

Submittal List for Preliminary Plats

Not a Complete List. Applications are site specific. See Title 10 of Valley County Code for Complete Details

- ☐ Neighborhood Meeting – Required for proposed subdivision with 5 or more lots. VCC 9-5H-1.D
- ☐ CUP/Preliminary Plat Application Form
- ☐ Preliminary Plat (VCC 10-3-2-3 Contents of Preliminary Plat)
- ☐ Notes on Face of Plat (not a complete list):
 - Private Road Declaration _____ (If private roads proposed.)
 - Declaration of Installation of Utilities _____
 - 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 for any public road; the level of service can be changed.
 - Surrounding Land Uses Are Subject to Change
- ☐ A plot plan, drawn to scale, showing:
 - existing utilities, streets, easements, buildings,
 - all watercourses, including ditches, high water elevation, & known Base Flood Elevations (BFE)
 - any significant natural features (e.g., rock outcroppings, marshes, or wooded areas)
 - wetland delineation (may be required)
 - Soil profiles and water table data when property has potential for high groundwater
 - location of existing and proposed sewers, water mains, culverts, drainpipes, and electric conduits or lines proposed to service the property to be subdivided,
 - and the location of adjacent streets or existing structures that would affect the proposed improvement program, including pathways.
- ☐ *[Commercial Subdivision]* A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ☐ *[Prior to any Construction - Can be a condition of approval]*. A site grading / storm water management plan detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ *[Administrative Request]* Existing site topography (contours with intervals of 5-ft or less)
- ☐ A phasing plan and construction timeline.
- ☐ A Wildland Urban Interface Fire Protection Plan (VCC 10-7)
- ☐ Draft CCRs may be included or may be submitted with final plat package.
- ☐ Well logs of wells located in surrounding contiguous property.
- ☐ A current title search report of the property from a licensed title company (1 copy only)
- ☐ Include written request of any variances (e.g., road width, length of cul-de-sac) and reasons why request is made.
- ☐ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. (1 copy only)
- ☐ Ten (10) copies of the application and additional materials are required, unless otherwise specified. (3 Full size plats and 7 – 11"x17")
- ☐ One 8½ x 11" – 300 scale drawing of the proposed subdivision

Submittal List for Final Plats to PZ Commission

- ☐ Transmittal Letter (7 Copies of Letter and Attachments, can be double-sided)
 - Describing Request
 - Statement that “Final Plat Substantially Complies with Approved Preliminary Plat”
 - Description of Financial Guarantees that Will Be Put in Place, if applicable
 - Implementation of Wildland Urban Interface Fire Protection Plan and/or Financial Guarantee
- ☐ List of Conditions of Approval from recorded C.U.P. and how each has been completed (7 copies)
- ☐ Final Plat – VCC 10-3-3-2
 - 3 copies of 18” x 24”, including signature page
 - 10 copies of 11” x 17”, including signature page
 - Lot and Subdivision Closure Sheets (2 copies)
 - List of Proposed Road Names
 - Declaration of Private Road – Draft version
 - Declaration of Utilities – Draft version
 - CCRs if proposed – Draft Version. Include the following if relevant:
 - Septic maintenance
 - Long-term maintenance of Wildland Urban Interface Fire Protection Plan
 - 1 wood-burning device per lot
 - Dark-Sky lighting compliance
 - Noxious Weed Control
 - Address posting on home and at driveway entrance
 - Approved Site Grading/Storm Water Management from Valley County Engineer
 - Wetland Delineation or Letter of Map Revision (if required)
 - Floodplain Determination Note

Plat Process

- ☐ **Pre-Application Conference (Recommended):** Put on Notice Concerning Sewer/Septic Challenges and other issues such as....Hydrologist Report for Well Logs, Private Road Declaration, Declaration of Installation of Utilities, CCRs, Site Grading Plan, Topographic Map, Landscaping Plan, Lighting Plan, Fire Protection Plan (Fire Districts), Construction Plan, Central District Health Response (Must make application to CDH), Wetland Delineation, Idaho Power, Development Agreement – Must meet with Dan Coonce, Valley County Engineer (208-382-7195)
- ☐ **Submit Application:** Staff will review, place on agenda, and notice. Staff prepares a Staff Report.
- ☐ **Public Hearing:** PZ Commission approves the conditional use permit and preliminary plat with conditions of approval.
- ☐ **Construction or Financial Guarantees:** After CUP/preliminary plat approval and compliance with conditions of approval, the developer can start construction of the project. However, the developer may choose to financially guarantee the improvements prior to going to Board of County Commissioners.
- ☐ **Final Plat – P&Z Commission:** Developer submits final plat information 30 days before public meeting. Include CCRs, Private Road Declaration, etc. The final plat must substantially comply with the approved preliminary plat.
- ☐ **Development Agreement – Board of County Commissioners**
- ☐ **Final Plat – Board of County Commissioners:** Developer submits plat and other documents that will be recorded. Prior to approval by the Board of County Commissioners, financial sureties must be in place. After approval of the Board, the plat can be recorded.

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Subdivision Application

Includes Conditional Use Permit

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # [REDACTED] or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE # SUB <u>25-015</u>		FEE \$ <u>300</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>6-24-2025</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: <u>1 lot subdivision</u>	
<input checked="" type="checkbox"/> SHORT PLAT	<u>private road for access</u>	
<input type="checkbox"/> FULL PLAT		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

Applicant's Signature: Ben Drip Date: 6/24/25

The following must be completed and submitted with the conditional use permit application:

- ☐ Neighborhood Meeting Information and results if 5 or more lots. VCC 9-5H-1.D
- ☐ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations, Title 10.
- ☐ A phasing plan and construction timeline.
- ☐ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ☐ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ☐ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ☐ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A lighting plan.
- ☐ A Wildfire Mitigation Plan.
- ☐ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. Only one list is required.
- ☐ **Ten (10) copies of the application and additional materials are required.**

We recommend you review Title 9 and Title 10 of the Valley County Code online at
www.co.valley.id.us/planning-zoning or
at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: Devil's View _____

APPLICANT Ben Dreier _____ **PHONE** [REDACTED]
Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 270 Elkhorn Ranch Road McCall ID _____ **ZIP** 83638 _____

EMAIL [REDACTED] _____

PROPERTY OWNER See Above _____
(if not the applicant)

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____

Nature of Owner's Interest in this Development? _____

AGENT / REPRESENTATIVE _____ **PHONE** _____

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____

ENGINEER Josh Mann _____

MAILING ADDRESS 2 _____ **ZIP** _____

EMAIL russellgeometric@gmail.com _____ **PHONE** 208-861-1093 _____

SURVEYOR John Russell _____

MAILING ADDRESS 243 Heikkila Lane _____ **ZIP** 83638 _____

EMAIL russellgeometric@gmail.com _____ **PHONE** 208-630-4737 _____

PROPERTY INFORMATION

1. **SIZE OF PROPERTY** 2.64 Acres
2. **AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER** 19.71 Acres
3. **ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.**
Easements utility easements on lot lines and ditch access along boulder ditch _____
Deed Restrictions none _____
Liens or encumbrances Mortgage _____
4. **LEGAL DESCRIPTION** in SE1/4 sec 2 T17N R3E _____

5. **TAX PARCEL NUMBER(S)** 116 _____

Quarter SE

Section 2

Township 17N

Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Agricultural and Forest

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: Boulder Ditch

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Single family home

South single family home barn and pasture

East single family home and shop

West Single family home and agricultural

9a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☒ Flat ☐ Timbered ☐

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Minor wooded area and pasture. Roughly 35% timbered

10a. WATER COURSE: West Boulder Ditch

10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No

11a. NUMBER OF EXISTING ROADS: None Width Public ☐ Private ☐
Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☐

11b. NUMBER OF PROPOSED ROADS: None Proposed width:
Will the proposed roads be Public ☐ Private ☐
Proposed road construction: Gravel ☐ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: None

12b. PROPOSED UTILITIES: Electrical

Proposed utility easement width 10'

Locations on property lines

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? No Depth Flow Purity Verified?
Nearest adjacent well 800' Depth 190' Flow 40gpm
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: _____

16. DRAINAGE (Proposed method of on-site retention): _____
Any special drains? No (Please attach map)
Soil type(s): Sandy Loam
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? No
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: _____

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:
Setbacks: Front 20 feet Sides 7.5 feet Rear 20 feet
Mobile homes allowed? Yes ☒ No ☐
Minimum construction value NA _____ Minimum square footage NA _____
Completion of construction required within NA _____ Days ☐ Months ☐ Years ☐
Resubdivision permitted? Yes ☒ No ☐
Other no proposed covenants _____
17. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☐ No ☒
Acreage in subdivision 2.64 Number of lots in subdivision 1
Typical width and depth of lots 237 x 745

Typical lot area 2.64 Minimum lot area 2.64

Maximum lot area 2.64

Lineal footage of streets 70 Average street length per lot 70
Percentage of area in streets 0 %
Dedicating road right-of-way to Valley County? Yes ☐ No ☒
Percentage of area of development to be public (including easements) 0 %
Maximum street gradient NA _____
Is subdivision to be completely developed at one time? Yes ☒ No ☐ - Attach phasing plan and timeline.
18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district.
Submit letter from Irrigation District, if applicable.
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

Irrigation Plan

(Idaho Code 31-3805)

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? _____ Yes ☒ No
2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: Boulder Irrigation District _____
Drainage: West Boulder _____
3. How many acres is the property being subdivided? 22.64 _____
4. What percentage of this property has water? 100 _____
5. How many inches of water are available to the property? 28 _____
6. How is the land currently irrigated? ☒ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
7. How is the land to be irrigated after it is subdivided? ☒ surface ☒ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

Existing gravity division at north property line services parent property by gravity of a main ditch running east west on the north property line. New diversion with pump to be constructed as specified by boulder irrigation co. will service new property

9. Is there an irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? Utilize natural drainage features _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

No collection or processing of storm water is proposed. During construction typical sediment containment bmp's will be followed

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: Ben Berto
Applicant

Date: 6/24/25



VALLEY COUNTY

WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: Ben Mott
Applicant

By: Valley County Weed Supervisor

Date: 6/24/25

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

Proposed single unit subdivision accesses Farm to Market Road via redtail lane a private road. Currently 2 properties with single family homes utilize redtail lane. Neither property is a primary residence. The base property of this proposed subdivision has access to redtail lane however it has never been developed. Typical AADT on redtail lane is currently near 0. The addition of this property will increase volume on Redtail lane slightly. Impacts to Farm to Market will be insignificant. The current Redtail/Farm to Market intersection is signed with a stop sign on Redtail lane meeting MUTCD standards and has adequate site distances in both directions.

2. Provision for the mitigation of impacts on housing affordability.
The proposed subdivision will create 1 additional building lot. Speculative buyer is a longtime valley county resident that lives and works full time in the county.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

Construction of a single new home will increase noise during typical work hours in the immediate vicinity. The nearest home to the proposed lot is over 200 feet away with trees in-between. Other single family home construction has been recently undertaken in the area it is expected that construction impacts will be short term. There should be no appreciable impacts to nighttime noise levels.

Long term impacts of an additional lot in the area will be minor the proposed lot size is typical for the surrounding area.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

No designated parking areas are proposed in this single lot subdivision. Parking at a future single family home will be typical to other properties in the area and are not expected to have undue effects to surrounding properties. Any future outdoor lighting, buildings, or other reflective structures would follow county code and applicable building permits.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both

existing and what may be added by the proposed uses.

During future construction it can be expected that there will be a short term increase in dust due to construction activities. The duration of this impact should be around 1 year.

Once construction is complete it is expected that dust or smoke production would be typical to the area. The plat and county code requires that only one wood burning device be installed on the property.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

Water demand for this proposed use will be minor and in line with other use in the area. Water will be sourced through a private well. Other wells in the area have proved to be sustainable with good quality and flow (20 to 40 gpm). No change to static water levels has been reported.

Waste water will be treated through use of a private septic system. Test holes have been installed and are being monitored at two locations on the proposed property. During excavation no unsuitable soil was encountered. Existing septic systems in the area are all traditional gravity systems.

Boulder irrigation ditch is on the western edge of the proposed lot. The lot slopes upward to the east with the ditch being at the lowpoint on the property. The ditch thalweg is located 3' below the surrounding land surface with no impacts to the subject property expected. There are no identified wetlands or flood prone areas.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

Existing fire hazards are typical to valley county especially mitigated to this property due to surrounding irrigated land. No increases to hazards are expected due to this lot division.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Existing soils and slopes are stable with no signs of slides or surface erosion. There are no wetlands present the site is well vegetated with pasture and ponderosa pine. No embankment construction is proposed. Erosion during construction of future buildings would employ typical BMPs. There is no route for surface water to reach a natural water course.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

No construction is proposed in this subdivision. Future activities would follow county code, BMP's and relevant permitting.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

Soil encountered during test hole excavation was a dense silty loam with trace clay. This soil has been found to support typical home construction throughout the area. Slopes within the proposed property are mild and pose no risk to building, driveway construction.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

No site grading improvements are proposed

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

This proposed property is not visible from any public roads. The subdivision is located such that there are two potential building sites that minimize impacts to the property immediately to the east. Other borders are wooded and expect minimal visual impact.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

This location was selected due to the minimal effects it would have on the surrounding properties and infrastructure. The lot contains two relatively flat building locations. The site has a wooded area that screens the property from adjacent properties. Additionally the access to this proposed lot is such that it has minimal impacts. The proposed lot sits above boulder ditch separate from the majority of the parent

property. The proposed lot is part of a division that was plated but never recorded.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

The county can expect to receive property tax revenue from one new building lot. The prospective buyers are long time Valley county residents that expect to continue to live and work full time in Valley county. Local businesses can expect revenue from the construction of one additional single family home.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

No additional costs are expected for public services.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

Minimal impact to adjacent property owners is expected from the development of one additional building site. Lot size is similar to surrounding properties.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

No natural resources or materials are available or planned to be utilized.

18. What will be the impacts of a project abandoned at partial completion?

Since no additional infrastructure is required for the division of this lot there is no impact of a partial completion.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

Only a single building lot will be created by this division. Square footage is to be determined and will be subject to Valley county permitting.

20. Stages of development in geographic terms and proposed construction time schedule.

No staging of development or construction is proposed.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or

non-residential floor space in order to insure compatibility with adjacent land use and development.

Single lot will be sold as vacant land.

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-1 : PURPOSE:

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The Valley County fire working group recommends that a requirement for the development and approval of a wildland urban interface fire protection plan be added as an addendum to the Valley County subdivision regulations ordinance. The existence of said plan will assist the Valley County planning and zoning commission and the structural fire districts in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of this title. (Ord. 10-07, 8-26-2010)

10-7-2 : DEFINITIONS:

APPROVED: Refers to approval as the result of review, inspection or tests by reason of accepted principles.

ASPECT: Generally, refers to the direction to which a mountain slope faces. For example: A slope that faces the sun in the afternoon has a westerly aspect or is a west facing slope.

DEFENSIBLE SPACE: Refers to that area between a building and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the building.

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".

FUEL BREAK: An area, strategically located for fighting anticipated wildfires, where the vegetation has been modified or removed so that fires burning into it can be more easily controlled. Fuel breaks may divide fire prone areas into smaller areas for easier fire control and to provide access for firefighting.

PROFESSIONAL: Can include qualified professional forester, fire ecologist, or comparable experience. Professionals can be prequalified by the commission or recommended by the Valley County fire working group and kept on record at the planning and zoning office.

PROFESSIONAL FORESTER: An individual holding at least a Bachelor of Science degree in forestry from an accredited four (4) year institution. (This is consistent with Idaho state tax commission rule 960 of the Idaho administrative code, Idaho state tax commission, PDAPA 35.01.03, section 04.)

SLOPE: The variation of terrain from the horizontal; the number of feet of rise or fall per one hundred feet (100') measured horizontally, expressed as a percentage.

STRUCTURE: That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some manner.

VALLEY COUNTY FIRE WORKING GROUP: This group is given charter by the Valley County board of commissioners and is tasked with oversight of the community wildfire protection plan. This group is represented by local fire departments, SITPA, public land managers (USFS, IDL, BOR), bureau of homeland security, West Central Highlands RC&D, Valley County Natural Resource Consultants, etc.

WILDFIRE: An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND URBAN INTERFACE AREA: That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. (Ord. 10-07, 8-26-2010)

10-7-3 : BASIS FOR RECOMMENDATION:

Valley County adopted the 2006 international fire code, which references the international wildland urban interface when dealing with wildlands. The following addendum's structure set out in section 10-7-4 of this chapter is based on the 2006 wildland urban interface area requirements section 405. (Ord. 10-07, 8-26-2010)

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.
- 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.
- 2. Format: The plan shall consist of two (2) sections:

a. Wildfire Risk Assessment: This portion of the plan includes a map and narrative describing the status of the land to be developed. At a minimum, the following must be included:

(1) Topographic map. Use blank map format included on the last page.

(2) Site description including discussion of slope(s), aspect(s), and significant topographic features.

The site slopes to the West. Boulder ditch is located along the West boundary of the site and flows to the south.

(3) Narrative describing existing vegetation and fuel hazards, distribution, and continuity.

The southern third of the site is timbered in mid maturity ponderosa pine. Within this stand canopy coverage varies from 80% to 50%. The understory is grass. Pine along the eastern edge of the site have been limbed to roughly 8'.

(4) Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.

The site has no history of fire. It is located in central long valley with large percentages of irrigated pasture around the perimeter. Summer /fall winds are typically from the south. Fire season in the area is generally August and Sept.

(5) Existing roads and bridges, including a description of widths, grade percentages and weight limits.

Access to the site is from Redtail Lane Via Farm to Market Road. Farm to Market is a two lane county maintained paved route. Redtail Lane is a graveled private route. There are no bridges or weight limits. Redtail Lane is roughly 12' to 14' wide with grades up to 13%

(6) Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.

No existing structures are present. Expected use is for a single family home with associated garage/shop.

(7) Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).

No infrastructure exists on the property. Once property is developed it can be expected that there would be power lines and a propane tank. Overhead power is currently located at the North boundary of the property.

(8) Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).

Boulder ditch is located adjacent to the property. Irrigation rights will transfer with the property.

(9) Current structural and wildland fire jurisdictional agencies.

McCall Fire
SITPA

(10) Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners.

Risk of fire starts will be slightly increased due to the addition of a single family home and it's associated uses. This risk will be at least partially mitigated through the use of irrigation and better management of timber and pasture land

b. Wildfire Risk Mitigation: This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:

(11) Access - planned ingress and egress routes.

Ingress and egress will be from Redtail Lane to Farm to Market Road

(12) Water supply for structural and wildland fire response.

Water supply will be from boulder ditch and private well once constructed.

(13) Estimated response time and distances for jurisdictional fire agencies.

Both McCall Fire and SITPA are roughly 15minutes from the site

(14) Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures for systems and/or equipment.

Access to boulder ditch will be provided and maintained.

(5) Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc.

Redtail Lane will be continued from its current terminus to access the property. Continuation of redtail will match the existing standard in grade, width, and surfacing. Once assigned property numbers will be posted at the end of redtail/ beginning of driveway.

(6) Safety zone locations.

Safety zone is the north 2/3 of the property which is currently dryland pasture that can quickly be removed.

(7) Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction; and removal through commercial harvest, chipping and hauling or prescribed burning.

Dead trees have already been removed. Existing trees will be treated to firewise standards. No fire prone vegetation will be planted within 5 feet of future homes. Within 30' of future home vegetation will be irrigated with only broken canopy of trees. Within 100' of future homes all trees will be pruned of dead material and thinned to allow for an open canopy

(8) Long term maintenance schedule to sustain fuel treatment effectiveness.

Area will be assessed yearly in the spring to ensure firewise standards are met.

(9) Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented.

Overall changes to the wildland fire risk within the development and to adjacent landowners will be minimal. The implementation of firewise standards will improve the fire characteristics of the property and increase fire breaks in the area.

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.
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 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. (Ord. 10-07, 8-26-2010)

Use additional pages as necessary. If you have map already constructed, it may be used instead.

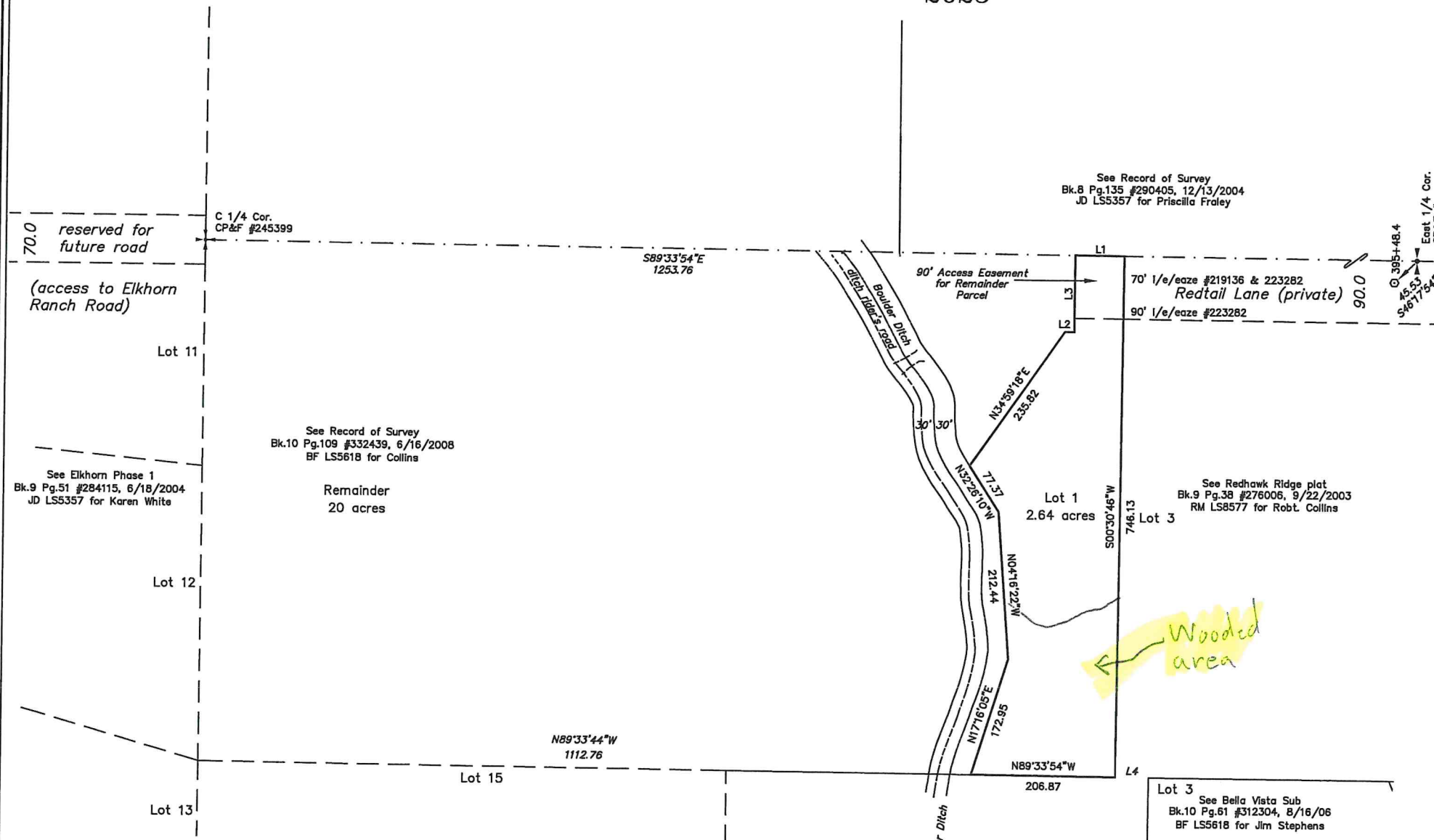
Map

N

DEVIL'S VIEW SUBDIVISION

situated in the Northwest 1/4 of the Southeast 1/4, Section 2,
T.17N., R.03E., B.M., Valley County, Idaho
2025

Book _____, Page _____, of Plats.



SCALE
0' 120'
1 inch = 120 ft.

Bearings based on GPS derived
State Plane Grid, Idaho West Zone 1103,
NAD83 (2011) Epoch 2010
Distances are projected to Ground by a
Combined Factor of 1.000296728
Elevations based on Geoid 18, NAVD88

PLAT NOTES:

- There is no Declaration of Covenants, Conditions and Restrictions (CC&Rs) for this single lot subdivision.
- All driveways are privately owned and maintained and shall not be the responsibility of Valley County.
- Minimum building setback lines shall be in accordance with the zoning ordinance at the time of the issuance of any building permit.
- There shall be a 10 foot Utility & Drainage Easement contiguous to all Lot lines, widening to 30 feet from the centerline of the Boulder Ditch.
- There shall be only one wood burning device per lot.
- This plat is subject to Idaho Code Section 31-3805. Rights to irrigation water will only be expanded with approval of Water District 65-D.
- Exterior Lighting shall comply with Valley County 'dark sky' Ordinances.
- Overhead power, and underground phone utilities are installed along Red Tail Lane (private road).
- Valley County Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
- Surrounding Land Uses are subject to change.
- Lots shall not be reduced in size except through application with Valley County Planning & Zoning, and in compliance with the CC&R's.
- Parcel does not fall in a flood hazard area, as per FIRM 16085C1025C dated 2/1/19. Regulated by Titles 9 & 11 Valley County Code.
- Reference is made to Public Health Letter on file regarding additional restrictions.

SANITARY RESTRICTIONS

Sanitary restrictions as required by Idaho Code Title 50 Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be reimposed in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval

District Health Department, EHS

Instrument Number

Date

LEGEND

- = found Section, 1/4 or 1/16 Corner
- = found unmarked 5/8" rebar or as noted
- = found unmarked 1/2" rebar or as noted
- TK = Tom Kerr PLS 998
- JD = Joel Droulard PLS 5357
- BF = Bob Fodrea PLS 5618
- 395+48.4 = found ROW mon. with stationing
- = set 1/2"x24" rebar mkd. PLS 6021
- = utility pole
- = guy anchor
- = well

LINE TABLE

LINE	LENGTH	BEARING
L1	70.02	S89°29'14"E
L2	13.30	S90°00'00"E
L3	109.66	N00°30'46"E
L4	47.79	S89°25'23"E

SURVEY NARRATIVE [I.C. 55-1906-5 (a-c)]:

a. The survey was performed to split one parcel from an original 22.644 acre parcel. The new parcel has access to Farm to Market Road from easements for Redtail Lane, a private road.
All found monuments appear to be original and in true plan position.
Measured distances between found original monuments are shown.

b. The Deed plus the noted Plats and Records of Survey all serve to control this survey.

c. No vertical component is required in this survey, though elevations were collected.

Ties to public land survey [I.C. 55-1906-5]:

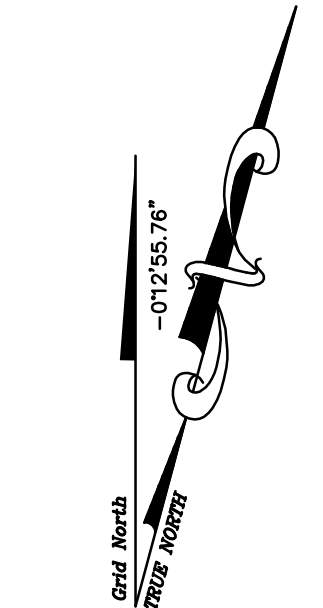
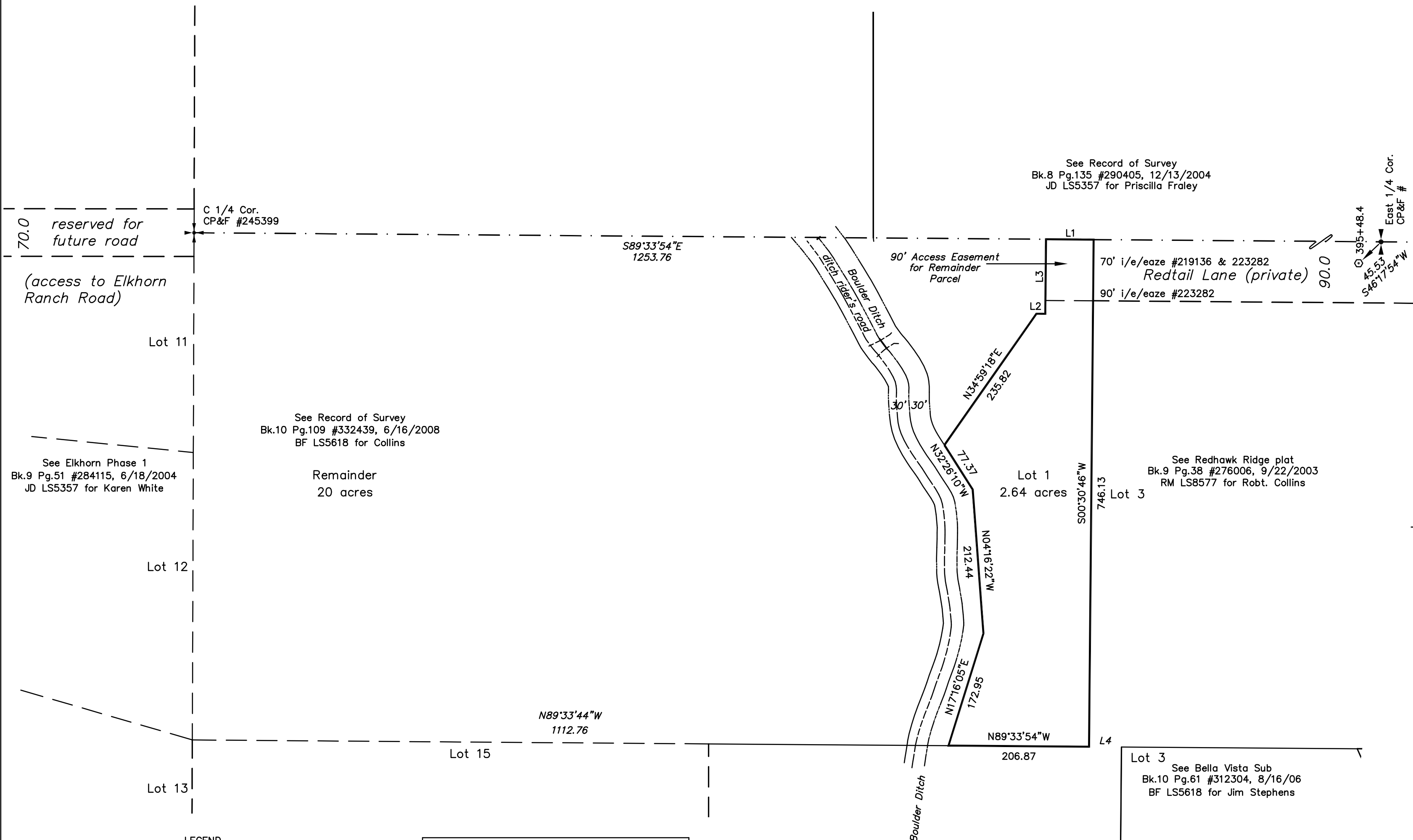
Ties to two controlling corners are shown.

Russell Surveying, Inc.

McCall, Idaho 2025

SHEET 1 of 2

situated in the Northwest 1/4 of the Southeast 1/4, Section 2,
T.17N., R.03E., B.M., Valley County, Idaho
2025



SCALE



1 inch = 120 ft.

Bearings based on GPS derived
State Plane Grid, Idaho West Zone 1103,
NAD83 (2011) Epoch 2010
Distances are projected to Ground by a
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11. Lots shall not be reduced in size except through application with Valley County Planning & Zoning, and in compliance with the CC&R's.
12. Parcel does not fall in a flood hazard area, as per FIRM 16085C1025C dated 2/1/19. Regulated by Titles 9 & 11 Valley County Code.
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District Health Department, EHS

Instrument Number









Date _____

Russell Surveying, Inc.

McCall, Idaho 2025

SHEET 1 of 2

LEGEND

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L4	47.79	S89°25'23"E

SURVEY NARRATIVE [I.C. 55-1906-6 (a-c)]:

a. The survey was performed to split one parcel from an original 22.644 acre parcel. The new parcel has access to Farm to Market Road from easements for Redtail Lane, a private road.

All found monuments appear to be original and in true plan position. Measured distances between found original monuments are shown.

b. The Deed plus the noted Plats and Records of Survey all serve to control this survey.

c. No vertical component is required in this survey, though elevations were collected.

Ties to public land survey [I.C. 55-1906-5]:
Ties to two controlling corners are shown.

DEVIL’S VIEW SUBDIVISION

situated in the Northwest 1/4 of the Southeast 1/4, Section 2,
T.17N., R.03E., B.M., Valley County, Idaho
2025

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: that the undersigned are the owners of a parcel of land situated in Sec. 2, T.17N., R.3E. B.M., more particularly described as follows:

A parcel of land situated in the northwest ¼ of the southeast ¼ of Section 2, T.17N., R.3E., B.M., Valley County Idaho, more particularly described as follows:

Commencing at the Center ¼ corner of said Section 2; thence along the east/west ¼ Section line, S.89°33’54”E., 1253.76 feet to the Point of Beginning.

Thence continuing S.89°33’54”E. 70.02 feet;
Thence departing said east/west ¼ Section line, S.0°30’46”W., 746.13 feet to a point;
Thence N.89°33’54”W., 206.87 feet to a point approximately 30 feet setback, upland from the centerline of the Boulder Ditch;
Thence along said 30 foot setback line, N.17°16’05”E., 172.95 feet to a point;
Thence N.4°16’22”W., 212.44 feet to a point;
Thence N.32°26’10”W., 77.37 feet to a point;
Thence departing said 30 foot setback line, N.34°59’18”E., 235.82 feet to a point;
Thence East 13.30 feet to a point;
Thence N.0°30’46”E., 109.66 feet to the point of Beginning.
Containing 114,787 square feet or 2.64 acres more or less.

That it is the intention of the undersigned to, and they hereby do, include said land in this plat, and to grant 10 foot utility easements along all lot lines, plus a 90 foot ingress/egress easement along the North line. The easements indicated on said plat are not dedicated to the public, but the right to use said easements is hereby perpetually reserved for ingress, egress and public utilities and for such other uses as designated hereon, and no structures other than for such utility purposes are to be erected within the lines of the easements.

The owners hereby certify that the individual lots shown in the plat will not be served by any water system common to one (1) or more of the lots, but will be served by individual wells. The owners further certify that they will comply with Idaho Code 31–3805 concerning irrigation rights and disclosure.

By: Ben Dreier By: Emily Dreier

ACKNOWLEDGEMENT

STATE OF IDAHO }
COUNTY OF VALLEY } ss.

On this ____day of _____, 20____, before me, a Notary Public for the State of Idaho, personally appeared Ben & Emily Dreier, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Idaho
Residing at _____
My Commission Expires _____

CERTIFICATE OF SURVEYOR

I, John Russell, a Professional Land Surveyor, personally supervised the survey of the land shown on this plat and described in the Certificate of Owners, being Devil’s View subdivision situated in the NW 1/4 of the SE 1/4 Section 2, T.17N., R.3E., B.M., Valley County, Idaho, and that this is a true and correct representation of said survey of said land.

John E. Russell, P.L.S. 6021, Idaho



CERTIFICATE OF COUNTY SURVEYOR

This is to certify that I have examined this platting of Devil’s View Subdivision and determined that it conforms with the laws of the State of Idaho relating thereto.

County Surveyor

SEAL

VALLEY COUNTY PLANNING AND ZONING COMMISSION ACCEPTANCE

Accepted and approved this ____day of _____, 2025, by the Valley County Planning and Zoning Commission of Valley County, Idaho.

By Chairman

VALLEY COUNTY COMMISSIONERS ACCEPTANCE

Accepted and approved this ____day of _____, 2025, by the Valley County Commissioners.

By Chairman

APPROVAL OF THE COUNTY TREASURER

I, the undersigned County Treasurer in and for the County of Valley, State of Idaho, per the requirements of I.C. 50–1308 do hereby certify that any and all current and/or delinquent County Property Tax for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only. Parcel Number(s) { RP17N03E02–xxxx }.

County Treasurer Date

COUNTY RECORDERS CERTIFICATE

STATE OF IDAHO }
COUNTY OF VALLEY } ss.

This is to certify that the foregoing plat was filed in the Office of the Recorder of Valley County, Idaho, this ____day of _____, 20____, at ____o’clock ____M., at the request of _____, and was duly recorded in plat book ____ on page ____.

Deputy Ex–Officio Recorder, Date

Russell Surveying, Inc.

McCall, Idaho 2025