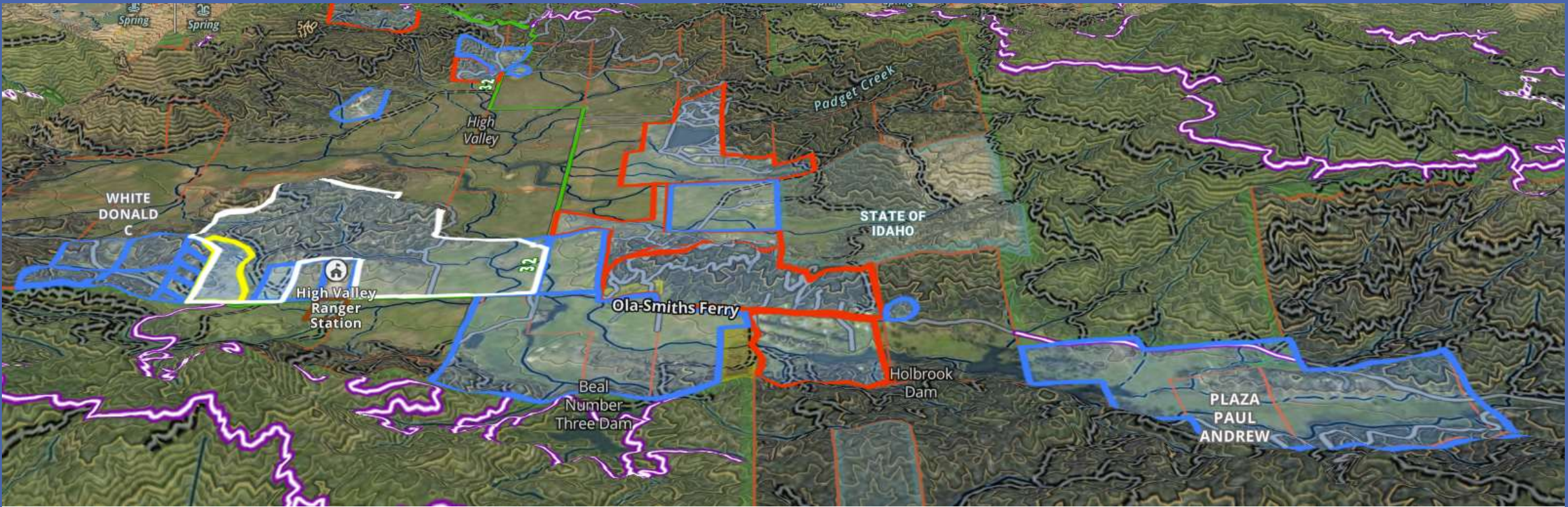




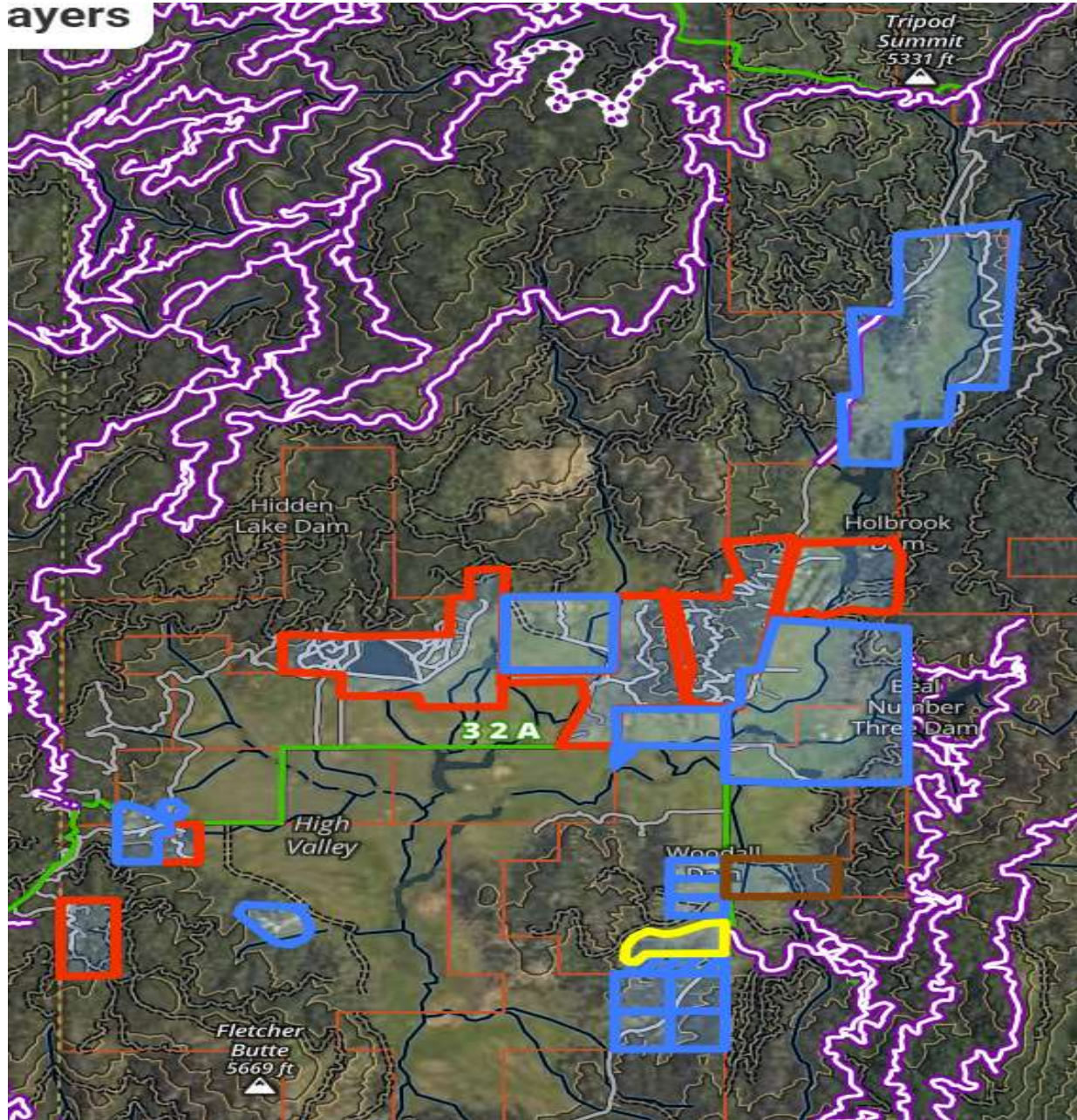
SUB-25-018 TRIPOD VIEW

- Presented by Abigail R. Germaine
 - Elam & Burke, PA
 - June 15, 2026

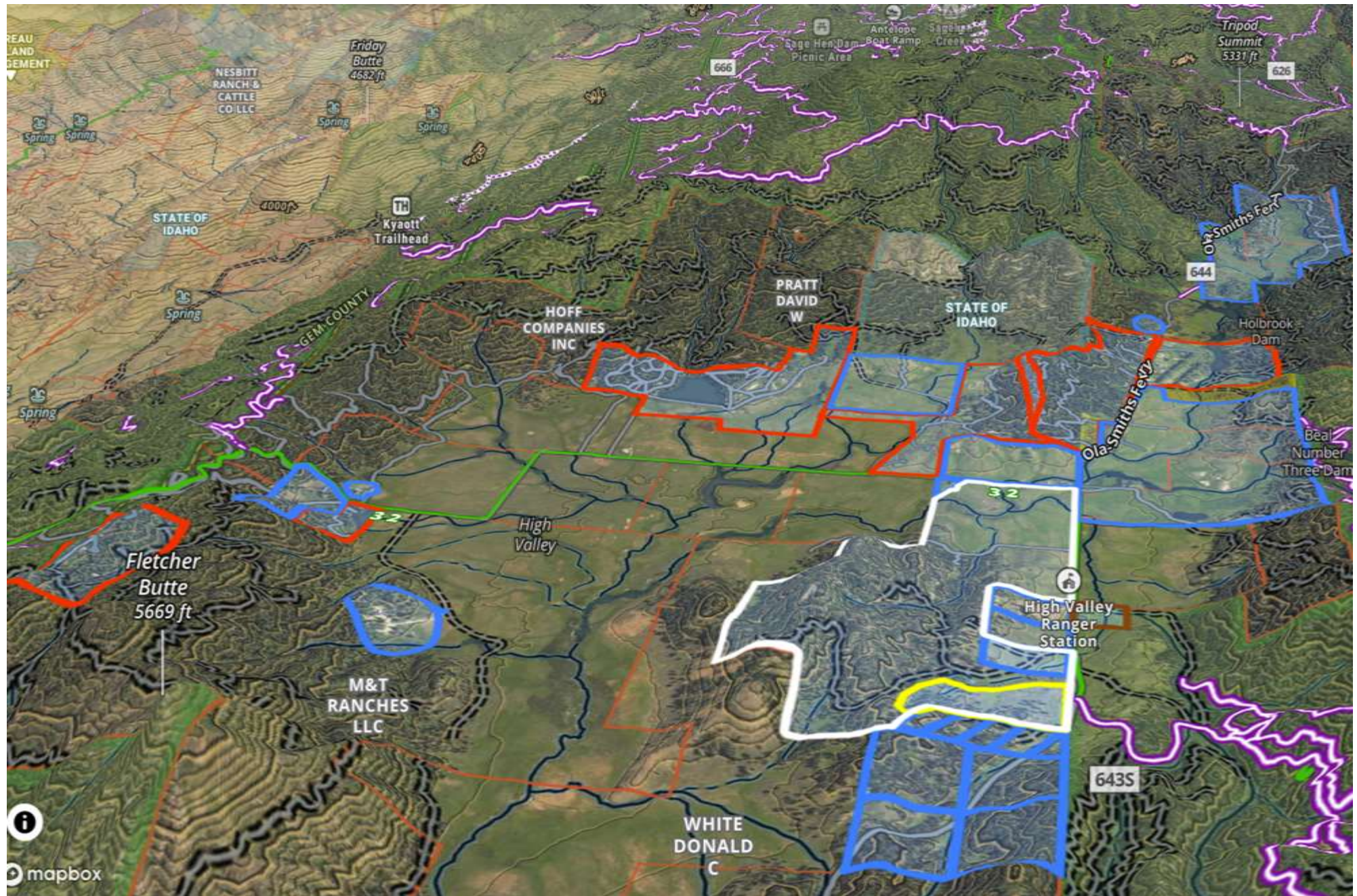


PROJECT OVERVIEW

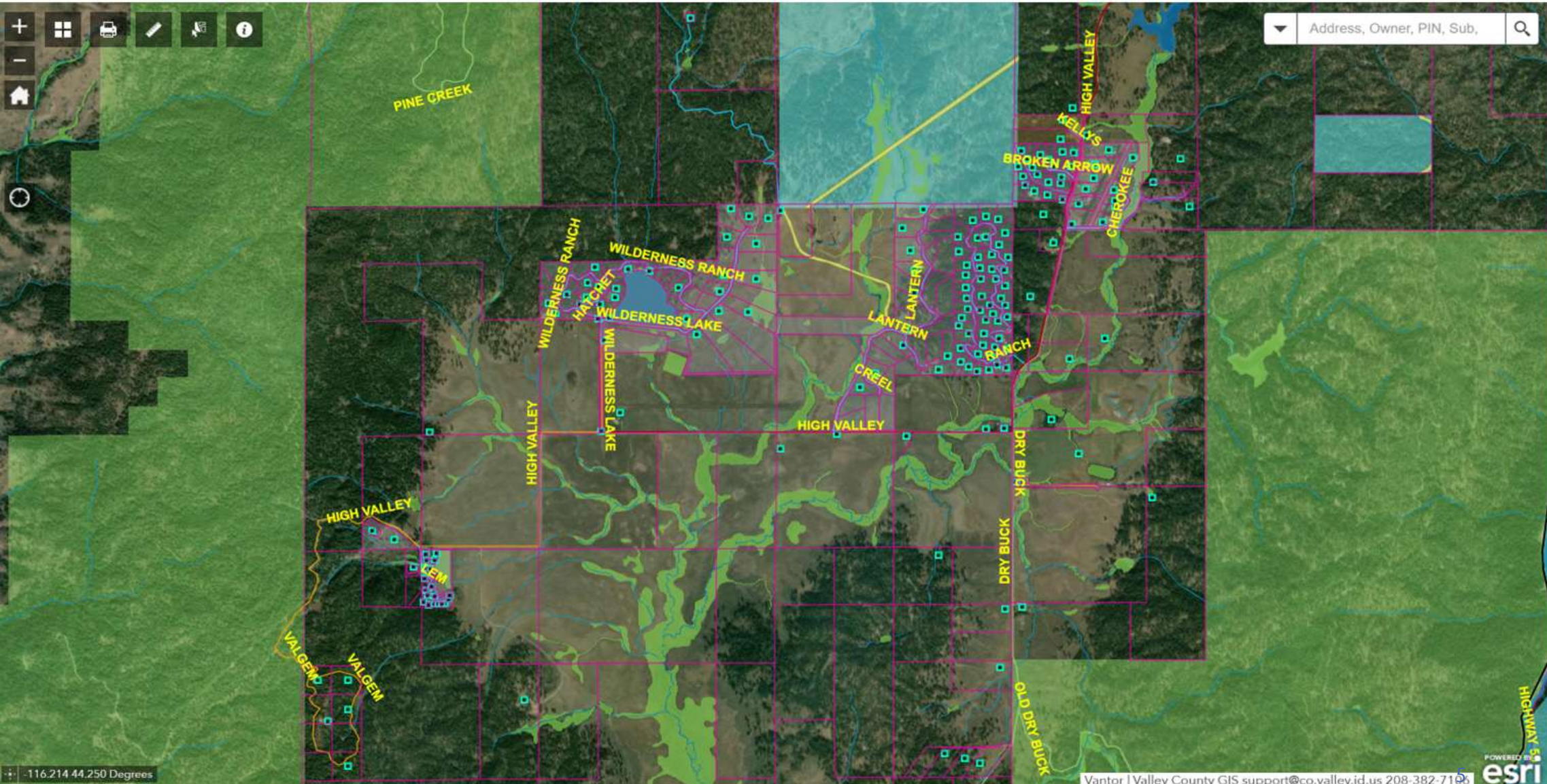
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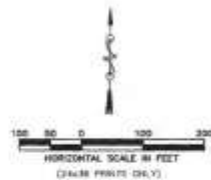


EXISTING SUBDIVISIONS AND RESIDENTIAL DEVELOPMENT



Over 200 existing residences in High Valley





NOTES

CONTOUR INTERVALS ARE 2 FEET UNLESS NOTED OTHERWISE.
 AREA OF PRIVATE ROAD 2.10 ACRES

NOTES

1. MINIMUM BULKHEAD SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. ALL UTILITY EASEMENTS SHOWN ON THIS PLAN ARE GRANTED TO PUBLIC UTILITIES.
3. ALL LOTS LOCATED ON THIS PLAN ARE SUBJECT TO A PERMANENT FLOODPLAIN AND NON-EXCLUSIVE DRAINAGE EASEMENTS FOR THE PURPOSE OF COLLECTING AND TRANSPORTING DRAINAGE TO EXISTING AND IMPROVED DRAINAGE MANAGEMENT FACILITIES AND IMPROVEMENTS NECESSARY TO PROTECT THE PROJECT AND THE ENVIRONMENT FROM EXCESS WATER DRAINAGE RESULTING FROM RAINFALL AS WELL AS THE EFFECTS OF THE VALLEY COUNTY FLOODPLAIN AND ZONING ADMINISTRATION.
4. THE INSTALLATION OF INSTALLATION OF UTILITIES SHOWN AS INSTRUMENT NO. _____
5. THE LAND WITHIN THIS PLAN IS NOT WITHIN AN UNINCORPORATED AREA AS DEFINED IN IDAH CODE 21-1001 AND THE REQUIREMENTS IN IC 21-1001 DO NOT APPLY.
6. LOTS WILL BE SERVED BY INDIVIDUAL SEWER TRUNK LINES AND INDIVIDUAL WELLS.
7. SE WASTEWATER TREATMENT PLANTS SHALL BE INSTALLED WITHIN THE WASTEWATER SERVICE AREA AS SHOWN ON THIS PLAN.
8. LOTS SHALL NOT BE SERVED BY SEWER TRUNK LINES APPROXIMATING FROM THE SEWER MAIN.
9. UTILITIES AND DRAINAGE EASEMENTS SHALL BE 10 FEET WIDE ON THE INSIDE EDGE OF ALL LOT LINES EXCEPT WHERE SHOWN OTHERWISE ON THIS PLAN AT SHOW DRAINAGE AND SERVICE.
10. PRIVATE ROAD RIGHTS-OF-WAY WILL ALSO SERVE AS A UTILITY EASEMENT.
11. THE SUBDIVISION SHALL BE SUBJECT TO THE FLOODPLAIN REGULATIONS AND RESTRICTIONS FOR EXISTING AND FUTURE FLOODPLAIN AS SET BY THE STATE OF IDAHO.
12. THE ROAD CONSTRUCTED WITHIN PRIVATE DRAINAGE SHALL BE PRIVATE ROAD. PRIVATE ROAD SHALL HAVE NO OCCUPANCY FOR ANY PURPOSES OTHER THAN THAT OF A PRIVATE ROAD.
13. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE FULL AUTHORITY TO GRANT A VARIATION OF ANY OF THE REQUIREMENTS OF THIS PLAN.
14. AGRICULTURAL LAND USES ARE SUBJECT TO CHANGE.
15. ONLY THE WOOD BURNING ZONING FOR LOT WILL BE ALLOWED.
16. AGRICULTURAL USES AND LIVESTOCK ACTIVITY MAY BE ADAPTED WITHIN.
17. FROM THIS PARCELS HISTORIC LOW FLOODING DATES: 2010/2014 FLOOD ZONING: ZONE X FLOOD ELEVATION: 44 FLOOD DATES ARE SUBJECT TO CHANGE BY FEMA. ALL LOTS WITH A FLOODPLAIN OR FLOODPLAIN IS REGULATED BY FEMA AND THE 1% OF THE FLOODPLAIN DATE.

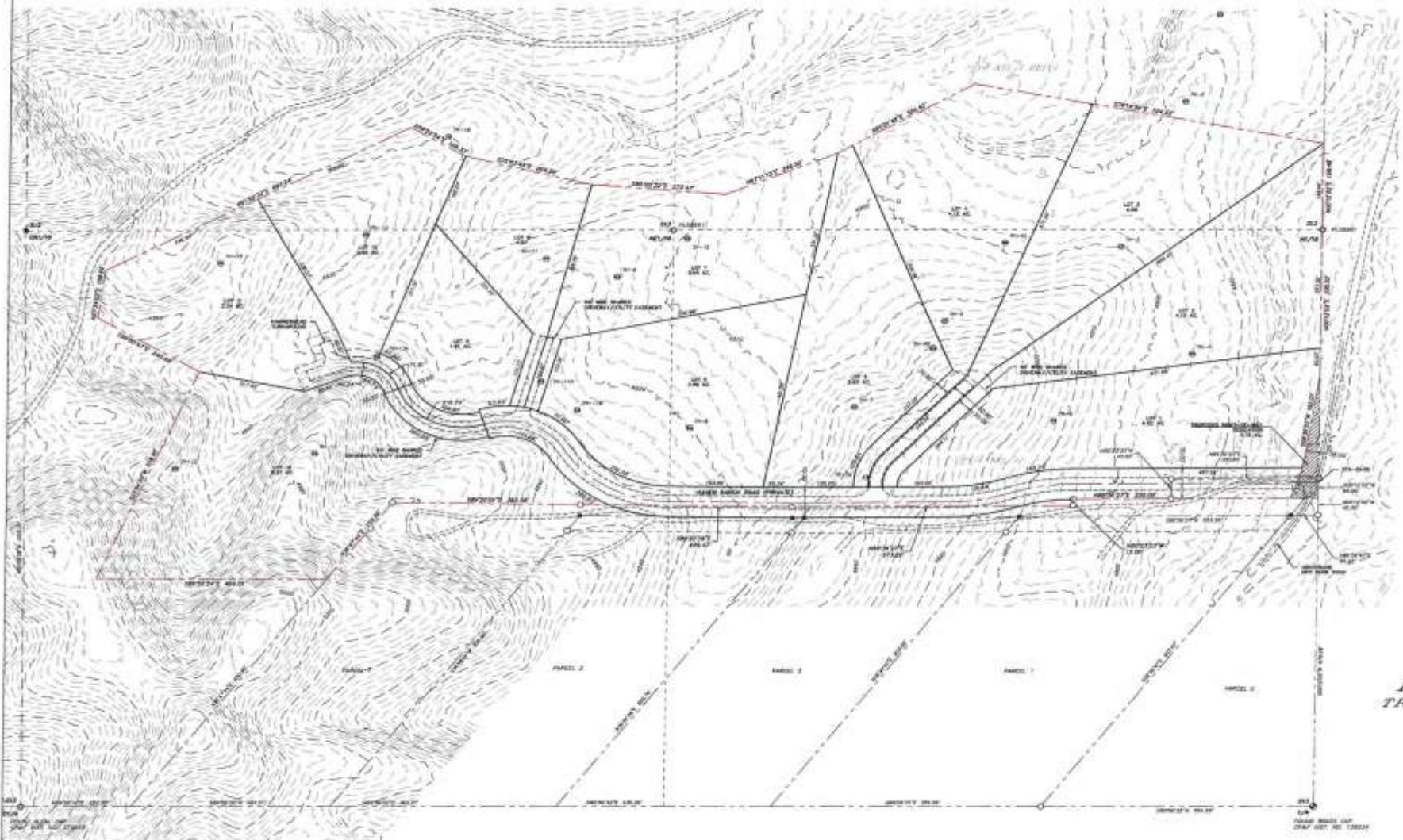
**PRELIMINARY PLAT
 TRIPOD VIEW SUBDIVISION**
 A PORTION OF TAX NO. 8
 IN THE NE1/4 OF SECTION 13
 T.10N., R.2E, S.8M.,
 VALLEY COUNTY, IDAHO



25 COVOTE TRAIL
 CALLECA, ID 83611
 PHONE: (208) 634-6885
 WWW.DUNNLANDSERVICES.COM

DATE:	20 JUNE 2025	DATE:	10 MARCH 2025	JOB NO.:	3748	SHEET NO.:	1 of 1
DRAWN BY: DTG		CHECKED: CB					
MORNING DRAINAGE-DRAIN DRAIN DRAIN				DATE:	10/26/25		
MORNING DRAIN DRAIN DRAIN DRAIN				DATE:	10/26/25		
MORNING DRAIN DRAIN DRAIN DRAIN				DATE:	10/26/25		

Liberty Warning
 The underground utilities shown have been located from field survey information and existing drawings. The accuracy of this information is not guaranteed. The underground utilities shown are not intended to be used as a basis for construction. The accuracy of this information is not intended to be used as a basis for construction. The accuracy of this information is not intended to be used as a basis for construction.



Valley County Code Section 9-5-2(C)



“[t]he interpretation of the standards and procedures herein *shall be to encourage conditional uses*, where in the opinion of the commission [or Board on appeal] noncompatible aspects can be satisfactorily mitigated through development agreements....”

STAFF RECOMMENDATION /COMMENTS

All standards have been met.

Additional Information Requested by Board



A third-party hydrology report that addressed the nature of the water table and the unlikelihood of impacts to adjacent water users; and

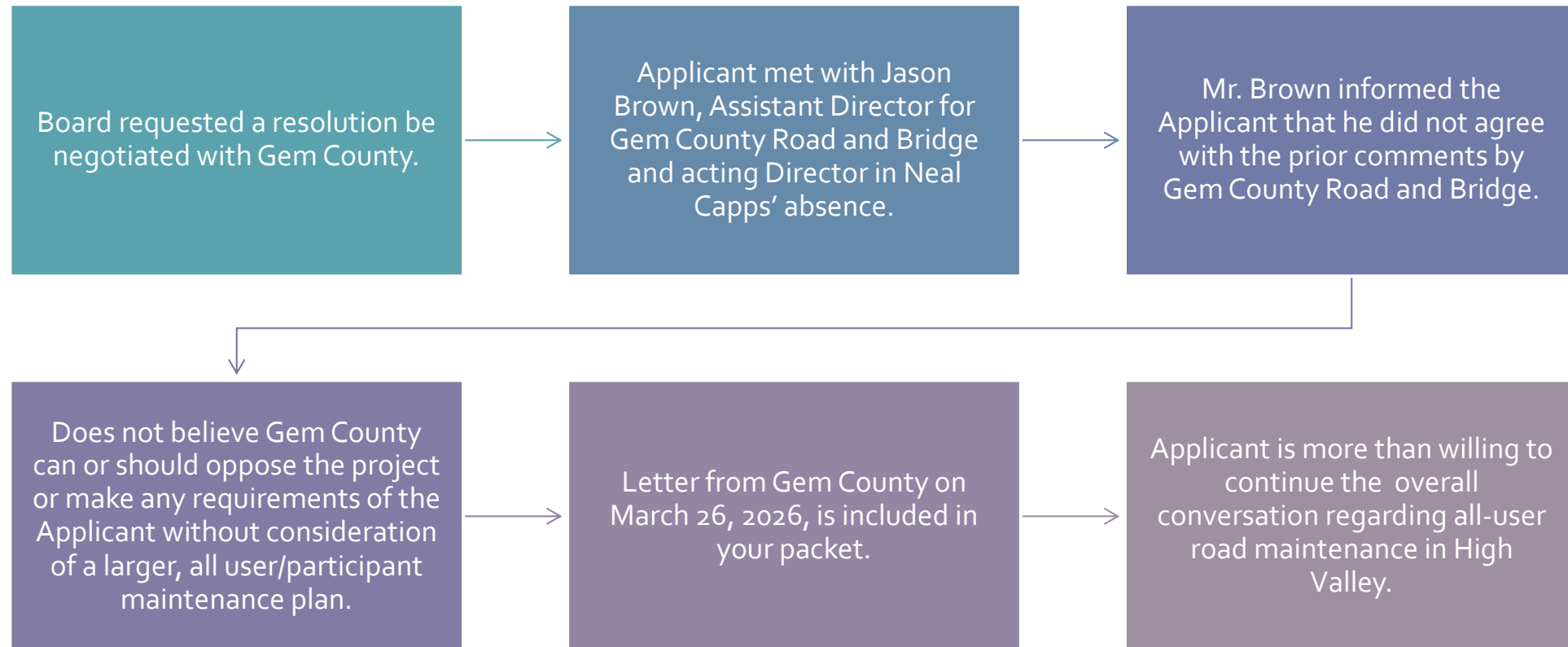


A MOU or other written acknowledgement from Gem County outlining Gem County's requests related to this Application.

Groundwater Assessment Report

- Groundwater Assessment for Tripod Subdivision in the High Valley Area, Valley County, Idaho - Idaho Water Engineering, LLC , March 23, 2026.
- Kenneth W Neely, Hydrologist
- The report confirms the information we had previously submitted to the Board which is that the high variability in elevations of the static water levels and the tops of the aquifers indicate that wells produce from different fracture zones in the granite at many different elevations,
 - **“Thus the chance of well interference between wells is unlikely.”**

No MOU or Improvements Requested by Gem County



Commitments by Applicant

CC&Rs – Board made clear it was important that the CC&Rs address trash disposal, firewise building material requirements, and all other fire mitigation practices as recommended by the Wildland Urban Interface Fire Protection Plan.

Shared Driveway Maintenance Agreement – Will require a recorded driveway maintenance agreement executed and agreed to by all owners.

**NO BASIS FOR DENIAL – ALL
CRITERIA MET**

Criteria of Valley County Code is Met

- Valley County Code Title 9 and 10
 - Title 9, Chapter 5 – Criteria for Conditional Use
 - In areas and to standards that will increase the value of privately owned property;
 - Without undue adverse impact on the environment, adjoining properties, or governmental services; and
 - Where consistent with the Comprehensive Plan.
 - Title 10 –Subdivision Regulations

Low density far below what is allowed

- Density of Project is .26 units per acre
- Lots sizes range from 1.8 acres to 6.2 acres
- Maximum density allowed is 2.5 units per acre
- Could propose 115 units on this 46 acres
- Discussed with staff the most suitable approach for the property.
- Wants to preserve rural nature and conscientious of impacts

Private Property Rights

640 acres owned by Emersons; only 7.0% of the property is proposed to be developed.

The rest is intended to be preserved for agriculture and ranching operations.

Could obtain roughly 9 lots without a subdivision

Placing them in the least impactful area

REQUEST APPROVAL OF THE TRIPOD SUBDIVISION

The background of the slide is a dark blue gradient filled with numerous 3D question marks. The question marks are rendered in a lighter shade of blue, giving them a three-dimensional appearance as if they are floating or scattered across the surface. The word "QUESTIONS" is centered in the middle of the slide in a large, white, sans-serif font. A thin white horizontal line is positioned directly below the text.

QUESTIONS

