

June 27, 2025

## Preliminary Plat – Moss Landing Subdivision - Narrative:

### **Moss Landing Subdivision Description**

The Moss Landing Subdivision consists of eleven (11) Lots. The proposed overall objective of Moss Landing Subdivision project is to provide low density residential lots on 39.39 acres (average lot size 3.1 acres). The Moss Landing Subdivision will include one private road with a fire turnaround, built to Valley County and Donnelly Fire District standards. Discussions have taken place with Donnelly Fire District. The applicant and fire district are currently working on underground fire storage capacity requirements (see proposed tank easement area on the Preliminary Plat). The HOA and CC&Rs are being prepared for submission to the Valley County P&Z Department for evaluation.

The final engineering for the road/stormwater plans is being prepared for submission to the Valley County Engineer for review and approval. A new proposed highway approach (Moss Lane) is required. A preliminary traffic analysis has been conducted, and the ITD encroachment permit application has been submitted (refer to the attached Turn Warrant Study).

The Moss Landing Subdivision is situated in a treeless cattle pasture that extends beyond its boundary. The Wildland Urban Interface Fire Protection Plan will consist of using the approved Donnelly Fire District storage tank for fire suppression in the general area.

The applicant's plan for 11 Moss Landing Lots includes encouraging Builders/Buyers to construct above-garage units or accessory buildings (shop) for affordable housing rental. Rent will be based on market rates.

The CDHD application was submitted, and staff visited the site. Septic systems have been designated for the proposed project. Septic Engineering Report is being prepared for the final designated septic systems.

The anticipated price range for dwelling units lots is approximately \$180,000. to \$280,000.00. The anticipated price range for dwelling residential units is approximately \$500.00 sf.







# 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



## C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # <u>CC</u> or <input type="checkbox"/> Cash
FILE # <u>SUB 25-017 Moss Landing</u>		FEE \$ <u>\$600</u>
ACCEPTED BY _____		DEPOSIT <u>\$1000</u>
____ CROSS REFERENCE FILE(S):		DATE <u>6-30-2025</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: <u>11 SF Residential Lots</u>	
<input type="checkbox"/> SHORT PLAT	<u>Neighborhood Notice Info Received 8-19-2025</u>	
<input checked="" type="checkbox"/> FULL PLAT	<u>WUI form received 8-20-2025</u>	

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: [Signature] Date: 6/15/25

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

- ☐ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ☐ 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](http://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:** Moss Landing Subdivision

**APPLICANT** Living 4M Ranch, LLC. **PHONE** [REDACTED]

Owner ☒ Option Holder ☐ Contract Holder ☐

**MAILING ADDRESS** 11725 North Hwy. 52 Horseshoe Bend Idaho **ZIP** 83629

**EMAIL** Shannon Moss <constructionmoss@gmail.com>

**PROPERTY OWNER** Shawn Moss

(if not the applicant)

**MAILING ADDRESS** 11725 Hwy 52, Horseshoe Bend, Idaho **ZIP** 83629

**EMAIL** constructionmoss@gmail.com/Shawandtrina@gmail.com

**Nature of Owner's Interest in this Development?** Land Development Subdivision – Eleven (11) Lots

**AGENT / REPRESENTATIVE** James Fronk Consulting, LLC. **PHONE** 208 634 8093

**MAILING ADDRESS** P.O. Box 576, McCall, Idaho **ZIP** 83638

**EMAIL** jamesfronkconsulting@gmail.com

**ENGINEER** Manning Civil

**MAILING ADDRESS** 2976 East State Street - Suite 120-435 Eagle, Idaho 83616

**EMAIL** Ron.Manning @ ManningCivil.com **PHONE** 208 559 0632

**SURVEYOR** Dunn Land Surveys, Inc.

**MAILING ADDRESS** 25 Coyote Trail, Cascade, Idaho **ZIP** 83611

**EMAIL** dan@dunnlandsurveys.com **PHONE** 208 634 6896

**PROPERTY INFORMATION**

1. **SIZE OF PROPERTY** 39.39 Acres

2. **AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER** 40.0 Acres

3. **ANY RESTRICTIONS ON THIS PROPERTY?** Must show all easements on plat.

**Easements** Un-described irrigation easement to property owner to south.

**Deed Restrictions** None

**Liens or encumbrances** None

4. **LEGAL DESCRIPTION** S/2 OF THE NW4 OF THE SE4 AND THE N2 OF THE SW4 OF THE SE4,  
SECTION 15., T.17N.,R3E., BM., VALLEY COUNTY, IDAHO

5. **TAX PARCEL NUMBER(S)** RP17N03E157655

**Quarter** \_\_\_\_\_ **Section** 15 **Township** 17N **Range** 3E



6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Irrigated Pasture - No Structures

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: None

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

North Elk Haven Subdivision - Lot 1 - Pasture

South Residence - Irrigated Pasture Land

East Irrigated Pasture Land

West Irrigated Pasture Land

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: None - Flat - Irrigated Pasture.

10a. WATER COURSE: None

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? None

11a. NUMBER OF EXISTING ROADS: None Width \_\_\_\_\_ Public ☐ Private ☐

Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☐

11b. NUMBER OF PROPOSED ROADS: One (1) Proposed width: 24 ft.

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: Power, Phone and Fiber Conduit.

Proposed utility easement width 12 ft. Locations Each side of 70 ft - Right of Way



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? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
 Nearest adjacent well 750 lf. - NE Depth 88 ft. Flow 30 gpm
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☐  
 Are you proposing any alterations, improvements, extensions or new construction? Yes ☒ No ☐  
 If yes, explain: Flood irrigation to be terminated. Individual sprinkler for residential house landscaping will be from individual residential wells.
16. DRAINAGE (Proposed method of on-site retention): Drainage swales and retention ponds  
 Any special drains? No (Please attach map)  
 Soil type(s): Melton Loam 0-3 percent slopes, Roseberry coarse sandy loam 0-3 slopes.  
 (Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes  
 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: Escrow account.
16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:  
 Setbacks: Front 20.0 feet Sides 15.0 feet Rear 20.0 feet  
 Mobile homes allowed? Yes ☐ No ☒  
 Minimum construction value \$350.00 sf. Minimum square footage 1800  
 Completion of construction required within two years Days ☐ Months ☐ Years ☐  
 Resubdivision permitted? Yes ☒ No ☐  
 Other HOA and CC&R's will follow.
17. LAND PROGRAM:  
 Open Areas and/or Common Areas Yes ☐ No ☒  
 Acreage in subdivision 39.39 ac. Number of lots in subdivision 11  
 Typical width and depth of lots 600 lf. Wide - 800 lf. Depth.  
 Typical lot area 2.5 ac. Minimum lot area 2.07 ac. Maximum lot area 4.13 ac.  
 Lineal footage of streets 1260 - Moss Lane Average street length per lot 65.0 lf.  
 Percentage of area in streets 5.6 %  
 Dedicating road right-of-way to Valley County? Yes ☐ No ☒  
 Percentage of area of development to be public (including easements) None %  
 Maximum street gradient 2.0%  
 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. Not in a Irrigation District.
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.



NOT LOCATED IN IRRIGATION DISTRICT

# 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 \_\_\_\_\_ X No
2. What is the name of the irrigation district/company and drainage entities servicing the property?  
Irrigation: NA  
Drainage: \_\_\_\_\_
3. How many acres is the property being subdivided? 39.39 Acres
4. What percentage of this property has water? 100%
5. How many inches of water are available to the property? 1.12 cfs.
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  
**From individual residential wells.**
8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.  
Irrigation head gate is located to the North.

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? BMP's - Road drainage retention swales,  
small dention basins out of Right of Way.

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)

NA

### 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:   
Applicant

Date: 6 / 15 / 25





# VALLEY COUNTY

## WEED CONTROL AGREEMENT

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:   
Applicant

By: \_\_\_\_\_  
Valley County Weed Control

✓ Date: 6/15/25

Date: \_\_\_\_\_



# 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.
- ❖ 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.** The project proposes eleven (11) residential lots. It is anticipated that a slight increase in traffic will result along State Highway 55. The development will not significantly alter the existing traffic pattern along State Highway 55. A new proposed highway approach (Moss Lane) is required. A preliminary traffic analysis has been completed and a ITD encroach permit application has been submitted (see attached - Turn Warrant Study).
2. **Provision for the mitigation of impacts on housing affordability.** The 11 Moss Landing Lots proposed will encourage to build above garage units or accessory buildings (shop) that will be available for affordable housing rental. Rent will be based on market rates.
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.** At the time of road construction and building construction for the proposed 11 lots there will be a temporary increase in noise due to the construction of the development area. Construction shall be during daylight hours only and will comply with the noise and levels set forth in the VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE. It is not anticipated that there will be any long-term noise impacts resulting from the development.
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.** At the time of building construction, there may be a slight increase in heat and glare within the 11 lots due to construction and related activities associated with site development. Long term heat and glare should be minimized to the greatest extent possible by site planning, building orientation and vegetative screening. All lighting will comply with Section 3.03.06(b) "Lighting" of the Valley County LUDO.
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.** Each residential home will be allowed one (1) wood burning device, wood stove or fireplace. Particulate emissions to the air may increase slightly during residential construction and related activities associated with the 11 lot development. These emissions shall be mitigated using appropriate construction management and limit construction hours.
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.** The proposed water for the 11 residential lots shall be provided by individual residential potable wells.



7. **Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.**  
Planning measures will provide for natural open space fire breaks, necessary building access and utilize best design standards for fire protection. The proposed 11 lot subdivision is all open irrigated grazing ground with no timber.
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.** The topography of the project is a slope of generally 0 to 2 percent across the site. The NRCS soils survey identifies the soils type as Melton loam, and Roseberry course sandy loam. These soils are poorly drained, with the hazard of erosion being slight.
9. **Include practices that will be used to stabilize soils and restore or replace vegetation.**  
The proposed development will consist of 1 road and associated driveways for the 11 single family residences. Landscape techniques implemented on the site shall be in compliance with Section 3.03.04 (d) of the Valley County LUDO. Best Management Practices (BMP's) shall be used as outlined in the "Department of Environmental Quality's Handbook of Stormwater BMP's to capture, disperse and treat stormwater and to stabilize and prevent sedimentation of disturbed soils.
10. **Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.** The topography of the project is a slope of generally 0 to 2 percent across the site. The NRCS soils survey identifies the soils type as Melton loam, and Roseberry course sandy loam. These soils are poorly drained, with the hazard of erosion being slight. Soil and erosion control measures will be implemented to avoid potential sediment and erosion concerns.
11. **Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.**  
Grading will be accomplished with maximum preservation of the site's natural character. Cut and Fill slopes along roadway will be minimal and designed to minimize visual impacts, Preservation of the existing natural features and stormwater conveyance patterns will be maintained, and appropriate best management practices will be implemented in accordance with the Environmental Quality's Handbook of Stormwater BMP's.
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.**  
The proposed development will be visible from the adjacent State Highway 55 and from distant adjoining properties, and buildings. The applicant will use the natural topography and select native trees to screen the project from highway 55 and the south boundary from the subdivision residential structures as much as possible (See attached Landscape Site Plan on the Preliminary Plat.)
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.** The selection of the Moss Landing Subdivision location: The current land-use setting is irrigated pasture and cattle grazing with natural vegetation present. The proposed site location is owned by applicant. The location next to state highway 55 provides easy access from the proposed project to the adjacent communities (McCall, Donnelly, Cascade and Boise). The proposed project is a low residential density and is separated from the rest of Elk Haven Subdivision and will act as a buffer from the highway. See Preliminary Plat for vegetative screening for the property to the south and highway 55.



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

The proposed development will increase tax revenue. It will provide jobs during the construction of the road and new buildings.

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

Because of the small scale of this development, it is not anticipated that the project will have significant economic impacts on the greater community. Associated property taxes will offset any additional burden placed on the public services by the addition of 11 lots.

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

Because of the small scale of this development and location, it is not anticipated that the project will have any significant impacts on the existing developments.

**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.**

The proposed development impacts natural resources only to the extent that it changes the use of the property from irrigated pasture to residential. The construction of the road, driveway and buildings will use local resources of crushed rock and building material from local building supply vendors. All proposed activities will be designed to protect the natural integrity of the existing landscape and adjacent properties.

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

Because this project proposes one road and minor infrastructure by the developer; it is not anticipated that the project will be abandoned at partial completion. The Moss Landing Subdivision will be self financed.

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

The development will consist of 11 residential dwelling units approximately 1800 to 3300 square feet in size. The total non-residential floor spaces (garages, out buildings) are approximately 3000 square feet per dwelling unit.

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

The planned start of the private road and utilities for Moss Landing Subdivision is approximately fall of 2025. and approximate completion fall of 2026.

**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.**

The anticipated price range for dwelling units lots is approximately \$180,000. to \$280,000.00

The anticipated price range for dwelling units is approximately \$350.00 sf.



### **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.





## Customize

## Layer List

## Layers

Injection Wells

Wells

Administrative Regions

Areas of Drilling Concern

Areas Of Groundwater Concern

Eastern Snake Plain Aquifer ACGWS Boundary

## Basemap Gallery

## Filter

## Add Data

## Draw

Print or Download

Help and About

(1 of 3)

QQQ

QQ

NE

Quarter

NE

GovLotNum

WellAddress

999 HIGH VALLEY RD

Lot

Block

subdivision

ProductionRate 12.00

StaticWaterLevel 50.00

CasingDiameter 6

CasingDepth

TotalDepth 364

DataSource Digitized

DiversionName

WellDocs

[More info](#)

Latitude

Longitude

SpatialDataID 562523

[Zoom to](#)

300ft

918 44.207281 Degrees

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## App State

Click to restore the map extent and layers visibility where you left off.



\* Signature of Principal Driller and rig operator are required.





TJW ENGINEERING, INC.  
TRAFFIC ENGINEERING &  
TRANSPORTATION PLANNING  
CONSULTANTS

September 3, 2024

Mr. Jim Fronk  
JAMES FRONK CONSULTING, LLC.  
P.O. Box 576  
McCall, Idaho 83638

**SUBJECT: Moss Landing Turn Warrant Study - City of McCall, Idaho**

Dear Mr. Fronk,

*TJW Engineering, Inc. (TJW)* is pleased to submit this Turn Warrant Study for the proposed project located at the southeast corner of Elk Haven Lane and State Highway 55 in the City of McCall. The proposed project consists of converting 2 units into 12 single-family residential dwelling units. Site access is proposed via State Highway 55 and is assumed a full access. The proposed site plan is in the Appendix.

#### *Existing Conditions*

State Highway 55 is classified as Other Principal Arterial roadway under ITD functional classification. Adjacent to the proposed project, State Highway 55 is a two-lane undivided roadway, and has a 65-MPH speed limit. On-street parking is not allowed, and bicycle lanes are also not present within the segment of roadway within the project limits.

#### *Trip Generation*

Trip generation represents the amount of traffic, both inbound and outbound, produced by a development. Determining trip generation for a proposed project is based on projecting the amount of traffic that the specific land uses being proposed will produce. Industry standard Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition, 2021) trip generation rates were used to determine trip generation of for the proposed project land use. The projected trip generation was determined using the Single-Family Detached Housing land use. Trip generation values found in **Table 1** below are based on the proposed project's intended uses.



**Table 1**  
Project Trip Generation

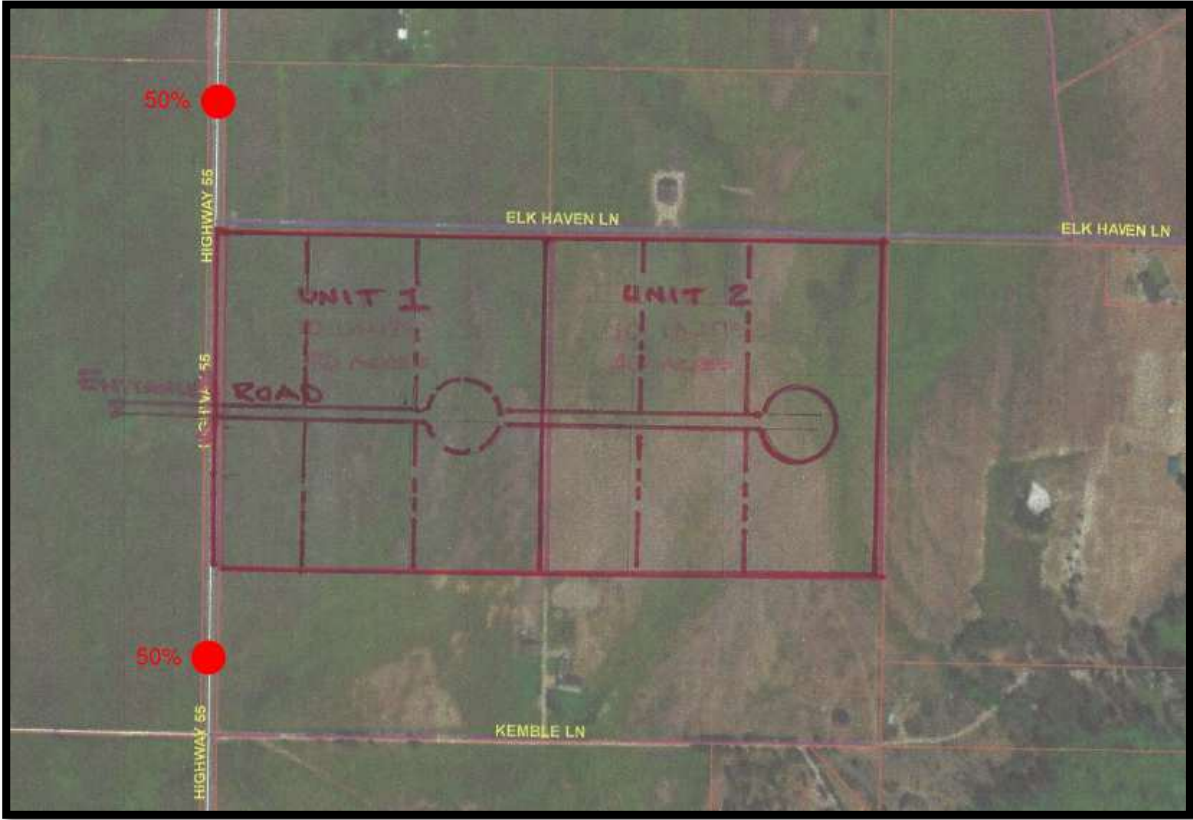
Proposed Land Use <sup>1</sup>	Qty	Unit <sup>2</sup>	Daily		AM Peak Hour					PM Peak Hour				
			Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
							In	Out	Total			In	Out	Total
Single-Family Detached Housing	12	DU	9.43	113	0.7	25:75	2	6	8	0.94	63:37	7	4	11

1: Trip generation and pass-by rates from ITE Trip Generation (11th Edition, 2021).  
2: DU = Dwelling Units.

Trip Distribution

Projecting trip distribution involves the process of identifying probable destinations and traffic routes that will be utilized by the proposed project’s traffic. The potential interaction between the proposed land use and surrounding regional access routes are considered to identify the probable routes onto which project traffic would distribute. The projected trip distribution for the proposed project is based on anticipated travel patterns to and from the project site. The proposed project trip distribution is shown in **Figure 1** below.

**Figure 1**  
Proposed Project Trip Distribution





### Existing and Forecast Traffic

Existing traffic volumes were collected on August 20, 2021, to determine 24-hour average daily traffic (ADT) volume, and AM and PM peak hours and volumes along Highway 55. Based on the collected data, for both directions of travel, the 24-hour ADT on State Street was 7,436 vehicles, with 561 total vehicles during the AM peak hour (7:00 AM to 8:00 AM) and total vehicles during the PM peak hour (4:30 PM to 5:30 PM).

Forecast traffic volume assumes full occupancy of the proposed project. Opening Year 2026 traffic volumes were estimated by applying a 4% annual ambient growth rate to existing volumes, and the trips of the proposed project.

### Driveway Analysis

#### Turn Lane Warrant Analysis

Turn lane warrant analysis was conducted for the driveway using ACHD turn lane guidelines for the Opening Year 2026 conditions. The driveway was analyzed to operate as a full access driveway. Based on the left and right turn lane warrants provided in the attachment, no turn lanes are warranted under Opening Year 2026 conditions.

Please contact us at (208) 922-7199 if you have any questions regarding this memo.

Sincerely,



Thomas Wheat, PE  
President

Registered Civil Engineer #20918



David Chew  
Planning Manager



Daniel Flores, EIT  
Project Engineer



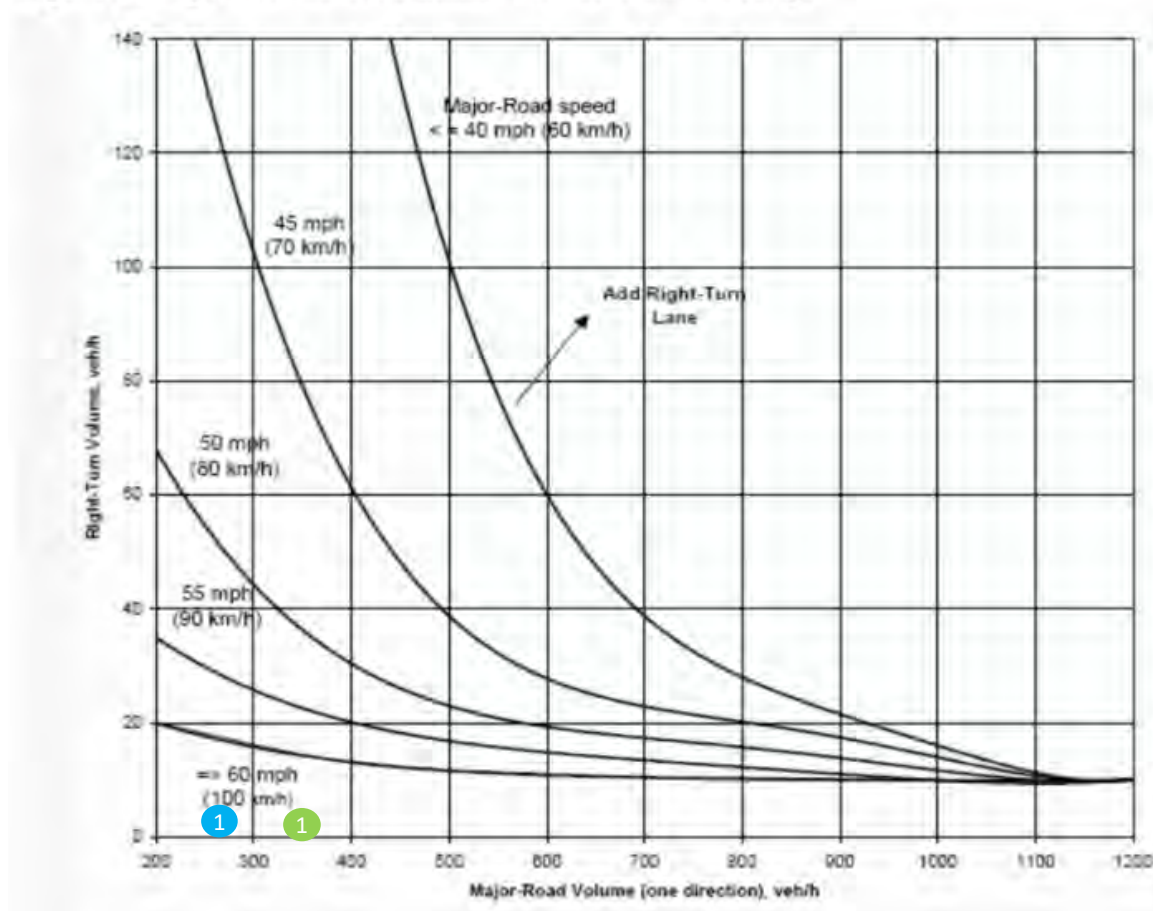
## ACHD Right-turn Lane Guideline For Two-Lane Roadway

Project Name : Moss Landing  
 Project Location : South East Corner of Elk Haven Lane and Highway 55 in the City of McCall  
 Project Scenario : Opening year plus project 2026



Intersection			Direction	Speed Limit	Peak Hour	Right Turn Volume	Major Road Volume	Warrants Met?
1	Intersection 1	Highway 55/ Project Driveway	NB	65	AM	1	347	No
					PM	3	288	No

**Figure 6 – Right-Turn Lane Guidelines for Two-Lane Roadways**



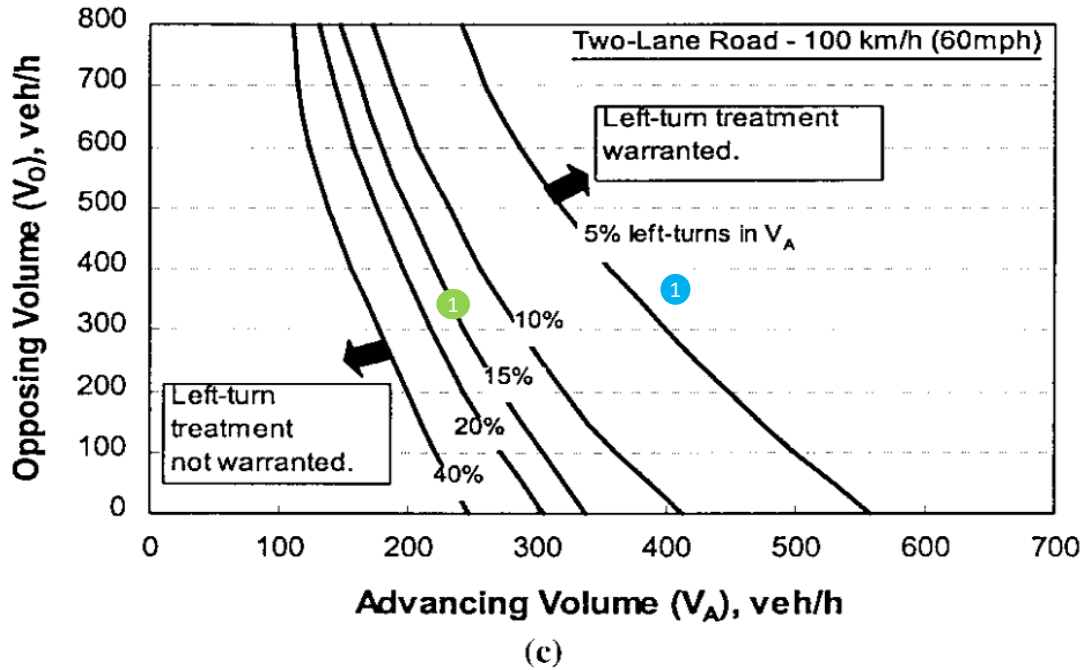


# ACHD Left-turn Lane Guideline For Two-Lane Roadway (more than 65 MPH)

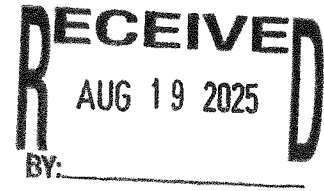
Project Name : Moss Landing  
 Project Location : South East Corner of Elk Haven Lane and Highway 55 in the City of McCall  
 Project Scenario : Opening year plus project 2026



I.D.			Direction	Speed Limit	Peak Hour	Advancing	Opposing	Left-Turn %	Warrants Met?
1	Intersection 1	Highway 55/ Project Driveway	SB	65	AM	248	347	<1%	No
					PM	436	371	1%	No







August 15, 2025

Moss Landing Subdivision – Neighborhood Meeting Summary:

**Meeting Date:** 8/5/2025 – 11:00 am

**Meeting Location:** Gemma's 13844 Hwy. 55 McCall ID. 83638

**Mailing List:**

Frasier Family Revocable Trust, 2123 Airport Road. Council, ID 83612

Michael C. Leedom, P.O. Box 616. McCall, ID 83638

RTD Family LLC., P.O. Box 616. McCall, ID 83638

Jodi A. and Randy E Spencer, 24408 Wanda Way. Middleton, ID 83644

**Attendees:**

Bob Dodge - 40 Elk Haven Lane

Nyla Frasier – 159 acres - East side of Highway 55

James Fronk – Applicant Representative

Mike and Lori Leedom– 250 Kemble Lane – South Property Owner

Shannon Moss – 63 Elk Haven Lane – Applicant – Adjacent Property Owner

Shawn Moss – Applicant (Property Owner)

Michelle Rentzsch – 51 Trabert Lane (Elk Haven Subdivision)

**Presentation of Project:**

Presentation of the proposed Preliminary Plat Site Plan. Discussed the subdivision entrance from Highway 55 into Moss Landing Subdivision. Discussed the location of the eleven (11) Lots within the proposed subdivision and the associated septic fields. Discussion on proposed landscape buffer within the highway 55 scenic corridor and along the southern property line.

**Summary of Comments:**

Bob Dodge inquired about the maintenance of the landscape buffer.

Response: Currently only Englemann Blue Spruce (*Picea englemannii*) trees are being proposed for screening in the highway 55 scenic byway easement area and along the south property line. The existing understory vegetation will be retained. The proposed tree species and the higher groundwater found in these areas will minimize the watering maintenance. The Applicant shall be responsible for maintenance until the lot has been sold.

Mike and Lori Leedom express safety concerns about Highway 55 entrance into the proposed subdivision.

Response: The Applicant feels the same way. Two years ago, the initial CUP submission proposed an entrance from Elk Haven Lane. However, the Elk Haven HOA



## Moss Landing Subdivision – Neighborhood Meeting Summary – Page 2:

would not grant the Applicant permission to use Elk Haven Lane for an entrance for the Subdivision.

In Addition, the applicant has conducted a traffic analysis prepared by a licensed traffic engineer. The Traffic Analysis Report shows that entrance from Highway 55 will meet ITD requirements without a turn lane. The applicant's representative (James Fronk) had initial discussions with ITD about entrance placement on Highway 55 and required distances from other driveways.

Mike Leedom wanted to make sure the applicant was aware of the existing underground irrigation pipe running across the proposed subdivision onto his property. Mike also noted that the depiction of irrigation pipe placement on the preliminary plat may not be accurate.

Response: James Fronk made an appointment with Mike Leedom to meet onsite to review the irrigation pipe location (completed 8-12-25).

Nyla Frasier wanted to know how the proposed subdivision affected her property irrigation conveyance crossing Highway 55 onto her property.

Response: Checked Google Maps with Nyla Frasier to see where the irrigation water conveyance pipe crossed Highway 55 onto her property. (not on preliminary plat application property – No impact).

Michelle Rentzsch was interested in what the project looked like and how it may affect her property located in Elk Haven Subdivision.



# 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 or 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 Property Site is located 3.3 miles south of Lake Fork Idaho on State Highway 55 (east side) on Tax Parcel RP17N03E157655.

The Site slope is 0-3 percent sloping to the southeast. The Site aspect is generally to the southeast.

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

The Property Site is open irrigation pasture ground. The fuel hazard is low, the closest forested land is 2500 l.f. to the southwest.

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

The Property Site has no known fire occurrence.



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

The Property Site has no roads or other infrastructure (i.e. buildings or power lines ).

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

NA - See Section 5 above.

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

NA - See Section 5 above.

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

The Property Site is located within 2000 l.f. of a open water pond located on adjacent property to the north with road access.

(9) Current structural and wildland fire jurisdictional agencies.

The Property site is within the Donnelly Fire Protection District (DFPD) - 7.0 miles distant with a estimated response time of approximately 10 minutes.

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

The proposed development will have a small, limited effect on the current fire risk with the development and adjacent landowners.

**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.

State Highway 55 is the primary ingress and egress route from the subject property and will provide the primary escape route to travel north and south.

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

The Property Site is located within the Donnelly Fire Protection District. The DFPD requires the installation of a 10,000 gallon water storage tank for fire protection.

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

The Property Site is within the Donnelly Fire Protection District (DFPD) - 7.0 miles distant with a estimated response time of approximately 10 minutes.

Additional Fire response for the Property Site will be supplemented by the McCall Fire Protection District (MFPD) - 5 miles distant with an estimated response time of approximately 10 minutes.

The Southern Idaho Timber Protective Association (SITPA) provides wildfire protection for all timber lands in the area.

(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.

None – There are no plans for internal fire protection for the proposed residences currently.



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

The Property Site driveways that are constructed to access future residences will not exceed 10% grade, must be at least 20 feet wide, have an unobstructed vertical clearance of 13.5 feet, and should be maintained to support fire apparatus up to 70,000 pounds.

New structures are strongly urged to utilize building materials meeting a standard of fire resistance advocated by the Valley County Building Department and the International Fire Code (IFC).

All new residences will have the address number posted as per Valley County standards (i.e., numbers posted at the entrance to the driveway or on the house and the numbers must be at least 3 and 1/2 inches tall with a reflective coloring).

Electrical power will be provided to the proposed building structures via underground infrastructure.

(6) Safety zone locations.

The escape route and evacuation plan for the eleven (11) proposed residences is to use State Highway 55 to travel either north or south.

(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.

Apply Firewise Defensible Space guidelines to each proposed single-family residence before construction. (see [www.idahofireswise.org](http://www.idahofireswise.org) for Firewise information pamphlet).

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

Promote the opportunity to maintain or return to native plant species and trees resistant to fire (such as Ponderosa pine, Western Larch, and Douglas-fir).

Woody debris can be disposed on site by piling and burning or at the appropriate time for mulching.

No open fires will be allowed during the closed burn season (May 10- October 20). Fire pits if installed should be maintained to prevent a fire from escaping the structure. Recommend using metal containers for the fire pit. Keep the shrubs and tree branches cut back along the existing roads to provide good access for firefighting equipment.

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

The subject property is currently located in a low fire hazard area. The implemented fire mitigation actions will only decrease the risk of wildland fire hazards.

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.

See Preliminary Plat Map Attached.





RP0045900000010  
JODI A. AND RANDY E. SPENCER  
LOT 1  
"PASTURE PARCEL"  
ELK HAVEN SUBDIVISION

RP004590000020  
RTD FAMILY, LLC  
LOT 2  
"PASTURE PARCEL"  
ELK HAVEN SUBDIVISION

EXISTING 20' WIDE BURIED IRRIGATION  
LINE REPAIR EASEMENT  
SEE PLAT OF ELK HAVEN SUB.

EXISTING 70' WIDE INGRESS, EGRESS  
AND UTILITY EASEMENT  
SEE PLAT OF ELK HAVEN SUB.

PROPOSED 20' WIDE IRRIGATION EASEMENT  
EXACT LOCATION OF EXISTING PIPELINE  
TO BE DETERMINED

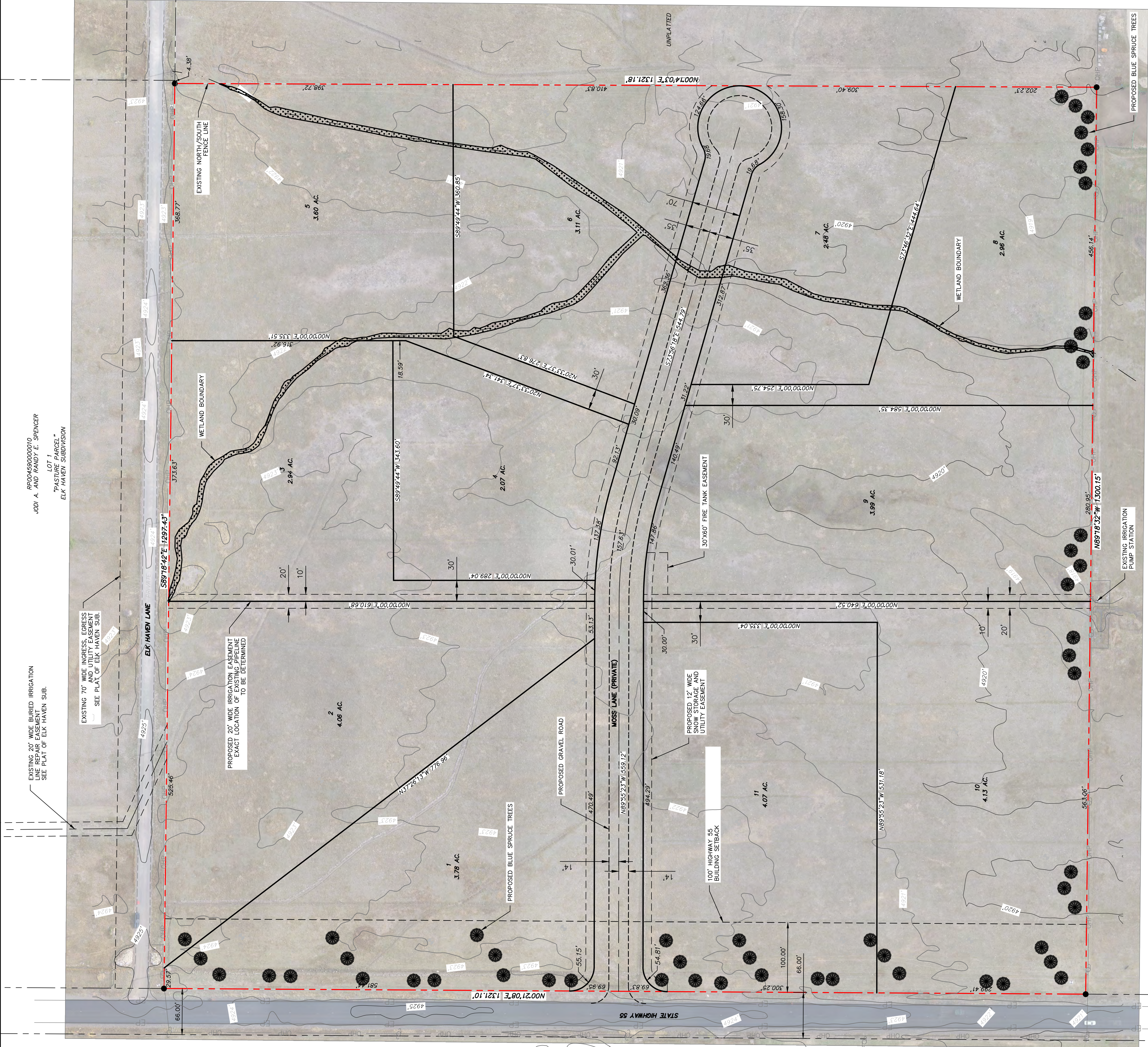
UNPLATTED  
RP17N03E154805  
FRASIER FAMILY REVOCABLE  
TRUST

## Utility Warning

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Dunn Land Surveys, Inc.

\\DUNN LAND SURVEYS\Shannon Moss\3452\3452ACAD\3452\_PRE\_PLAT\_07MAY2025.dwg

UNPLATTED  
RP17N03E159755  
MICHAEL C. LEEDOM

A black and white vicinity map showing a network of roads. A red square marks the "PROJECT LOCATION" at the intersection of Highway 95 and Kemble Lane. Other labeled roads include Lakefork Road, Lakefork, Maki Lane, Felt Haven Lane, and Farm to Market. The map shows various road layouts, including curves and intersections, with some areas shaded to represent terrain or existing structures. A north arrow is present in the upper right quadrant.

**LEGEND**

---	PROPOSED BOUNDARY LINE
—	PROPOSED LOT LINE
---	EMASED LOT LINE
---	EDGE OF GRAVEL ROAD
—	OVERHEAD POWER LINE
—X—	FENCE LINE
⌚	POWER POLE
●	PROPOSED PROPERTY CORNER

A horizontal scale bar with markings at 80, 40, 0, 80, and 160 feet. The bar is divided into alternating black and white segments. Below the bar, the text reads "HORIZONTAL SCALE IN FEET" and "(24x36 PRINTS ONLY)".

**BASIS OF BEARINGS**  
HORIZONTAL DATUM BASED ON IDAHO STATE PLANE,  
IDAHO WEST ZONE 1103. DISTANCES ARE GROUND  
DISTANCES AND ARE IN U.S. SURVEY FEET.  
VERTICAL DATUM IS NAVD88, GEOID. 18.

PARCEL NO.

PORTION OF RP17N03E157655

## AREA

---

39.39 ACRES-TOTAL

37.18 ACRES-11 RESIDENTIAL LOTS

## 2.21 ACRES-PRIVATE ROADS

RP17N03E157655  
LIVING 4 M RANCH, LLC

## OWNERSHIP

LIVING 4M RANCH, LLC  
SHAWN D. MOSS-MEMBER  
TRINA L. MOSS-MANAGER

PROPOSED USE

RESIDENTIAL

## NOTES

1. MINIMUM BUILDING 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. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IAHMO CODE § 31-3805, AND THE REQUIREMENTS IN I.C. § 31-1805 ARE NOT APPLICABLE.
4. LOTS WILL BE SERVED BY INDIVIDUAL SEPTIC DRAIN FIELDS AND INDIVIDUAL WELLS.
5. PROPOSED PRIVATE ROADWAY SURFACE IS GRAVEL.
6. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM REQUIRED IN THE SANITARY RELEASE.
7. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
8. UTILITY AND DRAINAGE EASEMENTS SHALL BE 12 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING PRIVATE ROADS AND SHALL THEREUPON SERVE AS SNOW STORAGE AND REMOVAL.
9. PRIVATE ROAD RIGHTS-OF-WAY WILL ALSO SERVE AS A UTILITY EASEMENT.
10. THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR MOSS LANDING.
11. THE ROADS CONSTRUCTED WITHIN MOSS LANDING WILL BE PRIVATE ROADS. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID ROADS.
12. 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.
13. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
14. CONTOUR INTERVALS ARE 1' FOOT MINOR AND 5' FOOT MAJOR.
15. ONLY ONE WOOD BURNING DEVICE PER LOT WILL BE ALLOWED.
16. THERE SHALL BE NO DIRECT LOT ACCESS TO HIGHWAY 56 OR ELK HAVEN LAKE.
17. FEMA FIRM PANEL(S): 16085C0958C  
FIRM EFFECTIVE DATE(S): 2/1/2019  
FLOOD ZONE(S): ZONE X  
BASE FLOOD ELEVATION(S): NA  
FLOOD ZONE(S) ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN THE FLOOD ZONE IS REQUIRED TO BE REGULATED BY TITLE 11 AND TITLE 11 OF THE VALLEY COUNTY CODE.

PRELIMINARY PLAT  
MOSS LANDING SUBDIVISION

BEING A PORTION OF THE  
S2 OF THE NW4 OF THE SE4 AND THE  
N2 OF THE SW4 OF THE SE4

T.17N., R.3E., B.M., VALLEY COUNTY, IDAHO



5			6/26/2025	DTD
4			6/9/2025	DTD
3			5/7/2025	DTD
2				BY
1				DATE
NO.				

DRAWN BY:	DTD	CHECKED:	CB	JOB NO.		SHEET NO.
DATE:	5/7/2025	DATE:	5/7/2025	3452		<b>1 of 1</b>