



Eld Ranch Estates

Presentation to Valley County P & Z
Commission – July 10, 2025



Introductions

- **Project Team**
 - **Greater Good Investments LLC – Mark and Misty Young**
 - **K2 Excavation and Construction LLC – Quaid Kettering and Nolan Peck**
 - **Crestline Engineers – Greg Tankersley & Rob Pair**
 - **Exceed Legal – Erik Bolinder**
 - **All About Forestry – John Lillehaug**

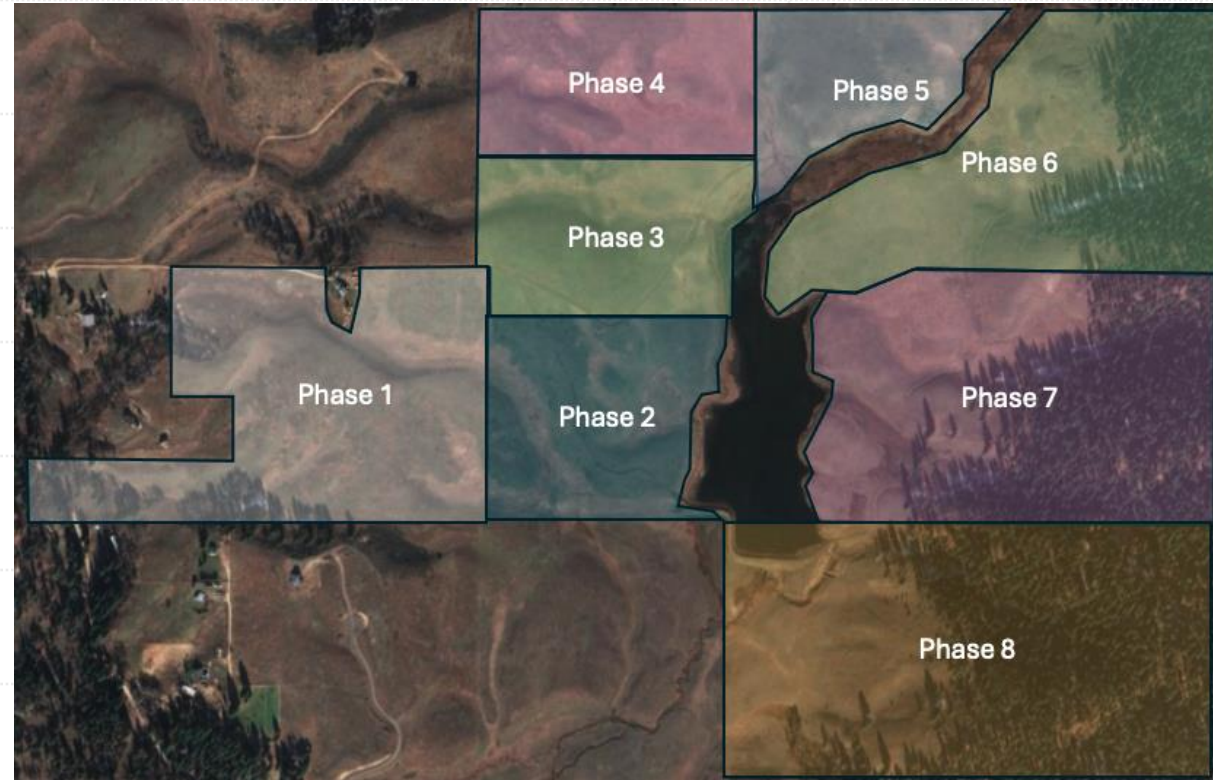


Overall Project Plan

Three Main Parcels



Phased Plan



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Staff Comments/Related Questions and Answers from Report

No.	Questions & Statements from P&Z Staff Report	Answer / Comment
SR1	This site is within the Donnelly Fire District and Water District 65. It is not within an irrigation district nor a herd district. The application states there are water rights.	Understood. Water rights are covered under WR# 65-7200 and 65-7516.
SR2	Additional conditional use permits, and SUB applications will be required for any additional phases. This application is only for the area shown on the preliminary plat.	Understood. Phase 1 is defined as the initial 20 lot plat covering all of parcel RP16N04E199005 and a small part of RP16N04E204805.
SR3	The applicant is asking for a variance for length and a variance for delayed submittal of the wildland urban interface fire protection plan.	Understood.
SR4	The proposed road length is 2,925-ft. Valley County Code states cul-de-sac streets, designed to be so permanently, shall not be longer than 900-ft unless specifically approved by the commission and board and shall be provided with a turnaround with a right-of-way radius of at least 60-ft. In the phased plan it will not be a dead-end street.	Understood and confirm the request for the variance.
SR5	If approved, the motion should include approval of the variances for road length and wildland urban interface protection plan submittal.	Understood.
SR6	The application cover letter refers to additional phases and amenities such as walking paths. Any easements for pathways for this particular plat should be included on the final plat.	Understood.

Question and Answers from Staff Report

No.	Questions & Statements from P&Z Staff Report	Answer / Comment
SR7	Lot 20 looks too small for constructing anything due to the floodplain	We believe that even with setbacks, the lot could support a residence. That said, we need additional septic testing to determine final feasibility. We may use as a dry lot or open space if results are negative or lot is determined as not feasible due other restrains.
SR8	What is the grade of the road?	The grade varies between 2.5% and 10%. The 10% grade area is only 300 feet in length.
SR9	What is the maximum grade of potential driveways?	We haven't calculated the grade any of the driveways as part of the preliminary plat. Driveways are anticipated to not exceed Valley County Road of +/- 12%. Our preliminary review indicates that the driveways will not likely exceed 10%.
SR10	Neil Shippy, Water District 65 Watermaster, stated the property has a portion of two water rights. An irrigation system to deliver water to each parcel is required per Idaho Statute 31-3805. How are you going to accomplish this?	We did make contact with Neil and would request additional time for some due diligence on this question. However, we were not planning on a delivery system for the water rights in phase 1. The rights would be maintained for the future development's common areas or adjacent damn landowner.
SR11	Staff recommends a public right-of-way with private roads for connectivity, until such time that the Board of County Commissioners agree to maintain.	No issues or concerns but do request additional clarification.
SR Page 7 – 10-7-4	Wildland Urban Interface Fire Protection Plan	Working draft provided. 90% complete with only a few details regarding implementation and execution to be completed.
SR Page 10 of 11	Proposed Conditions of Approval	Reviewed and Understood.

Other Project Questions & Neighbor Concerns

- Any Phase 1 Questions?
- Neighbors Concerns
 - Future Road Access though Simpco Estates
 - Our View
- Closing thoughts and action items?

