



Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

Appeal of PZ Commission Approval of SUB 25-013 Eld Ranch Estates Subdivision

Previous written and emailed comments and the
PZ Commission meeting minutes will be included in the
record and sent to the Board of County Commissioners.

Applicant: Greater Good Investments LLC

Property Owner: Eld Ranch Investments LLC

Appellant: James Miller, President of Simpco Estates HOA

Location: Parcel RP16N04E199005 located in the SE ¼
Section 19, T.16N, R.4E, Boise Meridian, Valley
County, Idaho

Project Description: Greater Good Investments LLC is
requesting a conditional use permit for a single-family
residential subdivision on 54 acres. The plat includes 20
buildable lots and two open space lots. Proposed lot sizes
range from 1.5 to 4 acres. (The current proposal is for approval
of phase I of a potential 8 phase development.)

Individual septic systems and individual wells are proposed.

The proposed plat includes the dedication of a 70-ft wide road
right-of-way for Gold Fork Road. The lots would be accessed
from new, paved, public rights-of-way that have private
maintenance onto Gold Fork Road, a public road.

On July 10, 2025, the Valley County Planning and Zoning
Commission approved the application and preliminary plat.

On, July 21, 2025, an appeal was received in a timely manner
from the Simpco Estates Homeowner's Association.

Reasons for Appeal : Appellants state that approval did not
adequately consider the impacts that the subdivision would
have on the surrounding subdivisions, roads, environment and
wildlife, or how it could affect future instances of wildfire.
Further impact studies for traffic, wildlife, and the environment
need to be conducted. The appellant alleged that the proposal

(Continued on reverse side.)

PUBLIC HEARING (In-Person)

**August 27, 2025
2:00 p.m.**

**Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho**

You are invited to participate in the
public hearing and/or comment
on the proposal.

You may view the hearing by going
to our website, www.co.valley.id.us,
and click on "Watch Meetings Live".

You may comment in person, by U.S.
Postal Service mail, or by email.
Written comments greater than one
page must be received at least seven
days prior to the public hearing.
To be included in the staff report,
comments must be received by

5:00 p.m., August 20, 2025.

Direct questions and written comments to:

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

Contact Douglas Miller,
Valley County Clerk, at 208-382-7100
if you need special accommodations.

contained inconsistencies when referring to future Phase 2. They believed approval was made using inaccurate information regarding the feasibility, necessity, how it will impact the economy, and without proper consideration of public opinion.

Alleged Issues:

1. Traffic Concerns
 - Inadequately addresses offsite traffic improvements needed and state and federal ADA requirements
 - A traffic impact study is needed
 - Lack of language regarding road improvement or care for new proposed roadways and road access
2. Negative Impact on Wildlife
 - Disruption of large elk herds, eagles and other raptors, and habitats
 - A wildlife impact study is needed
3. Wildfire Concerns
 - Wildfire evaluation is inadequate and needs to be expanded
 - Legal description of fire water access should be defined prior to approval
4. Water Quality and Quantity Impacts
 - Water conservation and environmental impact studies are needed
 - Water reservoir for the project is seasonal and doesn't meet proposed usages
5. Views
 - View Corridor laws not mentioned in the proposal despite new development impacting views of surrounding properties and along HWY 55
6. Error in Factual Findings
 - Decision was made based on the factual findings that the proposed development won't negatively impact surrounding neighborhoods or environments and will improve local jobs and stimulate economic growth
 - i. There was insufficient consideration to public testimony raising concerns
 - ii. Significantly smaller subdivisions were used as reference
 - iii. Construction company and developer are not locals, resulting in no local jobs
 - iv. Lot sizes and prices are not affordable for average county citizens
 - Proposal focuses on Phase 1 and does not provide consistent or adequate information for Phase 2
 - 85% of lots in surrounding subdivisions are unsold and not built on, showing Eld Ranch is not necessary for additional housing and new build is not viable in the area

Additional information, such as maps and preliminary plat, are attached.

The application, appeal, and the contents of the file can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

**More information,
including the application, appeal, and staff reports
will be posted online at:**

www.co.valley.id.us

PRELIMINARY PLAT-ELD RANCH ESTATES

A RESIDENTIAL SUBDIVISION LOCATED IN A PORTION OF
S1/2 OF THE SE 1/4 SECTION 19
T16N R4E B1W
VALLEY COUNTY, IDAHO
2025

NOTES:

- THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:
GREATER GOOD INVESTMENTS, LLC
1479 MADE ROAD
BOULE, ID 83801
- THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
DUNK LAND SURVEYS, INC.
2500 COTTELL AVENUE
CASCADIA, ID 83801
- THE EXISTING LAND USE/ZONING IS AGRICULTURAL.
- THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY 254.63 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 MAY, AT ITS DISCRETION, REQUIRE THE DEVELOPER TO PROVIDE A PUBLIC ROAD; THE LEVEL OF SERVICE CAN BE CHANGED.
- SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
- WETLAND BOUNDARIES SHOWN ON THIS PLAT ARE BASED ON PRELIMINARY/ASSUMED INTERPRETATIONS OF EXISTING ON-SITE CONDITIONS.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- ROAD CENTER LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- APPROXIMATE WETLAND AREA

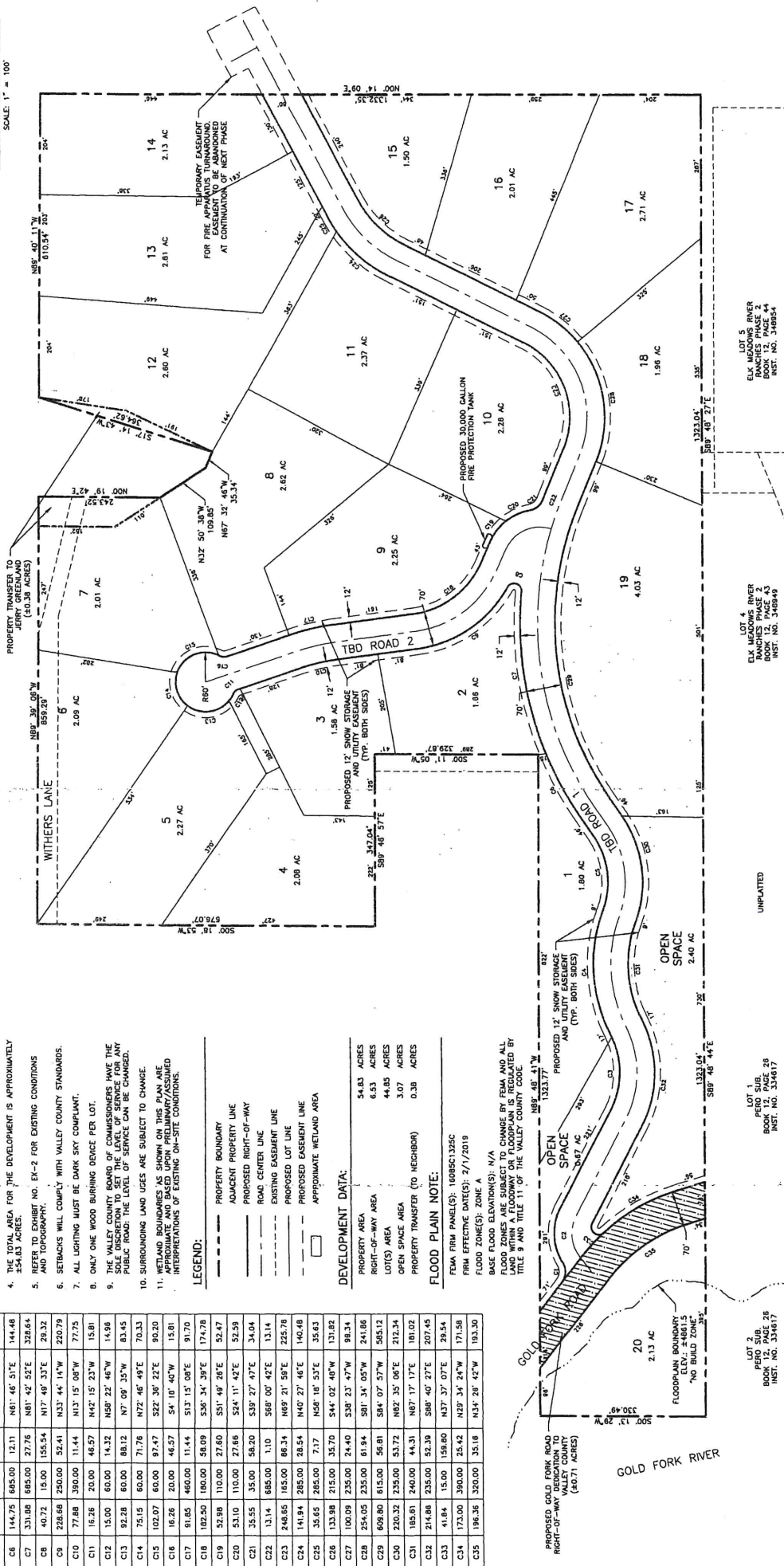
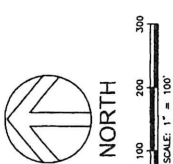
DEVELOPMENT DATA:

PROPERTY AREA	54.63 ACRES
RIGHT-OF-WAY AREA	6.53 ACRES
LOT(S) AREA	44.65 ACRES
OPEN SPACE AREA	3.07 ACRES
PROPERTY TRANSFER (TO NEIGHBOR)	0.38 ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1325C
FLOOD EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE A
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE REGULATED BY FEMA AND ALL FLOOD ZONES ARE REGULATED BY THE VALLEY COUNTY CODE TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	42.44	35.00	68.48	S86°45'47"E	39.69
C2	113.31	110.00	58.02	N88°00'30"E	108.37
C3	150.86	165.00	52.39	S88°40'27"E	145.66
C4	239.74	310.00	44.31	N87°17'17"E	233.81
C5	154.69	165.00	53.72	N82°35'06"E	148.09
C6	144.75	665.00	12.11	N81°46'51"E	144.48
C7	331.68	665.00	27.76	N81°42'52"E	326.64
C8	40.72	15.00	155.54	N17°49'33"E	29.32
C9	228.68	250.00	52.41	N33°44'14"W	220.79
C10	77.88	390.00	11.44	N13°15'08"W	77.75
C11	18.26	20.00	46.57	N42°15'23"W	15.81
C12	15.00	60.00	14.32	N58°22'46"W	14.98
C13	92.28	60.00	88.12	N7°09'35"W	83.45
C14	75.15	60.00	71.76	N72°46'49"E	70.33
C15	102.07	60.00	97.47	S32°36'22"E	90.20
C16	16.26	20.00	46.57	S4°18'40"W	15.81
C17	91.85	460.00	11.44	S13°15'08"E	91.70
C18	102.50	180.00	56.09	S35°34'39"E	174.78
C19	52.98	110.00	27.60	S51°49'26"E	52.47
C20	53.10	110.00	27.68	S24°11'42"E	52.58
C21	35.55	35.00	58.20	S39°27'47"E	34.04
C22	13.14	685.00	1.10	S68°00'42"E	13.14
C23	248.85	165.00	66.34	N89°21'58"E	225.78
C24	141.94	285.00	28.54	N40°27'46"E	140.48
C25	35.65	285.00	7.17	N48°18'53"E	35.63
C26	133.98	215.00	35.70	S44°02'48"W	131.82
C27	100.09	235.00	24.40	S38°33'47"W	98.34
C28	254.05	235.00	61.84	S81°34'05"W	241.66
C29	609.80	615.00	56.81	S84°07'57"W	595.12
C30	230.32	235.00	53.72	N82°35'06"E	212.34
C31	185.81	240.00	44.31	N87°17'17"E	180.02
C32	214.68	235.00	52.38	S88°40'27"E	207.45
C33	41.84	15.00	158.60	N37°37'07"E	29.54
C34	173.00	390.00	25.42	N29°34'24"W	171.58
C35	183.36	320.00	35.18	N34°38'42"W	193.30



CRESTLINE ENGINEERS
323 DEINHARD LANE SUITE C - PO BOX 2330
MCALL, IDAHO 83638
208.634.4140 • 208.634.4146 FAX

ELD RANCH ESTATES
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

LOT 1
TAKENEN ESTATES
BOOK 13, PAGE 17
INST. NO. 438611

LOT 2
AND SUBDIVISION
BOOK 12, PAGE 28
INST. NO. 334617

LOT 3
ELK MEADOWS RIVER
BOOK 13, PAGE 44
INST. NO. 340854

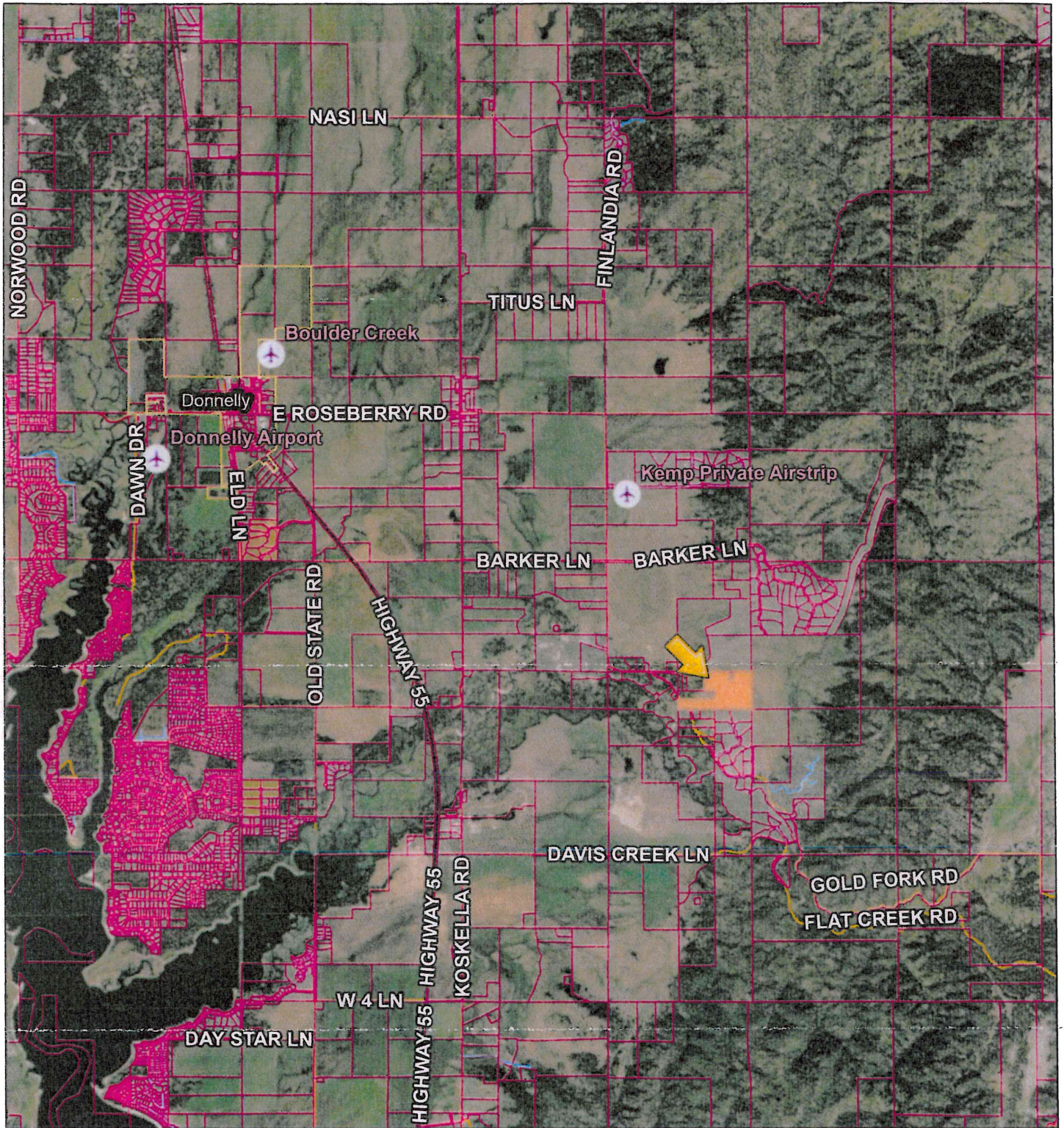
LOT 4
ELK MEADOWS RIVER
BOOK 13, PAGE 44
INST. NO. 340849

LOT 5
ELK MEADOWS RIVER
BOOK 13, PAGE 44
INST. NO. 340854

VERIFY SCALE
1\"/>

PROJECT
DATE
DRAWING NO.
SHEET NO.
EX-1 1 OF 6

SUB 25-013 Location Map



6/2/2025, 2:05:18 PM

-  Airstrips
-  Municipalities
-  Parcel Boundaries



1:85,401

0 0.5 1 2 mi

0 0.75 1.5 3 km

Earthstar Geographics

Jurisdictions

Septic Systems

Central District Health

Did you know septic systems and drainfields need to be maintained?

Individual Wells

*Idaho Department of
Water Resources*

Central Sewer and/or Water

*Idaho Department of
Environmental Quality*

Wetlands

U.S. Army Corps of Engineers

State Highway 55

Idaho Transportation Department

Valley County

Assessor Office	208-382-7126
Clerk's Office	208-382-7100
Building Department	208-382-7114
Parks & Recreation	208-405-3148
Planning & Zoning	208-382-7115
Road & Bridge	208-382-7195
Sheriff	208-382-7150
Treasurer	208-382-7110

Appeal Process

Valley County Code 9-5H-12

Appeals must be written.

The appeal must be submitted to the Planning and Zoning Director within 10 calendar days from the decision date, with the appropriate fee.

Administrative Decisions



Planning and Zoning Commission



Board of County Commissioners



Reconsideration



District Court



(and beyond)



Valley County Planning and Zoning

Idaho Code 67-65
Local Land Use Planning Act

The purpose is to promote the health, safety and general welfare of the people of the state of Idaho.

Valley County Codes (VCC) can be found on the Valley County website:
www.co.valley.id.us

Valley County has performance-based land use ordinances with one Land Use Zone: Multiple Use

Allowed uses are agriculture (including timber) and single-family residences (VCC Table 9-3-1). Most other uses require a permit per VCC Title 9 Land Use and Development.

The Compatibility Rating is a tool to assist in the determination of compatibility of a proposed land use with surrounding land uses. It is not the sole deciding factor in the approval or denial of any applicant. (VCC 9-11-1)

Public Hearing Procedures (VCC 9-5H-11)

- Chairman announces the item (e.g., C.U.P. # and name).
- Commissioners state if they have a conflict of interest or have had *ex parte* contact.
- Staff Report, Exhibits, and Questions for Staff.
- Presentation by Applicant.
- Testimony of Proponents.
- Testimony of Undecided.
- Testimony of Opponents.
- Rebuttal by the Applicant.
- If new information is provided, must reopen for other testimony.
- The Public Hearing is closed for Commissioner deliberation.
- Commissioners approve a motion or postpone to a future date for further information.
- There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

Minimum Valley County Standards (VCC 9-5)

All lots or parcels for conditional uses shall have direct frontage along a public or private road

Minimum Lot Sizes for New Subdivisions:

- One acre where individual sewage disposal systems and individual wells are proposed.
- 20,000-sqft where a central water supply system and individual sewage disposal systems are proposed.
- 12,000-sqft where a central sewage collection and disposal system and individual wells are proposed.
- 8,000-sqft where both central systems are proposed.

Residential Setbacks

Front	20-ft
Side	7.5 ft
Rear	20-ft
Side Street	20-ft
High Water Line	30-ft
State Highway 55	100-ft

All setbacks are measured from the eaves of the structure, not the wall, to the property line. Other setbacks vary.
(VCC 9-5-8)

Maximum lot coverage—35%

Maximum Density

2.5 Dwelling Units Per Acre

No Development in the Floodplain

Planned Unit Developments (PUDs) may vary from these minimums

Administrative Permits

Accessory Dwelling Unit (VCC 9-4-7)

Excavation / Pond (VCC 9-4-3-4)

Floodplain (VCC 11-1-4)

Recreational Vehicle Campground (VCC 9-4-9)

Short-Term Rental (VCC 9-4-10)

Signs (VCC 9-7)

Other

Conditional Use Permits (C.U.P.) are required for short-term rentals for greater than 12 guests.

A C.U.P. is also required to rent out sites for RVs, camping, or glamping.

Applications are available on the Valley County website or from the Planning and Zoning Office.

Please Note

Detailed plans for Site Grading and Stormwater Pollution Prevention Plans (SWPPP) are not required at time of conditional use permit approval.

Prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the County Engineer. (VCC 9-5A-1-E)