- Dedication of public rights-of-way does not guarantee that the public road will be maintained by Valley County. Public rights of way are allowed with roads that are maintained by homeowners. Public rights of way shall be provided through properties to adjacent lands for the purpose of circulation, when reasonable.
- C. **Private Road Declaration:** In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- D. **Declaration Of Installation Of Utilities:** A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".
- E. **Connection To Public Road Required:** The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way.

CHAPTER 7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-2: DEFINITIONS

FORESTED: Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

10-7-4: SUBMISSION REQUIREMENTS:

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal. The plan shall be submitted to the Wildfire Mitigation Director by Planning and Zoning Staff for review and comments to the Planning and Zoning Commission.
- B. Content: The plan shall be based upon a site specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.
 - 1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
 - 3. Submittal, Implementation And Verification:
 - a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
 - b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
 - c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative. Each authority will act in conjunction with the Wildfire Mitigation Director.
 - 4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the Valley County Wildfire Mitigation director in conjunction with the applicable fire district.
 - 5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.
 - 6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists.

SUMMARY:

Staff's compatibility rating is a +15.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached). Be prepared to submit your compatibility rating or state which lines on staff's compatibility rating needs to be changed.

STAFF COMMENTS / QUESTIONS:

- 1. This site is within the Donnelly Fire District, Water District 65, Roseberry Irrigation District, and a herd district.
- 2. The application states that no variances are requested; however, a variance will be required from Valley County Code 10-4-4-F.6 for the length of proposed Base Camp Road, a culdesac.
- 3. Building setbacks for each lot would be determined at the time of building permit submittal and would be dependent on the type of use.
- 4. The list of Permitted and Prohibited Uses / Design and Property Standards would be part of the CUP approval and included in a development agreement. This would allow the County to enforce the uses as the County cannot enforce CCRs.

5. The road name suffixes of the cul-de-sacs shall be changed to "Place" per VCC 5-5-5C.
6. Multiple Residences, such as apartments or duplexes, would require a separate conditional use permit.

Question to P&Z Commission:

1. Does this subdivision meet the minimum standards in Title 9, Chapter 5, of the Valley County Code in regards to frontage, lot size, etc.? If not, which ones does it not comply with?
2. Does this subdivision meet the minimum standards in Title 10 of the Valley County Code in regards to the access road, etc.?
3. Are impacts being properly mitigated? If not, which impacts are not mitigated?

Standard of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Images from Google Maps
- Photos taken June 18, 2026
- Assessor Plat – T.16N R.3E Section 23

- ROS 7-026 and 9-131
- Preliminary Plat
- Additional submittals from Applicant:
 - CCR Summary – Permitted and Prohibited Uses / Design and Property Standards
 - Email regarding discussion with Kerstin, VC Road Director Herrick
 - Slide Presentation
- Responses
- Standard Final Plat Notes and Standard Recommended CCRs
- Lighting Handout
- Septic Handout

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. A Development Agreement may be required for mitigation of off-site impacts. The applicant shall work with the Valley County Road Director and Planning and Zoning Director on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.
5. The final plat for Phase 1 shall be recorded within two years, or this permit will be null and void. The final plat for Phase 2 shall be recorded by December 31, 2031.
6. If the road right-of-way is approved by the Board of County Commissioners, the applicant shall prepare a deed from the applicant to Valley County for the transfer of road right-of-way for Loomis Lane.
7. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat.
8. A letter of approval is required from Donnelly Fire District for the final plat.
9. A letter of approval of the Wildland Urban Interface Fire Protection Plan is required from the Valley County Wildfire Mitigation Director or assignee prior to recording the plat.
10. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
11. Fertilizer on lawns shall be wildlife friendly and not contribute to degradation of water quality.
12. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road. Said numbers shall contrast with their background and be at least three and one-half inches (3 ½-in) height.
13. All easements shall be shown on the final plat.
14. Shall contact Donnelly U.S.P.S. Postmaster to determine if a Cluster Box Unit for mail

delivery to this development is appropriate.

15. Standard Plat Notes shall be included on the final plat.
16. CCR's, if recorded, shall include Standard Conditions of Approval for CCRs.
17. A list of Permitted and Prohibited Uses / Design and Property Standards shall be recorded with the final plat upon approval by the Planning and Zoning Commission.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2) X 2 _____

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2) X 1 _____

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) X 1 _____

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2) X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) X 2 _____

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) X 2 _____

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) X 2 _____

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

- A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.
- B. Purpose; Use:
1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
 2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.
- C. General Evaluation: Completing the compatibility questions and evaluation (form):
1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
 - Plus 2 - assigned for full compatibility (adjacency encouraged).
 - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
 - 0 - assigned if not applicable or neutral.
 - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
 - Minus 2 - assigned for no compatibility (adjacency not acceptable).
 2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
 - x4 - indicates major relative importance.
 - x3 - indicates above average relative importance.
 - x2 - indicates below average relative importance.
 - x1 - indicates minor relative importance.
- D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.
- E. Terms:
- DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and
1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or
 2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
 3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.
- LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.
- F. Questions 4 Through 9:
1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
 2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	-1	+2	-1	-2	+1	+2	+1
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
8. REL, EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
9. FRAT or GOV'T	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
13. LANDFILL or SWR PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	+1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2		+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+2	+1	+2	+2		+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2	-1	-1	-1	-1	-2	-1	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-1	-2	-1	-2	+1	+1	+2

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: 3, 19, 21

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -2 X 4 -8

1. Is the proposed use compatible with the dominant adjacent land use?

Agricultural (-1, -2, +1)

(+2/-2) +1 X 2 +2

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

Commercial - Area Bus (-1, +2, +2)

(+2/-2) X 1 0

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Yes at Area

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

It is large and situated above grade of Hwy 55

(+2/-2) +1 X 1 +1

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Will be larger

(+2/-2) +1 X 2 +2

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Similar to Wagon Wheel Area

(+2/-2) +2 X 2 +4

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Will be noise, similar to laydown yard

(+2/-2) +2 X 2 +4

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Yes, close to Donnelly + Highway

(+2/-2) +2 X 2 +4

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Yes

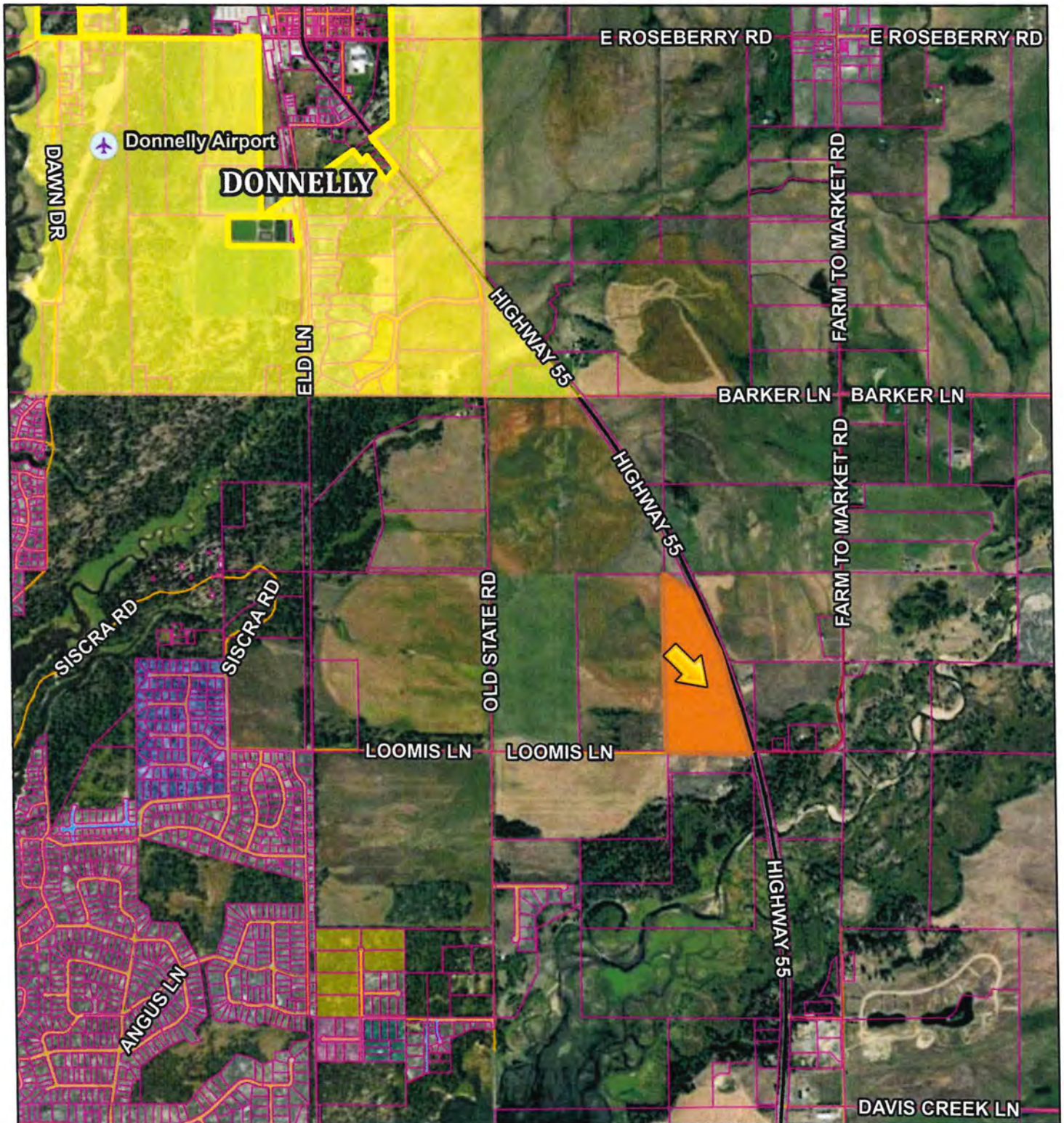
Sub-Total (+) 23

Sub-Total (--) 8

Total Score +15

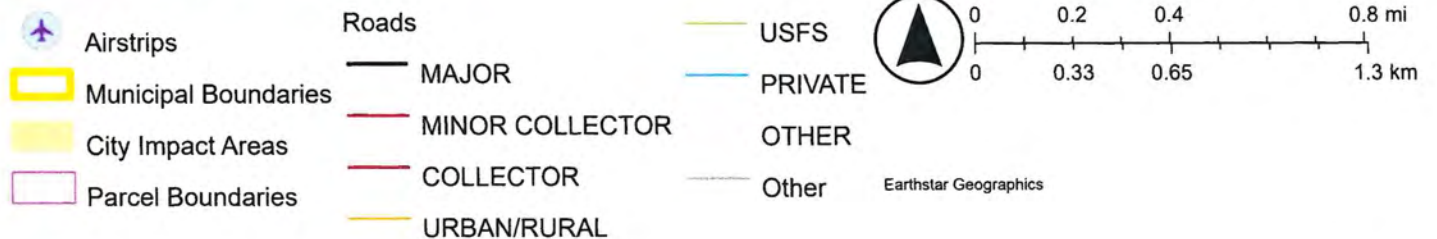
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

SUB 26-011 Location Map



6/1/2026, 4:10:27 PM

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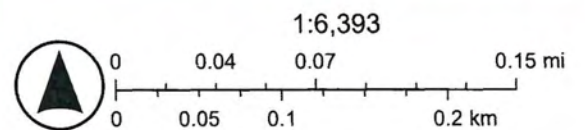


SUB 26-011 Aerial Map



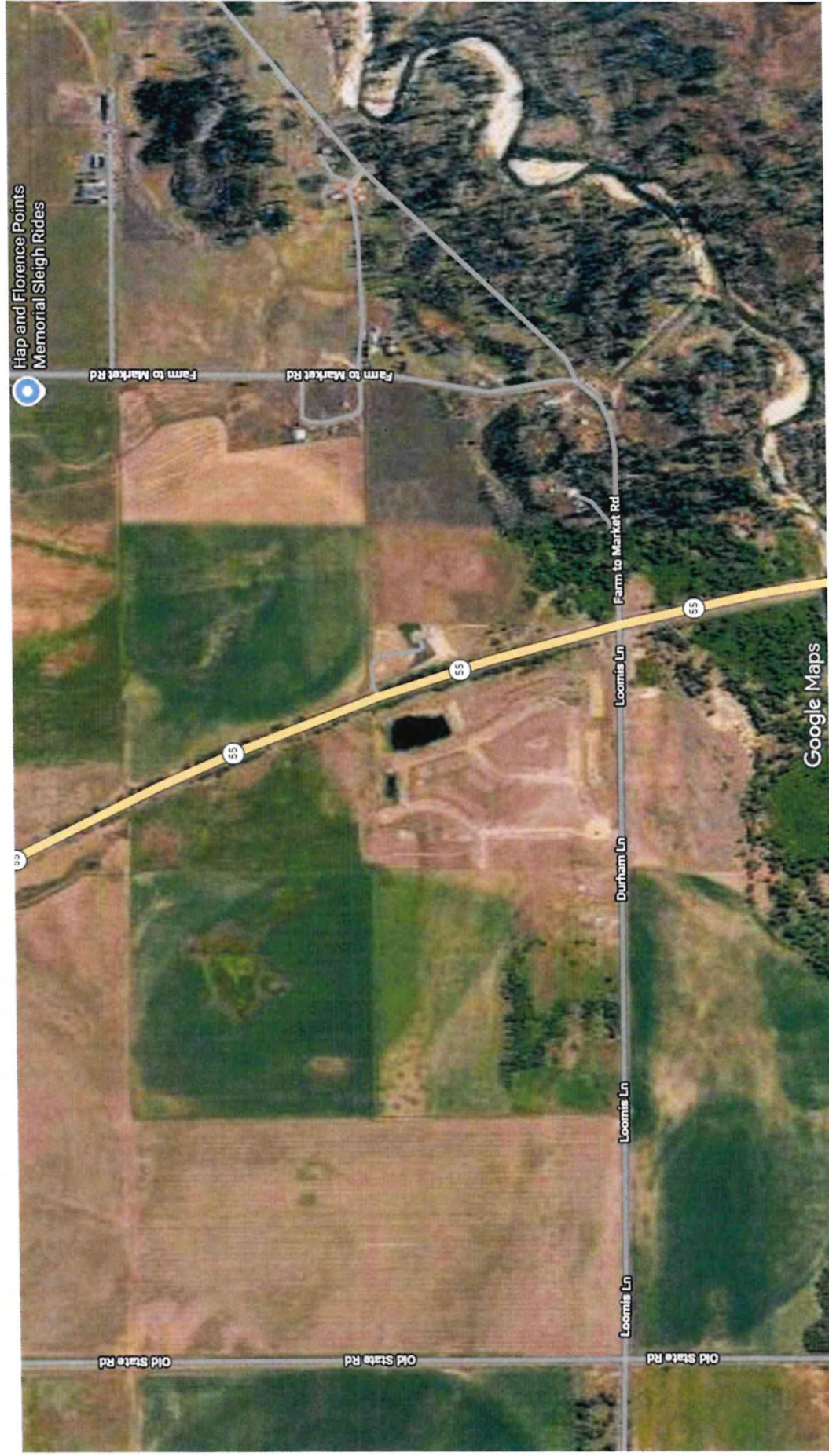
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Permits	RVC	Undefined	COLLECTOR
CUP	STR	Airstrips	URBAN/RURAL
ADU	STS	Address Points	USFS
FP	VAC	Municipal Boundaries	PRIVATE
GF	VAR	Parcel Boundaries	OTHER
EXC	PSP Roads		Other
Privy	HBB	MAJOR	
RES		MINOR COLLECTOR	



Vantor

Google Maps – Aerial View

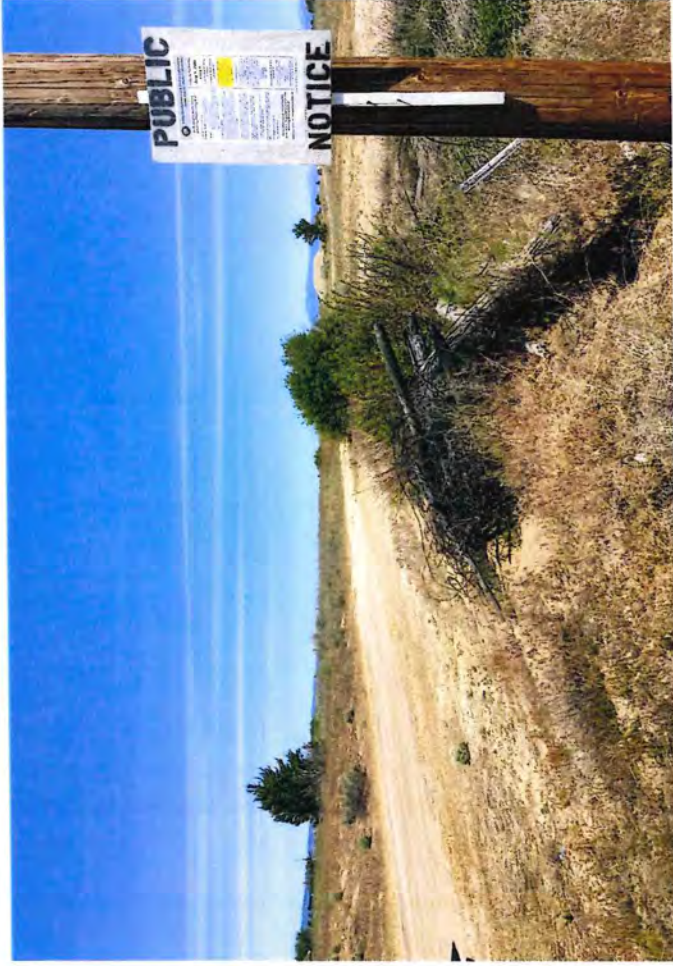


Looking Northerly from Loomis Lane
(Source Google Maps – Street View, August 2024)



Looking Southwesterly from Highway 55 – Emergency Access Location
(Source Google Maps – Street View, October 2024)





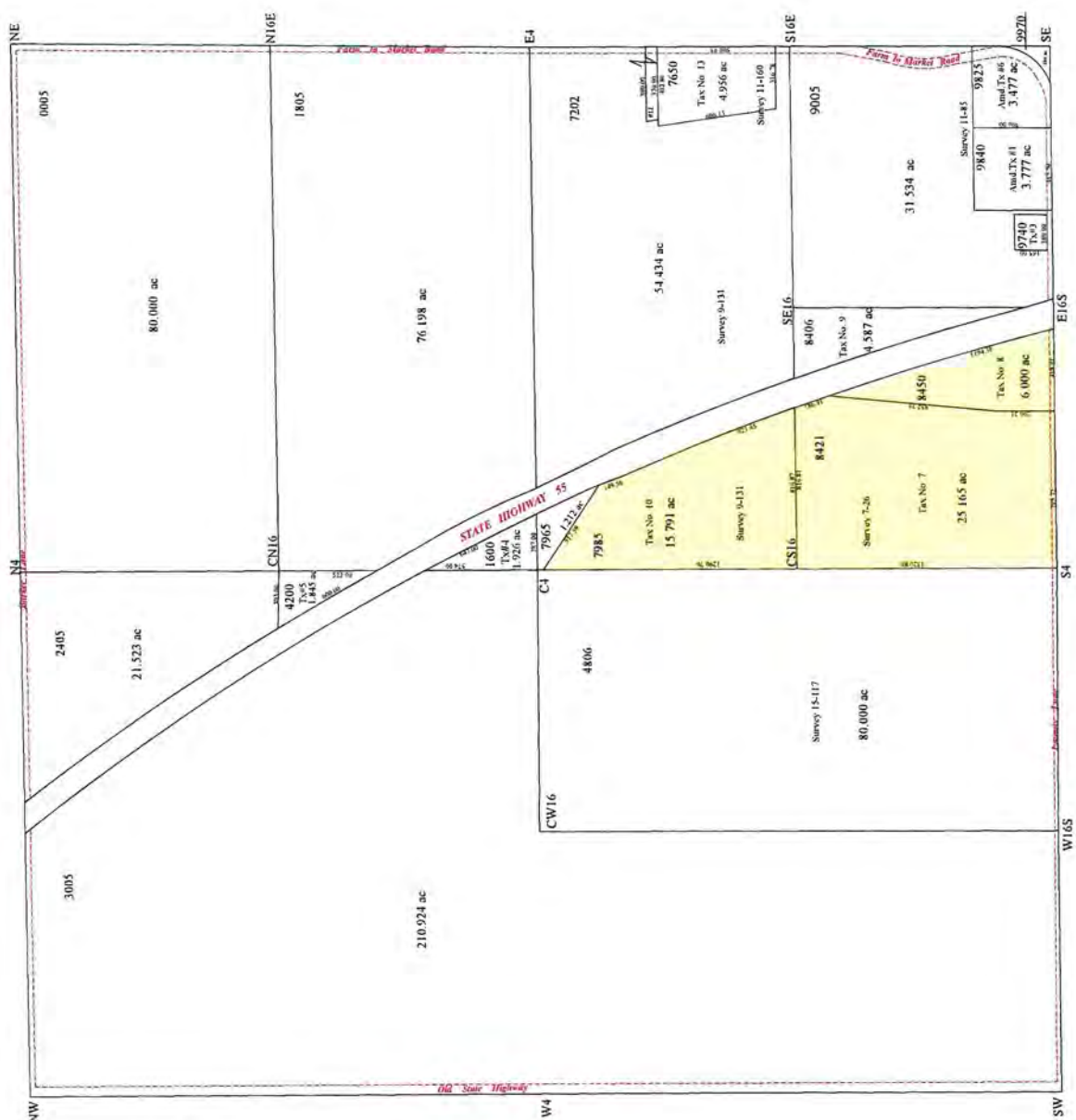
06/18/2026



TWP 16N R03E SEC. 23

WALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename: Valley County Base Map
Scale: 1" = 400 ft
Date: 7/14/2025
Drawn by: L Frederick



Important Information: The Client is NOT Responsible for any Injury or Damage to the Client's Property or the Client's Health.

I, Joel W. Droulard, a Registered Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made by me in April of 2001, and that it correctly represents the points, courses and distances as recorded in said field notes.



LEGEND

- Found 1/2" rebar
 - Found 5/8" rebar
 - ⊗ Found monument as noted
 - Set 1/2" x 24" rebar w/plastic cap
 - Set 5/8" x 30" rebar w/plastic cap
- Bearings based on R.O.S. # 211964

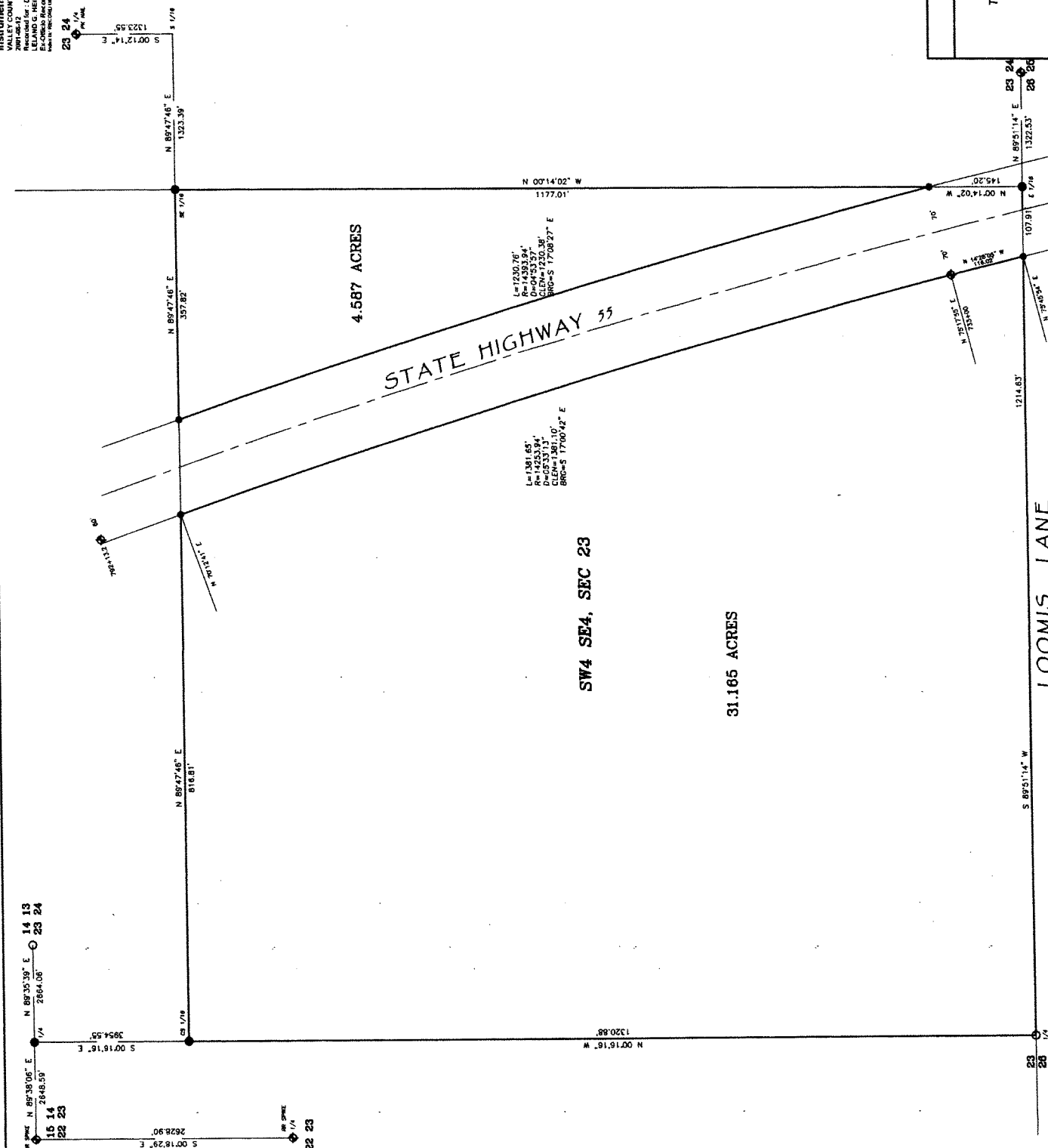


RECORD OF SURVEY

situate in the
SW 1/4 of the SE 1/4 of Section 23,
T. 16 N., R. 3 E., B.M., Valley County, Idaho

KELLEY

ROLLARD LAND SURVEYING	208-634-7398	MAY, 2001	1603E232
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BL 9 pg 131

RECORD OF SURVEY FOR COPPER CANYON DEVELOPMENT

A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23,
TOWNSHIP 16 NORTH, RANGE 3 EAST, B.M.,
VALLEY COUNTY, IDAHO
-2006-

NARRATIVE:

The legal description in deed instrument number 316953 contains ambiguities. There are calls to the sections in the vicinity of the South 1/8 corner corner to Sections 23 and 24. The said South 1/8 corner is located at the south boundary line of said section 23, 75 feet north of the end of the existing fence line as it exists on this date. There is an encroachment as shown on the title line are substantially different. The land owners indicated that the calls in the legal description in said deed were written by using paced and taped dimensions. They measured from fence lines in some areas. There was no call to a fence on said western side. This survey makes known said discrepancies but does not resolve any ownership issues.

Instrument # 316953
VALLEY COUNTY, IDAHO
Recorded by: TIMBERLINE SURVEYING
LELAND G. HERNIMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
IDAHO 83661
208-467-5687

NOTES:

Parcel 2A Area = 52,785 sq. ft., 1.21 acres

LINE TABLE		
LINE	LENGTH	BEARING
L1	132.56'	S89°40'52"W
L2	72.89'	S00°17'16"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	503.17	14263.94	1°13'04"
C2	923.62	14253.94	3°42'45"
C3	992.46	14383.94	3°54'39"
C4	249.17	14383.94	0°59'33"

LEGEND

- FOUND SECTION COR. MONUMENT AS NOTED
- FOUND 1/4 COR. MONUMENT AS NOTED
- FOUND 1/16 COR. MONUMENT AS NOTED
- SET 3/8" REBAR W/ CAP CRM 6901
- COMPUTED POINT
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- HIGHWAY CENTERLINE
- EASEMENT LINE
- SECTION LINE
- EXISTING FENCE LINE



SECTION CORNER 23/24
5/8" REBAR
NO CAP
CP&F #99670

1/4 CORNER
5/8" REBAR
NO CAP
CP&F #315950

1/4 CORNER
RAILROAD SPIKE
CP&F #283767

RECORD DATA

ROS for Eastern/Western Corporation
by Fodrea Land Surveys, Inc., Inst. #241964
ROS for Bennett and Makinson by Fodrea Land Surveys, Inc., Inst. #249530
ROS for Kelley by Droulard Land Surveying, Inst. #254813

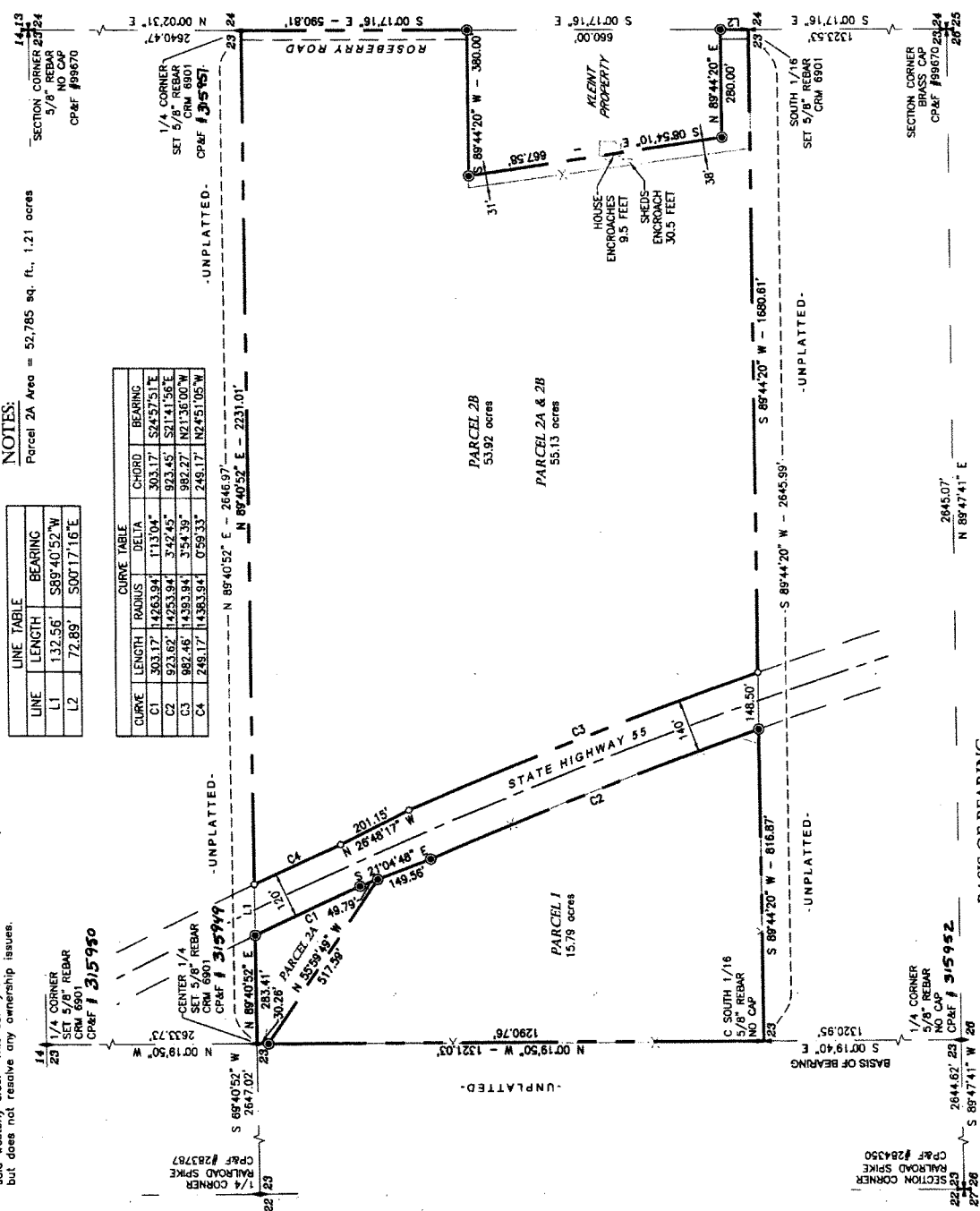
DEED Inst. #59461
DEED Inst. #67861
DEED Inst. #96509
DEED Inst. #131520

CERTIFICATE:

I, Craig R. McCullough, hereby state that I am a Registered Professional Land Surveyor, Licensed by the State of Idaho, and that this is a reasonably accurate representation of the survey as made by me or under my direct supervision.



TIMBERLINE SURVEYING
35 4TH AVENUE SOUTH, Nampa, Idaho 83651
208-467-5687
FILE: 2005-000000-0001
JOB NO: 06002
SHEET: 1 OF 1
INDEX NO: 131-23-2-0-00-00



BASIS OF BEARING:

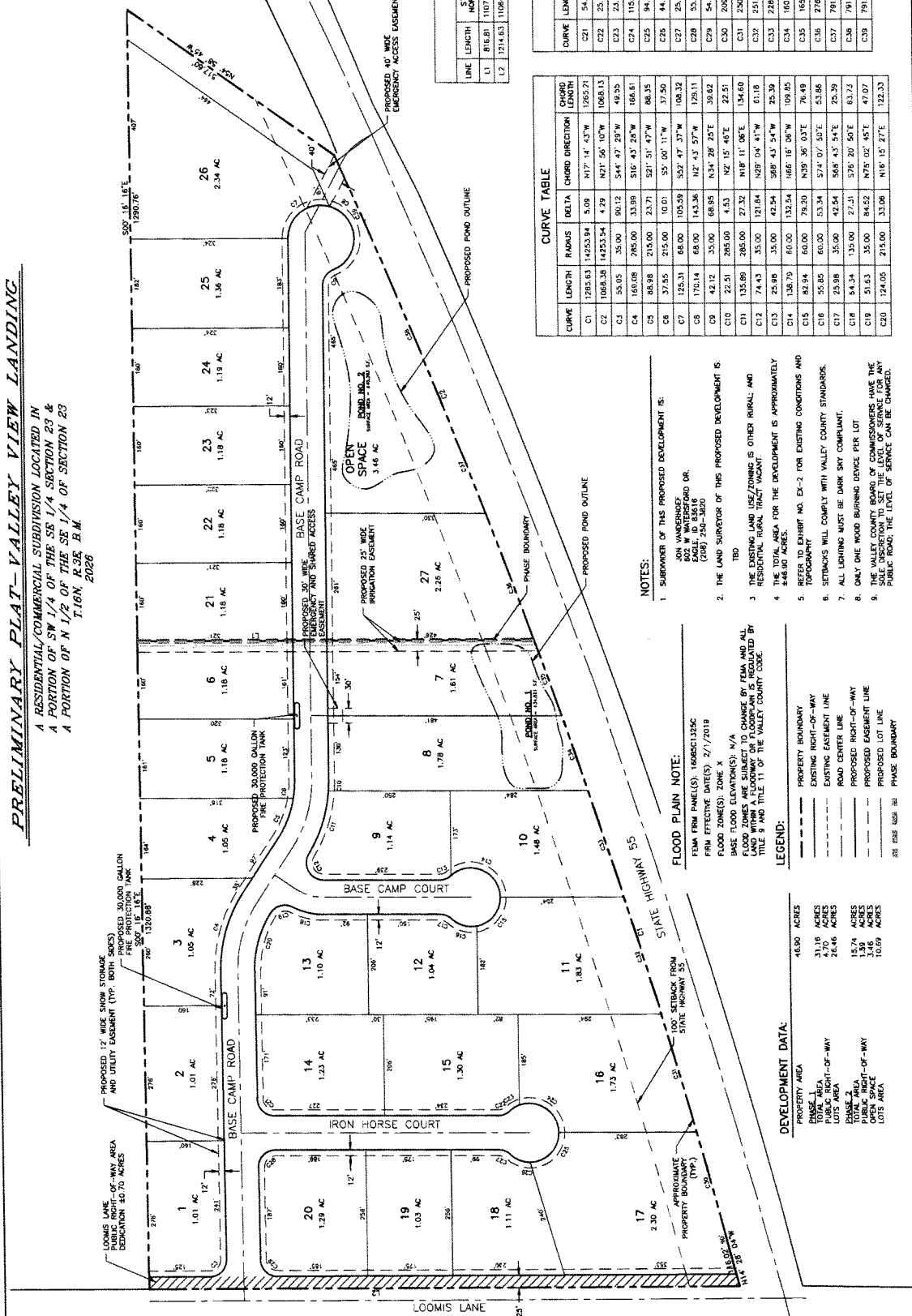
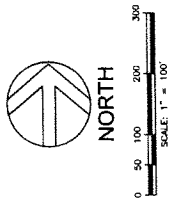
The line between monuments at the Southwest Corner of the North 1/2 of the Southeast 1/4 of Section 23 and the South 1/4 Corner of Section 23, Township 16 North, Range 3 West, Boise Meridian, taken as South 00°19'40" East.

DISCLAIMER
Timberline Surveying assumes no responsibility for present or future compliance or non-compliance of the insurance thereof.

Proposed New Name = North Fork Landing

PRELIMINARY PLAT-VALLEY VIEW LANDING

A RESIDENTIAL COMMERCIAL SUBDIVISION LOCATED IN
A PORTION OF SW 1/4 OF THE SE 1/4 SECTION 23 &
A PORTION OF N 1/2 OF THE SE 1/4 OF SECTION 23
T.16N, R.3E, B.M. 2026



LINE TABLE			
LINE	LENGTH	START	END
1	816.81	1107745.125	224436.049
2	1274.63	1107745.125	224436.049

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD DIRECTION
C21	54.81	35.00	1145° 00' 00"
C22	25.98	35.00	42.54° 54' 54"
C23	23.96	60.00	22.49° 58' 42' 35"
C24	115.24	60.00	110.04° 00' 00"
C25	94.25	60.00	42.54° 58' 42' 35"
C26	44.84	60.00	42.54° 58' 42' 35"
C27	25.98	35.00	42.54° 58' 42' 35"
C28	55.14	35.00	90.27° 00' 00"
C29	54.80	35.00	145° 12' 31"
C30	209.11	14253.94	3.84° 15' 07' 19"
C31	250.81	14253.94	1.01° 16' 07' 02' 46"
C32	251.64	14253.94	1.01° 16' 07' 02' 46"
C33	228.30	14253.94	0.92° 18' 01' 15' 12"
C34	160.56	14253.94	0.65° 18' 48' 05' 58"
C35	165.11	14253.94	0.65° 18' 48' 05' 58"
C36	276.71	14253.94	1.11° 18' 07' 42' 42"
C37	791.67	14253.94	3.18° 18' 07' 42' 42"
C38	791.67	14253.94	3.18° 18' 07' 42' 42"
C39	791.67	14253.94	3.18° 18' 07' 42' 42"

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD DIRECTION
C1	1215.63	14253.94	5.09° 11' 14' 43' W
C2	1068.38	14253.94	4.79° 10' 56' 10' W
C3	55.05	35.00	80.12° 54' 47' 20' W
C4	160.08	265.00	33.99° 51' 47' W
C5	88.98	215.00	10.01° 59' 07' 11' W
C6	37.55	215.00	10.01° 59' 07' 11' W
C7	125.31	68.00	105.59° 52' 47' 37' W
C8	170.14	68.00	143.36° 12' 43' 57' W
C9	42.12	35.00	88.85° 13' 28' 25' E
C10	22.51	265.00	4.53° 12' 15' 46' E
C11	135.80	265.00	27.32° 11' 11' 06' E
C12	74.43	35.00	121.84° 02' 04' 51' W
C13	25.98	35.00	42.54° 58' 42' 35' W
C14	138.79	60.00	132.54° 16' 16' 08' W
C15	82.94	60.00	79.20° 19' 36' 03' E
C16	55.85	60.00	53.34° 57' 07' 50' E
C17	25.98	35.00	42.54° 58' 42' 35' E
C18	54.34	35.00	27.31° 57' 20' 50' E
C19	51.63	35.00	84.52° 17' 02' 45' E
C20	124.05	215.00	33.06° 11' 15' 27' E

NOTES:

- SUBMITTER OF THIS PROPOSED DEVELOPMENT IS:
JON WANDERER
602 W. WILSON DR.
BOZEMAN, MT 59717
(208) 250-3820
- THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
TBD
- THE EXISTING LAND USE/OWNER IS OTHER RURAL AND LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.
- THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY 146.00 ACRES.
- REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
- SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
- ALL LIGHTING MUST BE DARK SKY COMPLIANT.
- ONLY ONE WOOD BURNING DEVICE PER LOT.
- THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE. ANY PUBLIC ROAD, THE LEVEL OF SERVICE CAN BE CHANGED.

FLOOD PLAIN NOTE:

FROM FEMA PANEL(S): 16060C125C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE
- PHASE BOUNDARY

DEVELOPMENT DATA:

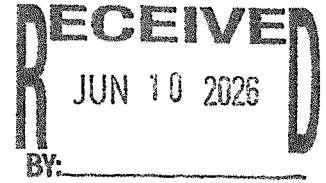
PROPERTY AREA	
PHASE 1	16.00 ACRES
TOTAL AREA	146.00 ACRES
LOT AREA	26.46 ACRES
PHASE 2	13.74 ACRES
TOTAL AREA	13.74 ACRES
LOT AREA	10.69 ACRES

CRESTLINE ENGINEERS
323 DENHARD LANE SUITE C · PO BOX 2330
MCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

80 YEARS OF SERVICE

VALLEY VIEW LANDING
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

DATE: 2/20/20
DRAWING NO.: 4772026
SHEET NO.: 1 OF 7



North Fork Landing

Mountain-Modern Flex-Use Community | Valley County, Idaho

CCR Summary – Permitted & Prohibited Uses

Permitted Uses

- Single-family residential homes
- Shop homes (residential living integrated with shop space)
- Shop-only buildings
- Specialty trade businesses
- Service-based businesses
- Professional offices
- Construction management and support businesses
- Technology and computer support businesses
- Creative and design studios
- Small-scale fabrication and craft manufacturing within enclosed buildings
- Home occupations and home-based businesses
- Contractor storage yards with required screening
- Personal storage of RVs, boats, trailers, and equipment
- Small warehouses and inventory storage associated with approved uses

Prohibited Uses

- Customer-oriented destination retail uses
- Walk-in storefront retail businesses
- Outdoor retail sales or display areas
- Restaurants, bars, and drive-through businesses
- Junkyards and salvage yards
- Mining operations and gravel pits
- Asphalt plants and concrete batch plants
- Heavy manufacturing or processing facilities
- Truck terminals and freight distribution facilities
- Hazardous material storage facilities
- RV parks and campgrounds
- Unscreened outdoor storage visible from public roads
- Uses generating excessive noise, dust, odor, vibration, or traffic

Project Intent Statement

North Fork Landing is intended to serve residents, tradespeople, contractors, entrepreneurs, and small businesses—not as a retail, entertainment, or destination commercial center.

Design & Property Standards

- Mountain-modern architectural standards required
- High-quality exterior building materials required
- Landscaping requirements throughout the development
- Screening requirements for storage areas
- Property maintenance standards enforced
- Architectural review process required
- Consistent fencing standards throughout the community
- CCR enforcement designed to protect property values and community appearance

Community Objective

North Fork Landing is intended to provide flexible opportunities for residents, entrepreneurs, contractors, and small businesses while maintaining a clean, attractive, and well-managed development compatible with the character of Valley County.

From: Travis Lukoic <travislukoic@gmail.com>
Sent: Thursday, June 18, 2026 10:37 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Presentation shared with you: "North Fork Landing"

We had a sit-down meeting/discussion with Kerstin back in April. She did not request a traffic study at that time. We discussed in length about the project, uses/intent and the deeded property to the county for future improvements. I have a message into her as we speak and would be happy to revisit the project with her again.

Thanks!

Travis Lukoic

Re/Max Capital City
208-941-6620

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Thursday, June 18, 2026 9:46 AM
To: Travis Lukoic <travislukoic@gmail.com>
Subject: Re: Presentation shared with you: "North Fork Landing"

Hey Travis...did you do a traffic impact study? You should ask Kerstin Dettrich at the road department if she is going to require one...

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...."

S*ervice* **T***ransparent* **A***ccountable* **R***esponsive*

From: Travis Lukoic <travislukoic@gmail.com>
Sent: Thursday, June 18, 2026 9:11 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Presentation shared with you: "North Fork Landing"

Slides/frames #12 & #13 are very accurate in representing what we want to have the slope along Loomis and the entry into the development look like. If there's any other thoughts, questions or concerns, please feel free to let us know.

Thank you Cynda

Travis Lukoic

Re/Max Capital City
208-941-6620

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Thursday, June 18, 2026 8:58 AM
To: Travis Lukoic <travislukoic@gmail.com>
Subject: Re: Presentation shared with you: "North Fork Landing"

Nice...

Is it an accurate representation of the perimeter landscaping...?

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 Transparent A Accountable R Responsive

From: Travis Lukoic (via Google Slides)
<travislukoic@gmail.com>
Sent: Thursday, June 18, 2026 8:46 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Presentation shared with you: "North Fork Landing"

Travis Lukoic shared a presentation



Travis Lukoic (travislukoic@gmail.com) has invited you to **view** the following presentation:

Good morning Cynda and Lori, this is the presentation piece we would like to add for the up-and-coming hearing. Please let us know if there's any question or need anything else. Thank you both so much for all your assistance.

Travis

North Fork Landing



This email grants access to this item without logging in. Only forward it to people you trust.

Open

RECEIVED
JUN 18 2026



NORTH FORK LANDING

MOUNTAIN MODERN FLEX-USE COMMUNITY

*Revitalizing a Long-Vacant Property to Support Local Businesses,
Residents, and Service-Based Enterprises*



VALLEY COUNTY
PLANNING & ZONING COMMISSION



JULY 9, 2026



APPLICANT:
JON VANDERHOEF
LOCATION:
LOOMIS LANE & HIGHWAY 55
DONNELLY, IDAHO

A THOUGHTFULLY PLANNED COMMUNITY FOR VALLEY COUNTY'S FUTURE



CENTRAL VALLEY LOCATION

DONNELLY, IDAHO



CENTRALLY LOCATED

↑	McCall/Payette Lake	17 mi
↑	Brundage Ski Resort	28 mi
↑	Donnelly	2 mi
←	Tamarack Ski Resort	10 mi
←	Cascade Lake boat ramp	3 mi
←	Cascade Lake access	1 mi
↓	Cascade	15 mi
→	Gold Fork Hot Springs	5 mi
→	Jug Mtn Ranch Golf	11 mi



Perfectly positioned in the heart of Valley County, North Fork Landing offers unmatched access to year-round recreation, local amenities, and surrounding destinations—making it an ideal location for living, working, and investing.





PROPERTY HISTORY

— PREVIOUSLY APPROVED SUBDIVISION TO NEW OPPORTUNITY —

2007 APPROVED SUBDIVISION



✓ 74-lot residential plat approved

2007



Approved Subdivision

2008–2010



Infrastructure Installed
(Roads & Pond)

Market Shift



Project Stalled

15+ Years



Property Remained Vacant

2026



North Fork Landing

CURRENT CONDITIONS



✓ Opportunity for redevelopment

BUILDING ON EXISTING INVESTMENT

Rather than starting from raw ground, North Fork Landing utilizes existing infrastructure and improvements already in place, reducing new disturbance while bringing a long-vacant property back into productive use.



A long-vacant property can once again become a productive community asset for Valley County.



EXISTING CONDITIONS TODAY

— A PROPERTY READY FOR FUTURE DEVELOPMENT —



— Turning Yesterday's Unfinished Development into Tomorrow's Opportunity. —





Valley County is growing, and so are the needs of our residents, businesses, and workforce.



LOCAL TRADES & CONTRACTORS

- ✓ Electricians
- ✓ Plumbers
- ✓ Excavators
- ✓ Builders

NEED:

Shop space, storage, and operational flexibility



SERVICE-BASED BUSINESSES

- ✓ Computer & technology support
- ✓ Property management
- ✓ Repair services
- ✓ Professional services

NEED:

Small business ownership opportunities



WORKFORCE HOUSING

- ✓ Shop + residence opportunities
- ✓ Live/work flexibility
- ✓ Locally attainable ownership

NEED:

Diverse housing options



LIMITED EXISTING OPTIONS

- ✓ Few flex-use opportunities
- ✓ Limited shop ownership options
- ✓ Limited business-oriented lots

NEED:

New product type



NORTH FORK LANDING FILLS A MARKET GAP

North Fork Landing is designed to provide opportunities for small business owners, contractors, service providers, and residents seeking a well-planned environment that combines flexibility, ownership, and architectural quality.



- Strengthens local businesses and creates jobs
- Supports workforce stability and community growth
- Encourages responsible economic development

A new type of community is needed to support the people who **build, serve, and sustain** Valley County.



A NEW VISION FOR THE PROPERTY

A thoughtfully planned 27-lot community designed to support local businesses, create opportunities, and enhance Valley County.

PROJECT HIGHLIGHTS

+46.90
TOTAL ACRES

**3+ ACRES OF
OPEN SPACE WITH POND**
Preserving natural beauty
and providing community
amenity space.



**MOUNTAIN MODERN
DESIGN STANDARDS**
Quality architecture that
reflects Valley County



STRATEGIC LOCATION
Easy access to Hwy 55,
Donnelly, McCall
and Cascade

FLEXIBILITY

Lots designed to accommodate a variety of business types, and operational needs.

OWNERSHIP

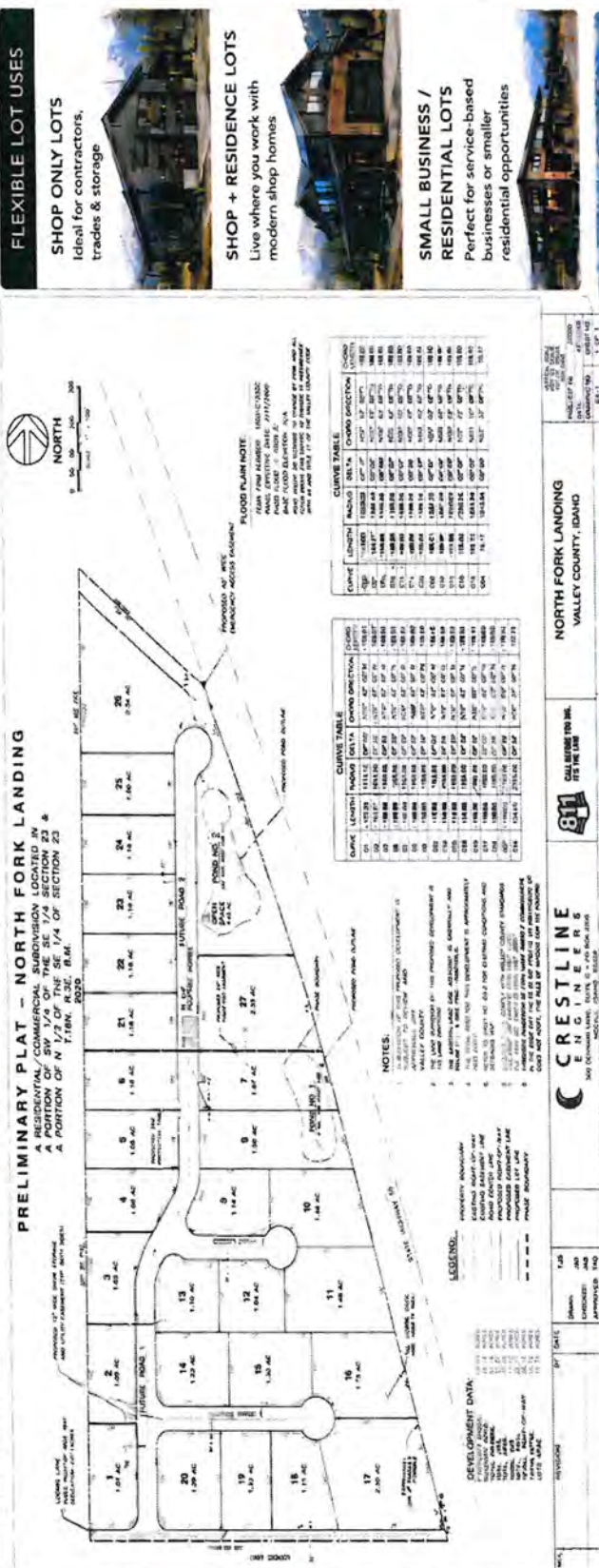
Opportunities for local business owners to invest in their future and build equity.

COMMUNITY

A place where businesses and residents can thrive, and support each other, and strengthen Valley County.

A COMMUNITY BUILT WITH INTENTION

BUILT FOR TODAY. DESIGNED FOR TOMORROW. ROOTED IN VALLEY COUNTY.



NORTH FORK LANDING transforms a long-vacant property into a vibrant, productive community asset that serves the needs of Valley County.





WHAT NORTH FORK LANDING WILL LOOK LIKE

MOUNTAIN MODERN DESIGN STANDARDS

North Fork Landing is committed to a high-quality, mountain modern aesthetic that reflects the character of Valley County and creates lasting value for property owners and the community.

MOUNTAIN MODERN ARCHITECTURE



CLEAN LINES. MODERN FORMS.



NATURAL MATERIALS.



QUALITY CRAFTSMANSHIP.



BUILT FOR TODAY. DESIGNED FOR TOMORROW.

NATURAL COLOR & MATERIAL PALETTE



A cohesive palette of earth tones and natural materials creates a timeless look that blends with our mountain environment.

THOUGHTFUL DESIGN PRINCIPLES

FUNCTION FIRST

Buildings are designed for how you work and live, with efficiency and flexibility in mind.

RESPECT THE LANDSCAPE

Low profiles, natural materials, and site-sensitive design preserve views and the mountain setting.

BUILT TO LAST

Durable materials and quality construction ensure long-term value and performance.

MODERN MOUNTAIN CHARACTER

Clean, contemporary forms with warmth, texture, and natural elements.

SUSTAINABLE BY DESIGN

Encouraging energy-efficient buildings and responsible site practices.

LANDSCAPING & SITE STANDARDS



NATURAL LANDSCAPING

Native and adaptive plants preserve our landscape and reduce water use.



SCREENING & BUFFERING

Strategic landscaping provides privacy, screens views, and softens edges.



BOULDERS & NATURAL ELEMENTS

Use of natural boulders, stone and wood to create a mountain setting.



DARK SKY

All properties will be compliant with Valley County lighting ordinance.

FENCING & SCREENING STANDARDS



QUALITY FENCING MATERIALS
Wood, steel, and natural finishes that complement the architecture.



SCREENING FOR PRIVACY
Fences and plantings used to create privacy and screen outdoor storage.

EXAMPLE ARCHITECTURAL CHARACTER



EXAMPLES OF THE LEVEL OF QUALITY AND CHARACTER EXPECTED THROUGHOUT NORTH FORK LANDING.

A WELL-DESIGNED COMMUNITY. A STRONGER VALLEY. A BETTER FUTURE.



NORTH FORK LANDING

CONSISTENT WITH THE VALLEY COUNTY COMPREHENSIVE PLAN

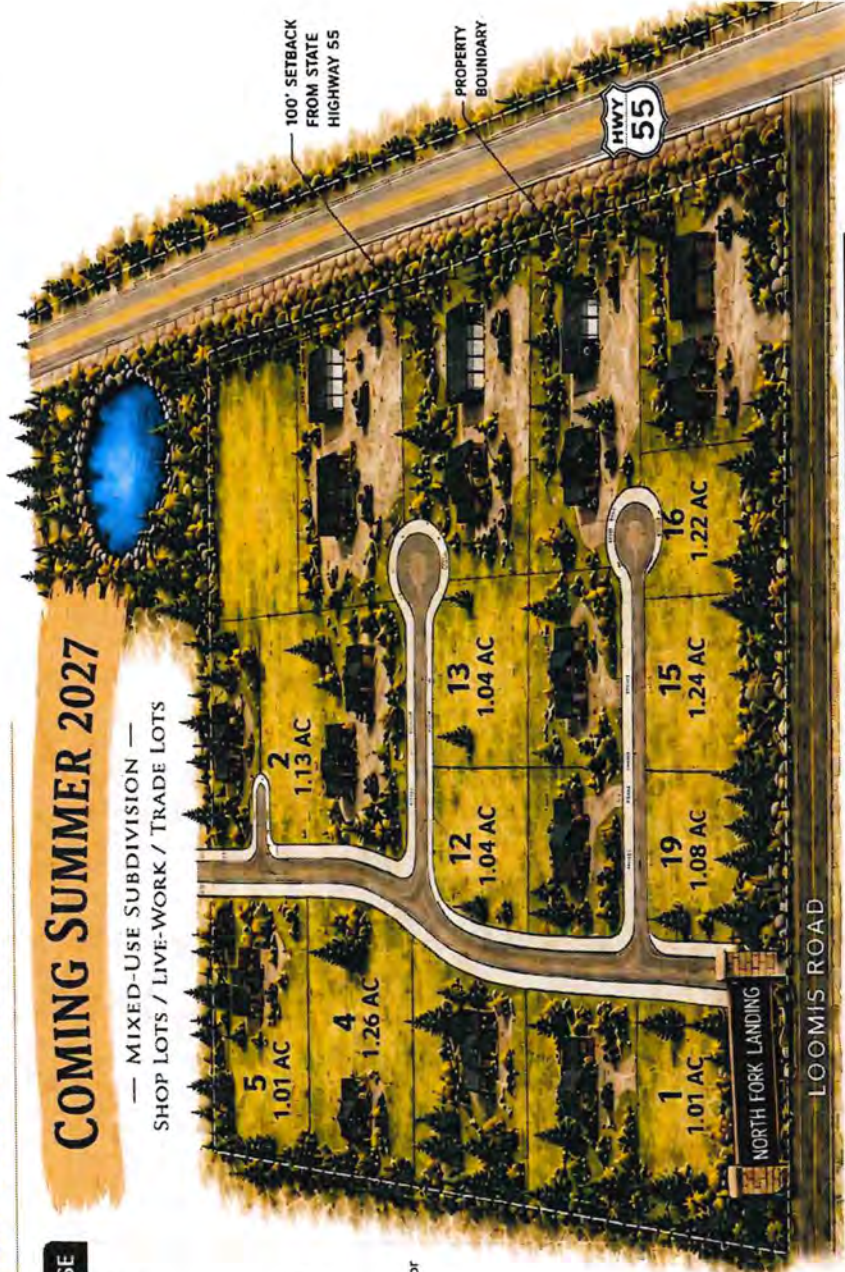
FLEXIBLE SPACES.
STRONGER COMMUNITY.

COMPREHENSIVE PLAN GOAL | NORTH FORK LANDING RESPONSE

- ✓ **PROTECTS PROPERTY RIGHTS**
Provides landowners flexibility through a controlled flex-use subdivision with clear CCR standards.
- ✓ **SUPPORTS SMALL BUSINESS & LOCAL TRADES**
Creates opportunities for local trades, contractors, service businesses, entrepreneurs, and residents.
- ✓ **ENCOURAGES ORDERLY GROWTH**
Reuses a long-vacant, previously approved development site rather than opening new undeveloped areas.
- ✓ **PRESERVES RURAL CHARACTER**
Mountain-modern architectural standards, landscaping requirements, screened contractor yards, and lower-profile buildings preserve visual quality.
- ✓ **UTILIZES EXISTING DEVELOPMENT FOOTPRINT**
Builds within an already-disturbed and previously entitled property, improving a site that has sat largely dormant.
- ✓ **EXPANDS LOCAL TAX BASE**
Converts dormant land into productive, tax-generating property while supporting local employment.
- ✓ **PROTECTS HWY 55 SCENIC CORRIDOR**
The property is elevated well above Hwy 55 and screened by natural topography and vegetation, ensuring minimal to no visibility from the highway and protecting the scenic corridor.
- ✓ **ALIGNS WITH VALLEY COUNTY'S MULTIPLE USE PHILOSOPHY**
Supports the County's long-standing Multiple Use land-use system by allowing compatible residential and business uses under performance standards.

COMING SUMMER 2027

— MIXED-USE SUBDIVISION —
SHOP LOTS / LIVE-WORK / TRADE LOTS



SHOP LOTS

LIVE-WORK HOME LOTS

TRADE LOTS



Transforming a long-vacant property into a productive, tax-generating community that supports Valley County's vision of responsible growth, property rights, and economic opportunity.



BUSINESSES THAT KEEP VALLEY COUNTY RUNNING

DESIGNED FOR THE PEOPLE WHO BUILD, SERVE, AND SUSTAIN OUR COMMUNITY

North Fork Landing is designed to provide ownership opportunities for the businesses and residents that help keep Valley County running.



SPECIALTY TRADES

- ✓ Electricians
- ✓ Plumbers
- ✓ HVAC Contractors
- ✓ General Contractors

WHY THEY MATTER

Support homes, businesses, and ongoing growth.



EXCAVATION & SITE SERVICES

- ✓ Excavation Contractors
- ✓ Grading Contractors
- ✓ Utility Contractors
- ✓ Snow Removal Services

WHY THEY MATTER

Provide essential infrastructure and maintenance services.



PROPERTY SERVICES

- ✓ Landscape Companies
- ✓ Tree Services
- ✓ Irrigation Contractors
- ✓ Property Care Providers

WHY THEY MATTER

Support residents, second-home owners, and businesses.



TECHNOLOGY & PROFESSIONAL SERVICES

- ✓ Computer Support
- ✓ Surveying
- ✓ Engineering
- ✓ Small Professional Offices

WHY THEY MATTER

Diversify Valley County's business base.



LIVE-WORK OPPORTUNITIES

- ✓ Live/Work Flexibility
- ✓ Workforce Housing
- ✓ Owner-Occupied Businesses
- ✓ Entrepreneur Opportunities

WHY THEY MATTER

Encourages local ownership, workforce housing, and long-term investment.



BUSINESS OWNERSHIP OPPORTUNITIES

- ✓ Business Expansion
- ✓ Equipment Storage
- ✓ Operational Flexibility
- ✓ Long-Term Ownership

WHY THEY MATTER

Allows businesses to grow while remaining in Valley County.



BUILDING OPPORTUNITIES FOR LOCAL BUSINESS OWNERS

North Fork Landing provides ownership opportunities for local entrepreneurs, tradespeople, contractors, and service providers who want to invest in their future and continue serving Valley County.



LOCAL JOBS



LOCAL INVESTMENT



STRONGER COMMUNITY

LOCAL BUSINESSES. LOCAL JOBS. LOCAL INVESTMENT. A STRONGER VALLEY COUNTY.



PROTECTING COMMUNITY CHARACTER

— CREATING OPPORTUNITIES WHILE PRESERVING VALLEY COUNTY VALUES —

North Fork Landing is committed to responsible development that protects neighboring properties, preserves natural beauty, and ensures long-term quality for generations to come.

PROHIBITED USES

- 1 Customer-Oriented Destination Retail Uses
- 2 Walk-In Storefront Retail Businesses
- 3 Outdoor Display of Inventory
- 4 Restaurants, Bars & Drive-Through Businesses
- 5 Junkyards & Salvage Yards
- 6 Heavy Manufacturing & Processing Facilities
- 7 Truck Terminals & Freight Distribution Facilities
- 8 Hazardous Material Storage Facilities
- 9 RV Parks & Campgrounds
- 10 Unscreened Outdoor Storage Visible from Public Roads
- 11 Uses Generating Excessive Noise, Dust, Odor, Vibration, or Traffic

These uses are prohibited by the North Fork Landing CCRs to protect neighboring properties, preserve community character, and maintain long-term property values.



DESIGNED FOR LONG-TERM QUALITY

A well-planned community that looks great today and for decades to come.



SPACIOUS LOTS & THOUGHTFUL DESIGN
Large setbacks, natural landscaping, and mountain modern architecture that enhance the character of Valley County.



PROTECTING THE HWY 55 SCENIC CORRIDOR
Thoughtful landscaping, quality design, and low visual impact that preserve the natural beauty of our community.



COMMUNITY PROTECTIONS

- ✓ Architectural Design Standards
- ✓ Landscaping Requirements
- ✓ Screening Requirements
- ✓ Mountain Modern Character
- ✓ Quality Building Materials
- ✓ Controlled Outdoor Storage
- ✓ Uniform Community Appearance
- ✓ Dark Sky Compliance
All exterior lighting shall comply with Valley County lighting standards.
- ✓ CCR Enforcement Standards



Standards are outlined in the CCRs to ensure consistent quality and ongoing enforcement.



NORTH FORK LANDING IS DESIGNED TO ENCOURAGE QUALITY BUSINESSES WHILE PROTECTING NEIGHBORING PROPERTIES AND PRESERVING THE VISUAL CHARACTER OF VALLEY COUNTY.



RESPECT FOR NEIGHBORS



PROTECTION OF NATURAL BEAUTY



LONG-TERM PROPERTY VALUES



A COMMUNITY WE CAN BE PROUD OF

— THOUGHTFUL DEVELOPMENT TODAY. — A STRONGER VALLEY COUNTY TOMORROW. —



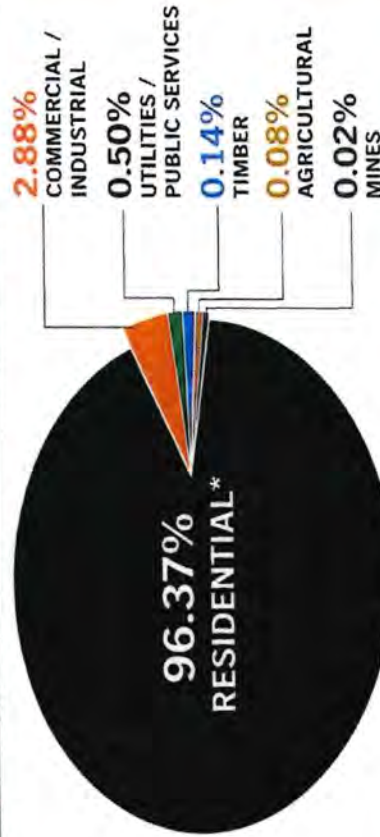


STRENGTHENING VALLEY COUNTY'S TAX BASE

FLEXIBLE SPACES.
STRONGER COMMUNITY.

BALANCED GROWTH. LOCAL JOBS. LONG-TERM COMMUNITY BENEFIT.

2024 ASSESSED VALUE BREAKDOWN - VALLEY COUNTY*



2024 ASSESSED VALUE	ASSESSED VALUE	% OF TOTAL VALUE
Residential*	\$11,497,844,309	96.37%
Commercial / Industrial	\$343,346,031	2.88%
Utilities / Public Services	\$60,127,783	0.50%
Timber	\$17,154,297	0.14%
Agricultural	\$10,440,464	0.08%
Mines	\$1,786,108	0.02%
TOTALS	\$11,930,698,992	100.00%

* Includes Manufactured Housing

Source: Valley County Assessor - 2024 Assessment Roll



Valley County's tax base is overwhelmingly residential.

Only 2.88% of the County's assessed value comes from commercial and industrial property.

North Fork Landing helps create a more balanced and resilient economy.

NORTH FORK LANDING CONTRIBUTES TO A STRONGER FUTURE



JOBS & ECONOMIC OPPORTUNITY

Creates space for local contractors, tradespeople, service providers, and small businesses to operate and grow.



DIVERSIFIES THE TAX BASE

Adds commercial and industrial assessed value, reducing reliance on residential property.



SUPPORTS LOCAL SERVICES

More local businesses mean more local jobs, stronger services, and a healthier economy for all residents.

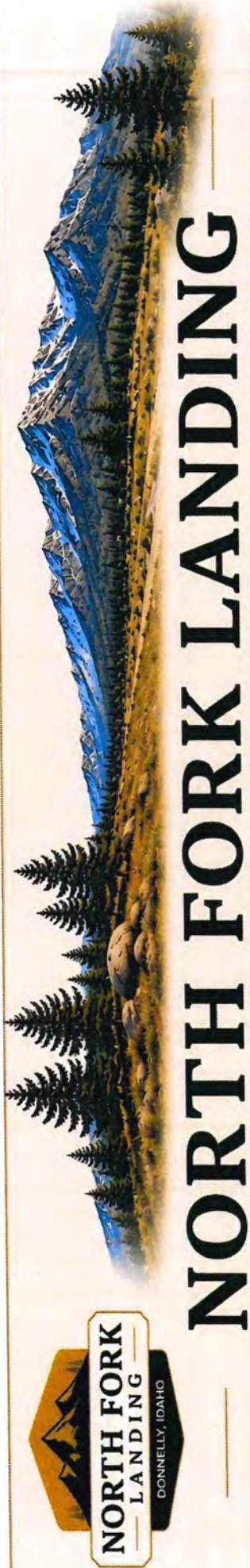


RESPONSIBLE, COMPATIBLE GROWTH

Thoughtful design, CCR standards, and private infrastructure ensure development that fits Valley County's rural character.



North Fork Landing broadens economic opportunity, strengthens the tax base, and supports the long-term vitality of Valley County—today and for generations to come.



EXISTING CONDITIONS

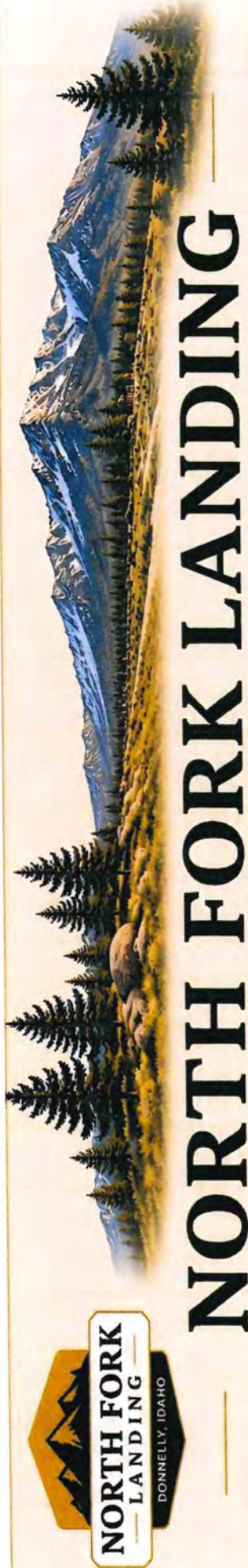


NORTH FORK LANDING VISION



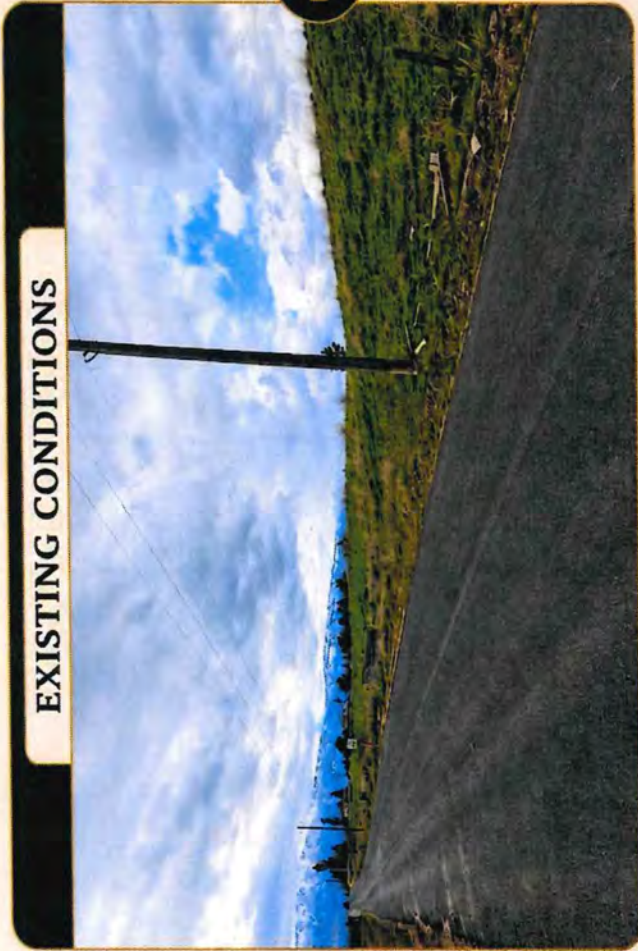
NORTH FORK LANDING REPRESENTS THE NEXT CHAPTER FOR THIS PROPERTY.
*A thoughtful redevelopment that builds upon prior investment, supports local businesses,
and creates lasting value for Valley County.*





NORTH FORK LANDING

EXISTING CONDITIONS



NORTH FORK LANDING VISION



NORTH FORK LANDING REPRESENTS THE NEXT CHAPTER FOR THIS PROPERTY.
*A thoughtful redevelopment that builds upon prior investment, supports local businesses,
and creates lasting value for Valley County.*

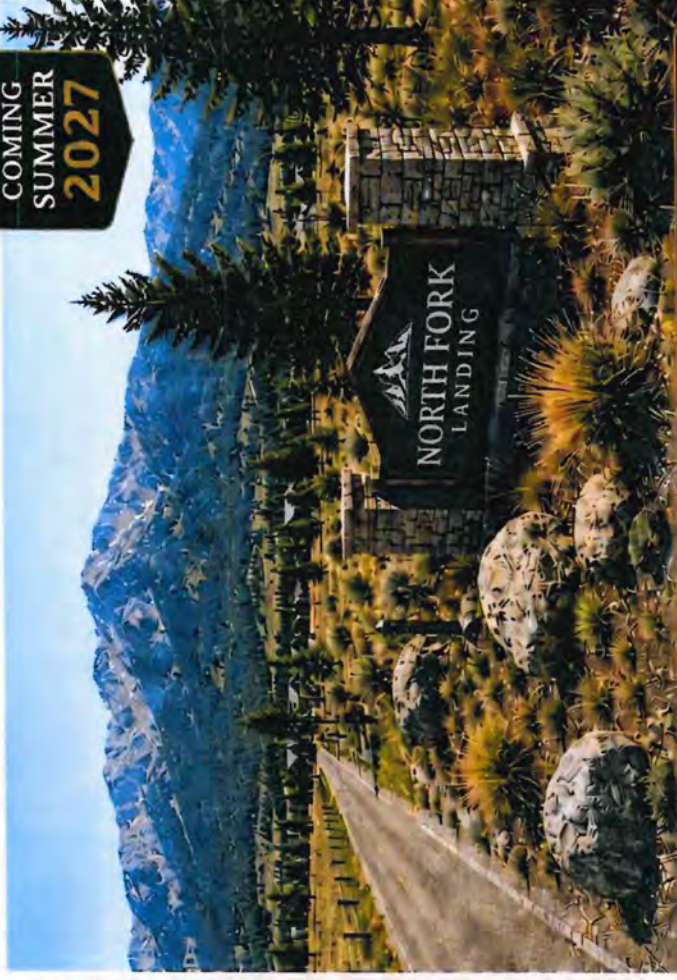




REQUEST FOR APPROVAL

A THOUGHTFUL VISION FOR VALLEY COUNTY'S FUTURE

COMING
SUMMER
2027



WHY NORTH FORK LANDING MERITS APPROVAL

-  Revitalizes a 20 Year Vacant Property
-  Builds Upon Existing Infrastructure
-  Supports Local Trades & Small Businesses
-  Creates Local Ownership Opportunities
-  Protects Community Character Through CCR Standards
-  Protects the Highway 55 Scenic Corridor
-  Generates New Tax Base Without Public Burden
-  Aligns with Valley County Comprehensive Plan Goals

NORTH FORK LANDING REPRESENTS

-  LOCAL SOLUTIONS for Valley County Needs
- +
-  CAREFUL PLANNING with Strong Standards
- +
-  PARTNERSHIP for a Thriving Community

A lasting community asset that will serve Valley County for generations.

Thank you for your thoughtful consideration and for supporting responsible growth in Valley County.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat SUB 26-011 North Valley Landing

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

- ☒ 14. Subdivision application, fees, test holes (with COH and engineer),
groundwater monitoring and engineering required.

Reviewed By: Beth Cope

Date: 6/1/14

Valley County Wildfire Mitigation

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350



Phone (208) 382-7145 x 1404
Cell (208) 817-1103

MARA HLAWATSCHEK

Program Director

mhlawatschek@valleycountyid.gov

June 10, 2026

To whom it may concern,

The **Wildfire Mitigation Director** has reviewed the Wildfire Mitigation Plan submitted for the **North Valley Landing**. The plan was prepared in compliance with Valley County Code, Chapter 7 – Wildland Urban Interface Fire Protection Plan.

The Wildfire Mitigation Plan has been **approved and no additional request for mitigation treatments**. The approved plan adequately identifies wildfire risks associated with the proposed subdivision and includes appropriate mitigation measures to reduce as it pertains to wildfire mitigation treatments. As this development primarily consist of grassy and sage areas. Respective Fire District should be consulted for water, access and commercial development requirements within the Subdivision WUI Fire Protection Plan.

This approval is contingent upon the full implementation of all wildfire mitigation measures identified in the approved plan and verification through inspection that the work has been completed as stated in the plan. Required inspections shall occur prior to final plat approval and/or issuance of building permits, as determined by Valley County. Inspections for water, access and commercial development requirements shall be request to Respective Fire District.

Ongoing maintenance of defensible space, vegetation management, and Firewise practices shall remain the responsibility of the property owner(s) and/or homeowners association, as applicable.

This decision is effective on the date of approval and shall remain in effect unless modified or revoked in accordance with Valley County Code.

Thank you

Mara Hlawatschek

Mara Hlawatschek
Wildfire Mitigation Director
mhlawatschek@valleycountyid.gov
208-817-1103



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

June 29, 2026

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: SUB 26-011 North Valley Landing

After review, the Donnelly Rural Fire Protection District will require the following.

1. Fire Apparatus Access Roads (IFC 503 / Appendix D, DRFPD Access Standards):

- All access roads must have a minimum unobstructed width of 26 feet (exclusive of shoulders) and vertical clearance of 13 feet 6 inches.
- Inside turning radius: minimum 30 feet; outside: 45 feet.
- Dead-end roads >150 feet require approved turnarounds per IFC Table D103.4 (e.g., hammerhead, Y-turn, or cul-de-sac).
- Roads and water supply must be installed, inspected, and operable prior to final plat or building construction (IFC 501.4).

2. Driveways and Additional Access:

- Driveways: minimum 12 ft width, 13'6" height; turnarounds if >150 ft; support 70,000-lb apparatus; grade ≤10%.
- Address posting at each driveway entrance (visible both directions).

3. Water Supply for Fire Protection (IFC 507, DRFPD Water Storage Tank Standard:

- Provide two approved 10,000-gallon underground water storage tanks at DRFPD approved locations.
- Tanks must comply with NFPA 22, including:
 - 5" female dry hydrant (Storz/NH) draft connection (36–48" above grade, painted red/labeled).
 - Manual fill (Siamese clappered 2½" NST).
 - Water level indicator (visible red/green).
 - Connected to a well with automatic fill capability.
 - Permanent signage: "FIRE WATER STORAGE – XX,XXX GALLONS – DRAFT CONNECTION."
- Location: fire apparatus can park within 10 ft of draft connection. Access surface must support 75,000-lb apparatus (all-weather per IFC Appendix D).
- Submit tank manufacturer's certification, pressure/leak test results and volume verification (fill log or test data)

From: Flack, Brandon <brandon.flack@idfg.idaho.gov>
Sent: Tuesday, June 23, 2026 2:23 PM
To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick
<cherrick@valleycountyid.gov>
Subject: Re: Agency Notice - PZ Commission - July 9, 2026

Hi Cynda and Lori,

For SUB 26-011 North Valley Landing, the applicant says they have water rights for the ponds. They need to ensure the water rights have the appropriate purpose of use (e.g., storage, irrigation, aesthetics, recreation, etc.). If the current water rights for that property are for domestic use or irrigation use, they would need to work with IDWR to change the purpose to storage in order to impound water in the ponds. Also, if they intend to stock the ponds with fish, they will need to get a private pond permit from IDFG, and they may also need a live fish transport permit from IDFG depending on how they plan to acquire the fish for the ponds. They can contact our McCall Office for more information and to apply for those permits.

Thanks,

Brandon Flack
Regional Technical Assistance Manager
Idaho Dept. of Fish and Game
Southwest Region
15950 N. Gate Blvd.
Nampa, ID 83687
Ph: (208) 854-8947



Subdivision Recommendations

From: Flack,Brandon<brandon.flack@idfg.idaho.gov>

To:Lori Hunter

Cc:Berkley,Regan; Messner,Jordan; Royse,Josh

Thu 11/21/2024 10:00 AM

Hi Lori,

I got your voicemail. Hopefully this is what you were looking for. All of these won't apply to every residential development, e.g., not every subdivision will have a private pond where they need a water right from IDWR or a private pond permit from IDFG.

In general, IDFG recommends the following practices for residential subdivisions/developments:

- Residents should control pets, including cats, at all times (fenced yard, keep indoors, kenneled, leashed, etc.). Pets, at-large, dramatically increase a residential subdivision's negative effects on wildlife.
- Avoiding or minimizing the potential for wildlife depredations in a subdivision is the responsibility of the individual property owner.
 - Prohibit the feeding of wildlife and require that potential wildlife attractants (pet food, trash cans, gardens, hay stacks, bird feeders, etc.) be maintained in a way to reduce attraction of wildlife species (skunks, foxes, raccoons, magpies, big game, etc.).
 - For example, leaving livestock feed outside will attract big game animals. Make sure any feed is stored in a closed barn or shed.
 - The developer and individual homeowners should be made aware that ornamental plants can attract big game animals and they will eat those plants. Therefore, protecting ornamental plants is the responsibility of the individual property owner.
 - Yew species are highly toxic to wildlife, pets, and humans and should not be used as landscaping plants.
- Native vegetation should be retained to the extent possible during project implementation to support native birds, small mammals, and pollinator species.
- Retain buffers of riparian vegetation that surround any wetland resources on the project property.
- If ponds exist or are developed on the project property, legal water rights issued by the Idaho Department of Water Resources are required for the appropriate beneficial use (storage, irrigation, recreation, etc.). If the ponds will be used for fishing, a private pond permit from IDFG is required to stock the ponds with fish, and a live fish transport permit from IDFG may also be required.
- All fencing within and around the subdivision should be wildlife friendly. IDFG can provide additional details upon request.

Please let me know if you have additional questions.

Brandon Flack

Regional Technical Assistance Manager

Idaho Dept. of Fish and Game

Southwest Region

15950 N. Gate Blvd.

Nampa, ID 83687

Ph: (208) 854-8947



From: Megan Myers
Sent: Monday, June 15, 2026 5:55 PM
To: Laurie Frederick; Lori Hunter; Kathy Riffie
Cc: Cynda Herrick
Subject: Re: Proposed Road Names - SUB 26-011 North Fork Landing (fka Valley View Landing)

No issues on my end.

Megan Myers
Communications Supervisor
Valley County Sheriff's Office
208-382-5160

From: Laurie Frederick **Sent:** Friday, June 5, 2026 2:04 PM
To: Lori Hunter; Megan Myers; Kathy Riffie
Cc: Cynda Herrick
Subject: Re: Proposed Road Names - SUB 26-011 North Fork Landing (fka Valley View Landing)

Hello all,
We have no issue with these proposed names. My only comment is that "Base Camp" made me think of the smokejumpers. Which is not the same area.

Please be aware that our county email format has changed to @valleycountyid.gov
see below

Laurie Frederick
Cadastral Specialist III
Valley County Cartography Dept.
lfrederick@valleycountyid.gov
208-382-7127
Service
Transparent
Accountable
Responsive

From: Lori Hunter
Sent: Monday, June 1, 2026 3:20 PM
To: Megan Myers; Laurie Frederick; Kathy Riffie
Cc: Cynda Herrick
Subject: Proposed Road Names - SUB 26-011 North Fork Landing (fka Valley View Landing)

Site Location - NW of Loomis Lane x Highway 55 intersection

Proposed Subdivision Name = North Fork Landing

Proposed Road Names:
Base Camp Road
Base Camp Court
Iron Horse Court

The proposed Court roadways run east - west. Therefore, they should actually be "Place" not "Court"

Lori Hunter
Valley County Planning & Zoning Planner II
208-382-7115
700 South Main Street • P.O. Box 1350
Cascade, ID 83611

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



**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 1, 2026

Cynda Herrick
Planning & Zoning Director
219 North Main St
Cascade, ID 83611

VIA EMAIL

Development Application	SUB 26-011
Project Name	North Valley Landing
Project Location	16 & 18 Loomis Lane
Project Description	27-lot flex use
Applicant	Jon Vanderfoef

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. The applicant will need to coordinate with ITD and Valley County P&Z to determine next steps of the application process. ITD has conditioned a different application for turn lane warrants on SH-55 & Loomis Lane. We need to see the outcome of those warrants to make a determination about this application.
2. I encourage the applicant and County to reach out with any questions.
3. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
700 South Main Street
PO Box 1350
Cascade, ID 83611

Re: July 9, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

I have reviewed the items you requested us to review as listed on the July 9, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

New Business:

1. SUB 25-006 Bear Den 2 Subdivision – Preliminary Plat

All subdivision lots directly access Nisula Road and no new roads will be constructed so site grading and drainage plans are not required for review by the Valley County engineer. Stormwater improvements along Nisula Road, including culverts under driveways, shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. Additional stormwater resulting from site improvements will need to be retained on site and appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

Improvements to Nisula Road, a public local road, shall meet the criteria outlined in the Valley County Minimum Standards for Public Road Design and Construction. The roadway shall maintain a 70-ft right-of-way with 35 feet minimum on each side of roadway centerline.

A traffic impact study is not required for this 5-lot subdivision; however, a development agreement identifying public road impacts may be required.

2. SUB 25-010 Starview Estates Subdivision – 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.

The proposed extension of Johnson Lane, a public local road, shall meet the criteria outlined in the Valley County Minimum Standards for Public Road Design and Construction. The roadway shall maintain a 70-ft right-of-way with 35 feet minimum on each side of roadway centerline and may require a turnaround to accommodate a standard emergency vehicle, as determined by the fire department.

A traffic impact study is not required for this 2-lot subdivision; however, a development agreement identifying public road impacts may be required.



The applicant will need to delineate existing wetlands to confirm that there are no wetland impacts. If wetlands are impacted, the project may require approval of the U.S. Army Corps of Engineers under the federal Clean Water Act.

3. SUB 25-011 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.

4. VAR 26-005 Poulsen Setback Variance

Not reviewed.

5. CUP 26-013 Brown RV Camp

Not reviewed.

6. VAR 26-006 Merrick Setback Variance

This project is subject to the Riparian Area Overlay (RAO) requirements. If a setback variance is granted to construct the new deck within the footprint of the existing deck, stormwater retention measures and Best Management Practices (BMPs) will be required to protect the lake from stormwater and sediment pollution.

Given the steepness of the slope and the proximity of the work to the lake (encroaches the 25-foot stabilization buffer), an engineered stormwater management plan will be required for this project. The plan should include both temporary and permanent BMPs to be implemented during and after construction to minimize erosion and prevent sediment from entering the lake.

Please contact me if you have any questions.

Sincerely,

ParametriX



Paul Ashton, PE





RE: New Mode of Mail Delivery for Builder or Developer Associations

Dear Builder or Developer Association:

The United States Postal Service® is proud to continue its vital role in today's changing mail environment. That role includes responsibility for establishing the method or mode of delivery, the type of mailbox, and location of the mailbox for each street delivery address. Centralized delivery, through the use of Cluster Box Units (CBUs), is our preferred delivery method and box type. These CBU boxes have the advantage of being "package friendly," in that they are designed to accommodate the majority of packages delivered through the U.S. Mail.

Online ordering of merchandise has dramatically increased package volume. Many residential delivery mailboxes in use today are designed on the basis of specifications implemented nearly a century ago and are too small to accommodate contemporary parcel volume. As a result, packages delivered by our carriers often cannot fit into residential mail receptacles and must be redelivered, retrieved at a Post Office™, or left on adjacent doorsteps. This latter option leaves the packages susceptible to weather damage. Centralized delivery minimizes these risks.

The Postal Service™ is directed by statute to provide reliable and efficient service. Centralized delivery fulfills our responsibility for safe, efficient delivery for both the customer and the Postal Service as we move into the 21st Century. Postal Operations Manual section 631.2 explains the standards used by local postal managers in determining the mode through which such delivery is to be provided, including type of equipment and location of boxes.

I am available to meet with you or any members of your association in the early planning stages of community development or redesign to ensure that all options are provided to you and that mailboxes are installed in an approved location. Meeting early in the planning process will help avoid potential service problems or disruptions.

Please contact me at (208)325-8746 or janeen.s.maxwell@usps.gov to schedule a time to discuss.

Sincerely,

A handwritten signature in black ink that reads "Janeen Maxwell".

Janeen Maxwell
POSTMASTER

Cell # 208-849-2712

U.S. MAIL SUPPLY
America's Mailbox Headquarters

Website: www.usmailsupply.com
Phone: 1-800-571-0147

25	50	75	OTHERS
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June 15, 2026

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
cherrick@valleycountyid.gov

Subject: Agency Notice - PZ Commission - July 9, 2026

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY D5

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

AIR QUALITY C1, D1, D2, D3

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

AIR QUALITY C2, D4, D6

- No Comments

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator



GRANITE
Excavation Inc.,
Cascade, ID
We're Diggin This Business



Josh P. Davis, President

23 Warm Lake Hwy
Cascade, ID 83611

PHONE
(208) 382.4188

FAX
(208) 382.4189

E-Mail: josh@graniteexcavation.com

Website: www.graniteexcavation.com

June 19, 2026

Valley County Planning Commission
Attn: Board Members

Re: North Fork Landing

Dear Valley County P&Z Commission:

I am writing to express my strong support for the proposed North Fork Landing Project, located off Loomis Lane and Highway 55.

Projects such as North Fork Landing represent the type of thoughtful and innovative development our community needs. Unlike traditional subdivisions or commercial developments, North Fork Landing offers a unique mixed-use approach that provides tremendous benefits to the local economy and workforce.

One of the greatest strengths of this project is the opportunity it creates for contractors, tradespeople, and small businesses by providing much-needed shop and business space. Suitable locations for contractors to operate and grow their businesses are increasingly difficult to find in Valley County, and the demand for this type of space far exceeds the available supply. North Fork Landing addresses this need by creating flexible spaces that allow local businesses to establish themselves, expand, and continue serving our community.

In addition, the project provides workforce housing opportunities that are desperately needed. Local employers across many industries continue to struggle with housing availability for employees, and developments that integrate housing with employment and business opportunities are essential to maintaining a healthy and sustainable economy.

The flex-use concept proposed at North Fork Landing is particularly valuable. Mixed-use developments of this kind are uncommon in our area, yet the demand is enormous. By combining residential, commercial, and shop space within a single development, North Fork Landing creates opportunities for entrepreneurs, contractors, and residents to live and work in the same community, reducing commuting demands and promoting economic vitality.

Growth is inevitable, and it is important that our community encourage projects that provide real solutions to existing challenges. North Fork Landing is not simply another development—it is an investment in the future of Valley County. It supports small businesses, creates jobs, provides workforce housing, and offers a level of flexibility and functionality that is currently lacking in the market.

I respectfully encourage the reviewing agencies to approve the North Fork Landing Project. I believe it will serve as a valuable asset to the community and help meet the growing needs of residents, businesses, and employers alike.

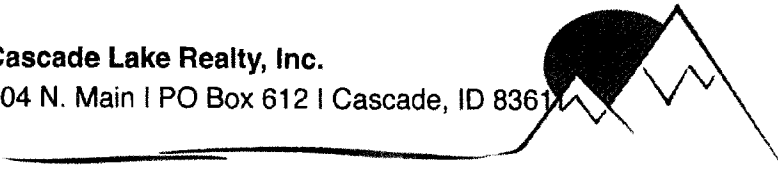
Thank you for your time and consideration.

Sincerely,

Josh Davis

Cascade Lake Realty, Inc.

204 N. Main | PO Box 612 | Cascade, ID 83611



June 25, 2026

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

RE: SUB 26-011, North Fork Landing

Dear Cynda & Commissioners,

As a local real estate agent involved in brokering the sale of several other successful Valley County development projects, my experience with Travis Lukoic (one of the North Fork Landing principals) has been outstanding.

Every step of the way, Travis has exhibited excellent communication, follow through, developer knowledge and professionalism.

I believe the proposed product/land use of the North Fork Landing project is brilliant. It will fill a definite niche/need for our area and should be in demand. We get buyer requests for this type of property use, but it currently just doesn't exist on any scale.

It is my professional opinion (40 years in real estate and construction industry) that North Fork Landing will be a great success and asset to Valley County and therefore should be approved to move forward.

Sincerely,

Randy Mead
Associate Broker
Cascade Lake Realty Inc

From: Kendra Brown <kendra@centralmountaincpa.com>

Sent: Sunday, June 28, 2026 9:06 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: North Fork Landing Letter

To the Planning & Zoning Commission,

We are writing in support of Travis and his North Fork Landing Project. He has been respectful and open to suggestions about his project and what works best for us as neighbors. Based on our experience with him, we believe he will approach this project in a responsible and thoughtful manner. Thank you for your consideration.

Colt & Kendra Brown

12912 Highway 55

Donnelly, ID 83615

Standard Final Plat Notes

- Floodplain Note:

FEMA FIRM panel(s): # _____ FIRM effective date(s): _____

Flood Zone(s): Zone _____ Base Flood Elevation(s): _____ (NAVD'88)

Flood Zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.

- "Declaration of Installation of Utilities recorded as instrument # _____."
(shall reference electrical, phone, and fiber; along with a fire tank maintenance)
- "Declaration of Private Roads recorded as instrument # _____." (if applicable)
- "Shared Driveway Maintenance Agreement recorded as instrument # _____."
(if applicable)
- "Wildfire Urban Interface Protection Plan recorded as instrument # _____."
- "Development Agreement recorded as instrument # _____."
- "CCR's recorded as instrument # _____."
- "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
- "All lighting must comply with the Valley County Lighting Ordinance."
- "Only one wood burning device per lot."
- "Surrounding land uses are subject to change."
- Note wetlands and riparian area overlays as "no build" area.
- "Easements recorded as instrument # _____." (show all easements)

Plats with Irrigation Water or within Irrigation District/Company Boundaries:

- This subdivision is subject to the provisions of Idaho Code Section 31-3805 (1) regarding the delivery of irrigation water.

Standard Condition of Approval for CCR recommendation, if recorded:

1. Shall address lighting, noxious weeds, septic maintenance, wildfire prevention, prohibiting yews in landscaping, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.
2. Shall provide for long-term maintenance of requirements identified in the Wildland Urban Interface Fire Protection Plan and memorialize any buried tanks and their continued maintenance.
3. Should address whether short-term rentals will be allowed per the HOA.

The installation of mercury vapor lamps is prohibited.

Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This shall not be construed so as to prohibit holiday lights during the holiday season.

Sensor activated lights It is located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way, set to only go on when activated and to go off within five (5) minutes after activation. The lights shall not be triggered by activity off the property.

Uplighting for flags is allowed provided the flag is of a government and the maximum lumen output is 1300 lumens. Flags are encouraged to be taken down at sunset to avoid the need for lighting. LED lighting shall not exceed 3000 degrees Kelvin.

Tod Costello Code Compliance
208-382-7145 ext., 1390

ALL OTHER OUTDOOR LIGHTING SHALL MEET THE FOLLOWING STANDARDS

The height of any light fixture or illumination source shall not exceed thirty feet (30').

All lighting or illumination units or sources **shall be hooded or shielded in a downward direction** so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section Valley County Code 6-2-7.

Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. **Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.**

All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.



Outdoor Lighting Dark Sky Compliance

Valley County Code 6-2-5 **PURPOSE**

The purpose is to promote the health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting.

APPLICABILITY

These standards shall apply to all outdoor lighting including, but not limited to, search, spot, or flood light.

PERFORMANCE STANDARDS

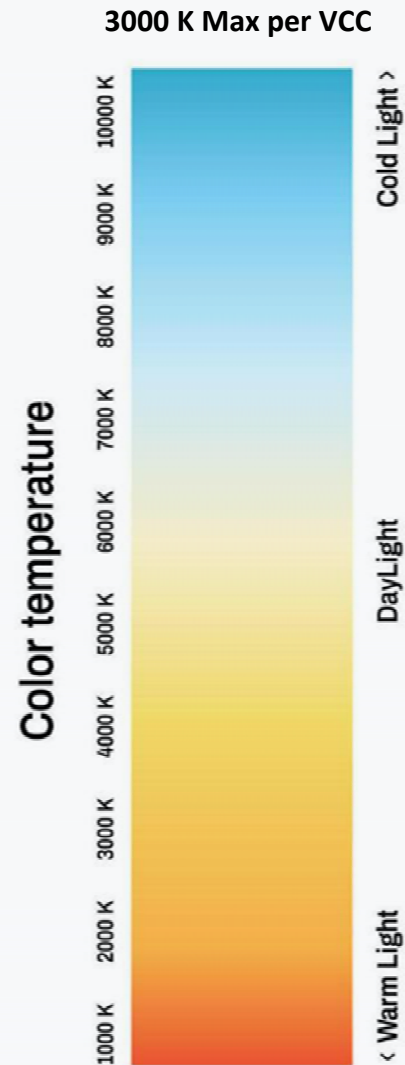
All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

Examples of Shielded Lights



NOTE : "Cannot See the Bulb"

Basic LED Colors/Kelvin Temperatures

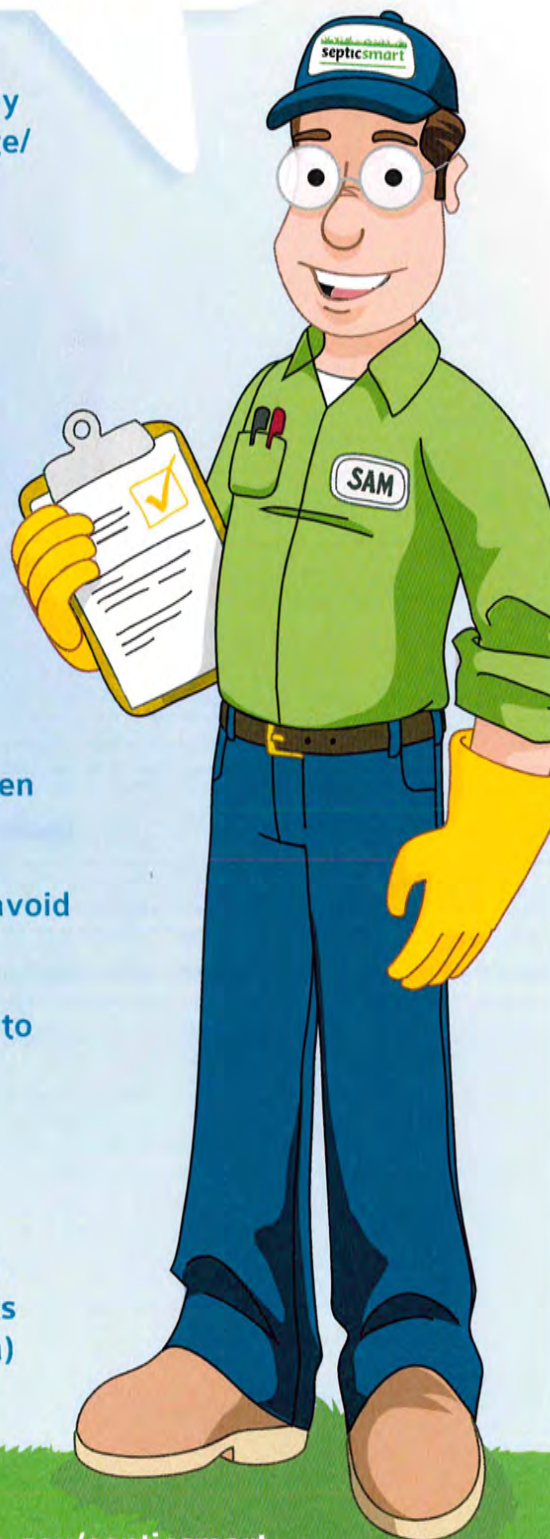


Here are some examples of options to bring your lights into Dark Sky Compliance



Top 10 Ways to Be a Good Septic Owner

- ✓ Have your system inspected every three years by a qualified professional or according to your state/ local health department's recommendations
- ✓ Have your septic tank pumped, when necessary, generally every three to five years
- ✓ Avoid pouring harsh products (e.g., oils, grease, chemicals, paint, medications) down the drain
- ✓ Discard non-degradable products in the trash (e.g., floss, disposable wipes, cat litter) instead of flushing them
- ✓ Keep cars and heavy vehicles parked away from the drainfield and tank
- ✓ Follow the system manufacturer's directions when using septic tank cleaners and additives
- ✓ Repair leaks and use water efficient fixtures to avoid overloading the system
- ✓ Maintain plants and vegetation near the system to ensure roots do not block drains
- ✓ Use soaps and detergents that are low-suds, biodegradable, and low- or phosphate-free
- ✓ Prevent system freezing during cold weather by inspecting and insulating vulnerable system parts (e.g., the inspection pipe and soil treatment area)



A Homeowner's Guide to Septic Systems



**Idaho Department of Environmental Quality
1410 N. Hilton
Boise, ID 83706**

January 2001

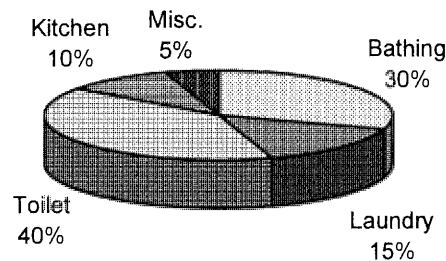


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure grows each year. In 1999, Idaho's seven health districts issued over 6,100 permits for new septic systems.

Septic systems dispose of household sewage, or wastewater, generated from toilet use, bathing, laundry, and kitchen and cleaning activities. Because septic systems are underground and seldom require daily care, many homeowners rarely think about routine operations and maintenance. However, if a septic system is not properly designed, located, constructed, and maintained, groundwater may become contaminated.

Household Wastewater

Households that are not served by public sewers depend on septic tank systems to treat and dispose of wastewater. Household wastewater carries with it all wastes that go down the drains in our homes, including human waste, dirt, food, toilet paper, soap, detergents, and cleaning products. It contains dissolved nutrients, household chemicals, grease, oil, microorganisms (including some that cause disease), and solid particles. If not properly treated by your septic system, chemicals and microorganisms in wastewater can travel through the soil to groundwater and pose a health hazard.



The average person uses between 50 and 75 gallons of water per day; mostly in the bathroom. Reducing your water use will help your septic system to work more efficiently.

Your Septic System

A conventional septic system has three working parts: a septic tank, a drainfield, and surrounding soil.

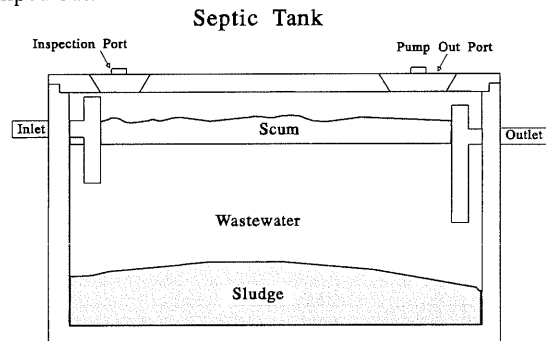
Septic Tank

Septic tanks can be made of concrete, fiberglass, or plastic and must be approved by the state. Minimum sizes of tanks have been established for residences based on the number of bedrooms in the dwelling. In Idaho, a 1,000-gallon septic tank is required for homes with three or four bedrooms. Larger tanks are required for larger homes. Local district health departments issue permits for septic systems and specify the minimum size tank. Some systems installed before the current rules and regulations may have smaller septic tanks.

A septic tank has three main functions:

- to remove as many solids as possible from household wastewater before sending the liquid, called “effluent,” to a drainfield;
- to decompose solids in the tank; and
- to store solids that do not decompose.

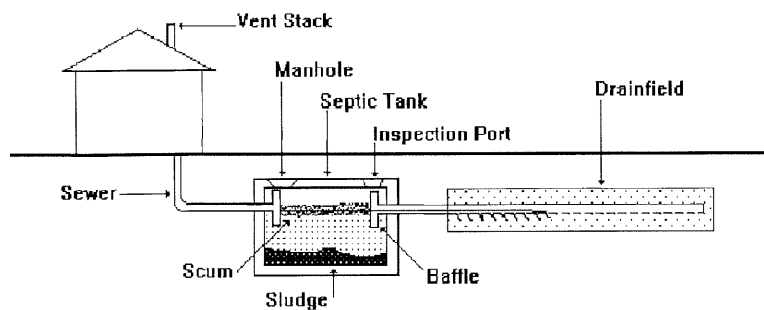
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced in volume and composition. Solids that do not decompose accumulate in the tank and eventually must be pumped out.



Tees, or baffles, are provided at the tank's inlet and outlet pipes. The inlet tee slows the incoming wastes and reduces disturbance of the settled sludge. The outlet tee keeps the solids and scum in the tank. As new wastewater enters the tank through the inlet tee, an equal amount of wastewater is pushed out of the tank through the outlet tee. The effluent that leaves the tank has been partially treated but still contains disease-causing bacteria and other pollutants.

Drainfield

Each time raw wastewater enters the tank it forces an equal amount of effluent into a drainfield. A standard drainfield is composed of a series of perforated pipes buried in gravel-filled trenches in the soil. The effluent seeps out of the perforated pipes and percolates through the gravel to the soil.



Soil

The soil below the drainfield provides the final treatment and disposal of the septic tank effluent. After the effluent has passed into the soil, most of it percolates downward and outward, eventually entering the groundwater. Soils are critical to the treatment of septic tank wastewater.

A system that is not functioning properly will release nutrient-rich and bacterial-laden wastewater into the groundwater and/or surface water. These contaminated waters pose a significant public health threat to people that come into contact with them. Wastewater that moves with groundwater can transport bacteria considerable distances. This can result in a threat to public health and adversely affect the quality of ground and surface waters.

Caring for Your Septic System

Installing Your System

In order to have a septic system installed on your property, you must first obtain a permit. Permit applications are available from your local district health department. Next, you must have a site evaluation performed. Make arrangements for this with your district health department and with a licensed septic system installer. Note that not all property is suitable for septic systems, so some permits may be denied. It is recommended that you have a site evaluation performed before you purchase property. Finally, have your system installed by a licensed installer and inspected by your local health district. Provide regular, preventative, maintenance to keep your system running smoothly.

Inspecting Your System

When too much sludge and scum are allowed to accumulate in your tank, the incoming sewage will not have enough time in the septic tank for solids to settle. Solids may flow to the drainfield and clog the pipes, causing the sewage to overflow to the ground surface, where it exposes humans and animals to disease-causing organisms. To prevent this from happening, it is very important to inspect your tank regularly and have it serviced when needed. All tanks have accessible manholes for inspecting and pumping. Some excavation work may be needed to uncover the manhole.

Properly designed tanks should have enough capacity for three to eight years of use before needing service. This is dependent upon the amount of wastewater generated. It is recommended that an average family of four have its septic tank pumped out every three to five years. Don't wait for signs of system failure to have your tank pumped. Your tank should be checked annually to measure sludge and scum levels. A licensed septic tank pumper can provide a septic tank inspection and recommend when the tank should be pumped. A tank inspection should include measuring the depth of scum and sludge and inspecting the tees in the septic tank.

If you do the inspection yourself, it is important to understand that septic tanks always appear full because both the inlet and the outlet are at the top of the tank. What you will need to know is how much of the tank's volume is being taken up by scum and sludge. When sludge and scum take up more than 35 percent of the tank volume, these solids need to be removed by pumping. A pole wrapped in a coarse weave cloth can be used to check the sludge depth. An extension on the pole can be used to measure the scum depth. Record these measurements as part of your pumping records. To check the tees, uncover the inspection ports.

Never allow anyone to enter your septic tank. Dangerous gases and the lack of oxygen can kill in minutes.

While it is impractical to inspect the pipes in your drainfield, it is important to watch for drainfield failure or overuse. See "Warning Signs of System Failure" in this booklet for information.

Maintaining Your System

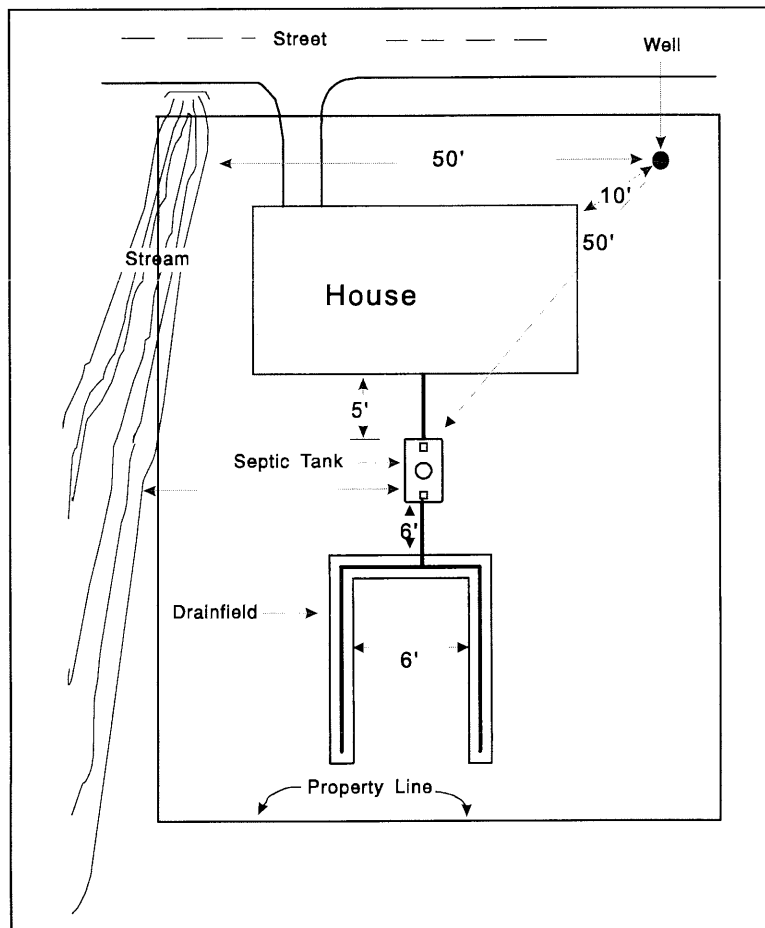
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water depth in the septic tank could cause solids to enter the drainfield and clog the system. Hire a licensed septic tank pumper to pump your tank for you.

Mapping Your System

In order to take proper care of your septic system, you must know the location of the septic tank and drainfield. The location of your septic tank can be determined from plot plans, septic system inspection records, architectural or landscape drawings, or from observations of the house plumbing. If you do not have access to drawings, find where the sewer pipe leaves your house. Some installers mark the location where the waste pipe comes out of the house with an "S" on the foundation. You may want to do this as well. Probe in the ground 10 to 15 feet directly out from the location where the pipe leaves your house to find your tank.

Once the septic tank has been located, make several plot plan diagrams (with measurements) that include a rough sketch of your house, septic tank cover, drainfield area, well, and any other permanent reference points (such as trees or large rocks) and place them with your important papers. You'll find a sample system diagram on the next page, and a place to draw your own inside the front cover of this booklet. You may also want to hang a diagram in your garage and provide one to your local district health office.

Maintain a permanent record of any septic system maintenance, repair, sludge and scum levels, pumping, drainfield condition, household backups, and operations notes.



Create a septic system diagram, similar to this one, for your system.

Warning Signs of System Failure

While proper use, inspections, and maintenance should prevent most septic tank problems, it is still important to be aware of changes in your septic system and to act immediately if you suspect a system failure. There are many signs of septic system failure:

- surfacing sewage or wet spots in the drainfield area;
- plumbing or septic tank backups;
- slow draining fixtures;
- gurgling sounds in the plumbing system;
- sewage odors in the house or yard (note that the house plumbing vent on the roof will emit sewage odors and this is normal); and
- tests showing the presence of bacteria in well water.

If you notice any of these signs, or if you suspect your septic tank system may be having problems, contact a licensed septic system professional or your local district health agency for assistance.

Septic System Dos and Don'ts

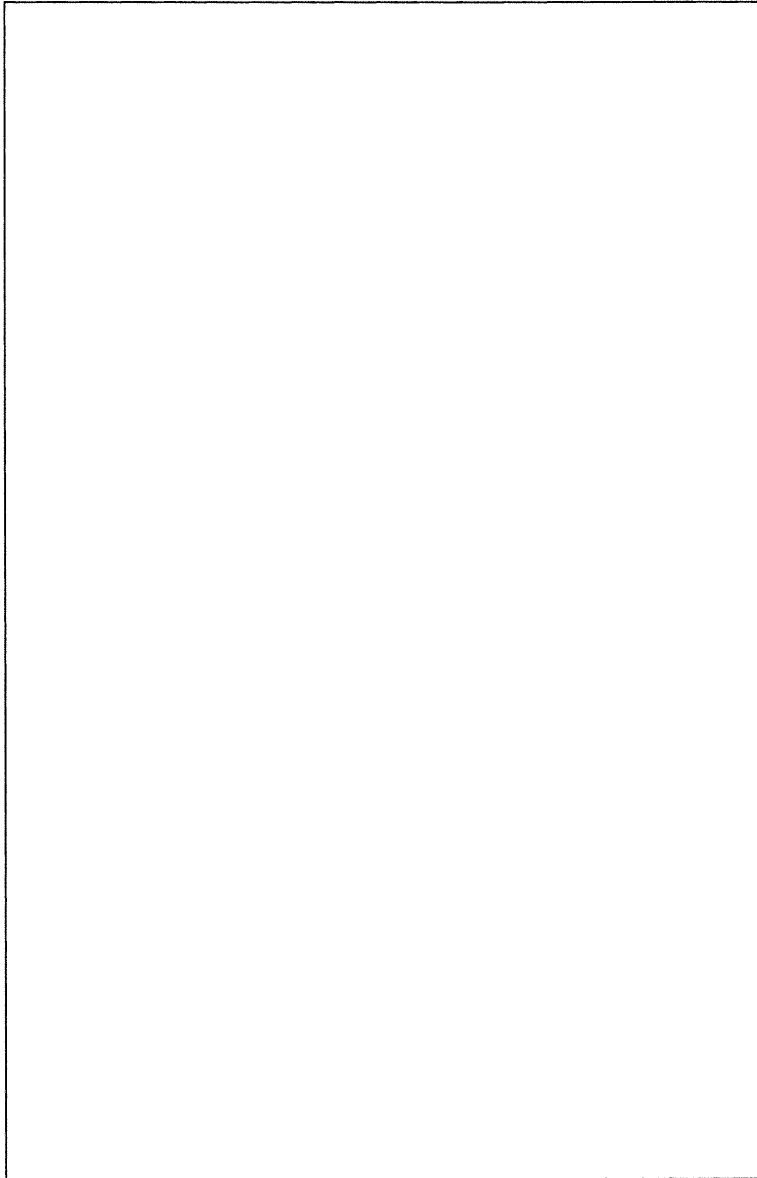
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

Do

- ...practice water conservation. The more wastewater you produce, the more wastewater your system must treat and dispose. By reducing and balancing your use, you can extend the life of your system and avoid costly repairs.
 - Use water saving devices such as low flow showerheads.
 - Repair leaky faucets and plumbing fixtures immediately.
 - Reduce toilet reservoir volume or flow.
 - Take short showers.
 - Take baths with a partially filled tub.
 - Wash only full loads of dishes and laundry.
 - Shut off the water while shaving or brushing your teeth.
 - Balance your water use (e.g., avoid washing several loads of laundry in one day).
- ...keep accurate records. Know where your septic tank is, keep a diagram of its location using the space provided in this booklet, and keep a record of system maintenance.
- ...inspect your system annually. Check the sludge and scum levels inside the tank and periodically check the drainfield for odors, wet spots, or surfacing sewage.
- ...pump your system routinely. Pumping your septic tank is probably the single most important thing you can do to protect your system.
- ...keep all runoff away from your system. Water from roofs and driveways should be diverted away from the septic tank and drainfield area. Soil over your system should be mounded slightly to encourage runoff.
- ...protect your system from damage. Keep vehicles and livestock off your drainfield. The pressure can compact the soil or damage the pipes. Before you dig for any reason, check the location of your system and drainfield area.
- ...landscape your system properly. Plant grass over the drainfield area. Don't plant trees or shrubs or place impermeable materials, such as concrete or plastic, over the drainfield.
- ...use cleaning chemicals in moderation and only according to manufacturer's directions.

Don't

- ...flood irrigate over your system or drainfield area. The best way to irrigate these areas is with sprinklers.
- ...use caustic drain openers for clogged drains. Use boiling water or a drain snake to clean out clogs.
- ...enter a septic tank. Poisonous gases or a lack of oxygen can be fatal.
- ...use septic tank additives. They are not necessary for the proper functioning of your tank and they do not reduce the need for pumping. In fact, some additives can even harm your system.
- ...flush harmful materials into your tank. Grease, cooking oil, coffee grounds, sanitary napkins, and cigarettes do not easily decompose in septic tanks. Chemicals, such as solvents, oils, paints, and pesticides, are harmful to your systems operation and may pollute groundwater.
- ...use a garbage disposal. Using a garbage disposal will increase the amount of solids entering the septic tank and will result in the need for more frequent pumping.



Map your septic system here

For More Information

If you need to obtain a permit for a new or replacement septic system, or if you have questions about septic systems and their operation and maintenance, please contact your local health district.

Panhandle District Health Department
8500 N. Atlas Road
Hayden, ID 83835
208-415-5100

North Central District Health Department
215 10th Street
Lewiston, ID 83501
208-799-0353

Southwest District Health Department
920 Main Street
Caldwell, ID 83605
208-455-5400

Central District Health Department
707 N. Armstrong Place
Boise, ID 83704
208-327-7499

South Central District Health Department
1020 Washington Street North
Twin Falls, ID 83303
208-734-5900

Southeastern District Health Department
1901 Alvin Ricken Drive
Pocatello, ID 83201
208-239-5270

District 7 Health Department
254 "E" Street
Idaho Falls, ID 83402
208-523-5382