

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



Agricultural Protection Area Application

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
APPLICATION #:	<u>25-001</u>	FEE: \$ <u>150</u>
ACCEPTED BY:	<u>[Signature]</u>	DATE: <u>8/7/2025</u>
CROSS REFERENCE FILE(S): _____		

Valley County Code Title 15 outlines a voluntary process for agricultural and timber producers to apply to commit lands actively devoted to agriculture production for continued agricultural use for a set time. An Agricultural Protection Area (APA) designation aims to protect productive farmland, rangeland, and forest land; promote farm viability; support the local agricultural economy; and provide for long-term planning stability.

Minimum criteria to qualify requires the applicant to own five (5) contiguous acres or more of land that has been active agricultural or forest production for the previous three (3) consecutive years, as determined through Valley County assessment rolls.

Unless otherwise approved by the Board of County Commissioners, the following land uses are not allowed within an APA:

1. The siting of large, confined animal feeding operations (CAFO);
2. The siting of non-agricultural commercial, manufacturing, industrial, solar energy (does not include solar for agricultural uses such as pump houses, electric fences, and pivots), wind energy, or battery storage structures associated with the APA; or
3. Any other nonagricultural land uses.

The ordinance regarding Agricultural Protection Areas (Valley County Code Title 15) is subject to change and is online at www.co.valley.id.us/planning-zoning or at the Planning and Zoning Office, Cascade, Idaho.

CONTACT INFORMATION

APPLICANT / CONTACT: Bill Leaf

PHONE: [REDACTED] EMAIL: [REDACTED]

MAILING ADDRESS: P.O. Box 671 Cascade, Id. 83611

PROPERTY OWNER: Leaf Ranch LP
(If not the applicant, i.e. a Trust or LLC. Attach proof of authority to sign / power of attorney.)

MAILING ADDRESS: P.O. Box [REDACTED] Cascade, Id. 83611

Applicant's Signature: Bill Leaf Date: Aug. 7, '25

PROPERTY INFORMATION

Parcel # (e.g. RP16N03E010003)	Agricultural Category Designation by the Assessor's Office	Number of Years in Production	Types of Agricultural or Forest Commodities Currently Produced
RP17N03E090 606	5	123 years	Hay/Pasture
RP17N03E0924045	5	123 years	Hay/Pasture

The following must be submitted with the application:

- ☒ Narrative that includes the following:
 - Reasons you are applying for the APA designation.
 - Description of the agricultural structures and facilities on the property.
 - Relevant characteristics of the land to be included in the APA.
 - Your plan to continue using the land for agricultural or forest production.
 - Your plans for donation, bequest, sale, transfer, or transition of the agricultural or forest production operations to heirs, business partners, or other third parties, if any, and may include a term longer than 20 years.
- ☒ Proof of landownership (for example: deeds or Assessor's reports). If the land is owned by an entity, such as a Trust or LLC, attach documentation of the applicant's ability to sign for the property owner.
- ☒ A legal description of the parcels proposed to be included in the APA. (This can be found in deeds or the Assessor's Report).
- ☒ A map showing the boundaries of the proposed APA.
- ☒ Supporting photographs showing agricultural use.
- ☒ Application Fee

NARRATIVE

by
Bill Leaf

Leaf Ranch Agricultural Protection Area Application

The Leaf Ranch was initiated in the late 1890s, and finalized in 1902 when President Taft signed the document making it the private property of Andrew Lehti, through the Homestead Act. Andrew was my Grandfather. The property then became my father and mother's with Grandfather's passing. With the passing of my parents, the property became my wife, Marie, and my property. We have now assigned the property over to a Limited Partnership, including our children and grandchildren. Consequently, we as a family, want to keep the Leaf Ranch as a Protected Agricultural Area for future generations to enjoy. In 2011, the ranch was recognized as an IDAHO CENTURY RANCH, celebrating over 100 years of Idaho Family Ranching.

The property we are considering is the original homestead property which has the family ranch home, a hay barn, an equipment shed, a shop, and a Finnish sauna (bath house). There is also the original cabin, built in 1903. The property has water rights to part of the stream flow as well as several additional water rights on feeder springs, and three drilled wells.

There is much emotion tied to this particular property. Back in the late 1890s, Andrew and Jacob Maki walked over the mountain from Council, and looking across the valley, they spotted a ribbon of green meadow flowing through the valley. At that time, most of the valley was covered with sage brush and timbered creek and river areas. They checked out the green meadow area that also had several groves of Lodgepole Pine trees, with small streams feeding into the meadow. That was just the kind of area they were looking for because it was much like their homeland, back in Finland. They knew that with grasses immediately available, and with plenty of trees close by, they would have available resources to build their buildings and graze their livestock. This was just what they were looking for in order to plant their roots in the United States and hopefully raise their families.

We are currently grazing cattle on the property. Our twin grandsons are currently living in the ranch house, while they work for SITPA (Southern Idaho Timber Protective Association), and they understand and share the commitment that our family has to keep the Leaf Ranch as it is. They also know that they can build their own homes on the property, if they choose, but know that those homes will become part of the Leaf Ranch, and cannot be sold.

We have established the necessary documentation to keep this property as a Limited Partnership within our family, for perpetuity. It is currently set to pass to our children, and then on to their children, then on to the next generations of children.

AWARDED 2011

IDAHO

CENTURY RANCH

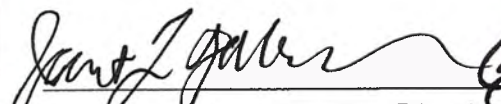
Celebrating 100 Years of Idaho Family Ranching

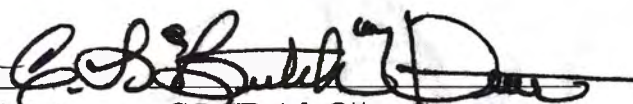
Leaf Family Ranch

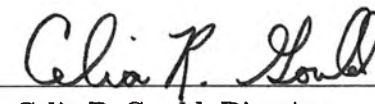
1902

Recipient

Year Established


Janet Gallimore, Executive Director


C.E. "Butch" Otter, Governor


Celia R. Gould, Director



230



CERTIFICATE OF LIMITED PARTNERSHIP

(Instructions on back of application)

2009 AUG 20 PM 1:59

SECRETARY OF STATE
STATE OF IDAHO

FILED EFFECTIVE

1. The name of the limited partnership:

Leaf Ranch, LP

2. The mailing address of the principal office:

PO Box [REDACTED] Cascade, ID 83611

3. The name and business address of the registered agent:

William E. Leaf, 908 Divet Cr., PO Box [REDACTED], Cascade, ID 83611

4. The name and mailing address of each general partner:

NameAddressWilliam E. LeafPO Box [REDACTED], Cascade, ID 83611Marie LeafPO Box [REDACTED], Cascade, ID 83611

(If more space is needed, continue in item 5.)

5. This limited partnership [
- ☒
- is not] [
- ☐
- is] a limited liability limited partnership.
-
- (If you check that your partnership is a limited liability limited partnership, your partnership name must end in LLLP or Limited Liability Limited Partnership.)

6. Other matters (optional):

7. Signature of all general partners:

William E. Leaf
Marie Leaf

William E. Leaf

Typed Name

Marie Leaf

Typed Name

Typed Name

Typed Name

Secretary of State use only

IDAHO SECRETARY OF STATE
08/20/2009 05:00
CK: NONE CT: 196449 DH: 1183795
1 @ 100.00 = 100.00 LTD PTR DM # 2

L6292



0005799259

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0005799259

Date Filed: 7/3/2024 2:23:28 PM

Entity Name and Mailing Address:

Entity Name:

LEAF RANCH, LP

The file number of this entity on the records of the Idaho
Secretary of State is:

0000033932

Address

BILL LEAF SR.

CASCADE, ID 83611-0671

Entity Details:

Entity Status

Active-Current

This entity is organized under the laws of:

IDAHO

If applicable, the old file number of this entity on the records of
the Idaho Secretary of State was:

L6292

The registered agent on record is:

Registered Agent

WILLIAM E LEAF

Registered Agent

Physical Address

908 DIVOT CIRCLE

CASCADE, ID 83611

Mailing Address

Limited Partnership General Partners

Name	Business Address
Bill Leaf Sr.	908 DIVOT CIRCLE P.O. [REDACTED] CASCADE, ID 83611
Elsie Marie Leaf	PO BOX [REDACTED] CASCADE, ID 83611-0671
William R Leaf	1219 NORTH 21ST STREET BOISE, ID 83702
Mark Eugene Leaf	10493 WEST CONTRY SQUIRE LANE BOISE, ID 83704
■ Lisa Marie Leaf	P.O. BOX [REDACTED] CASCADE, ID 83611

The annual report must be signed by an authorized signer of the entity.

Job Title: Bill Leaf Sr.

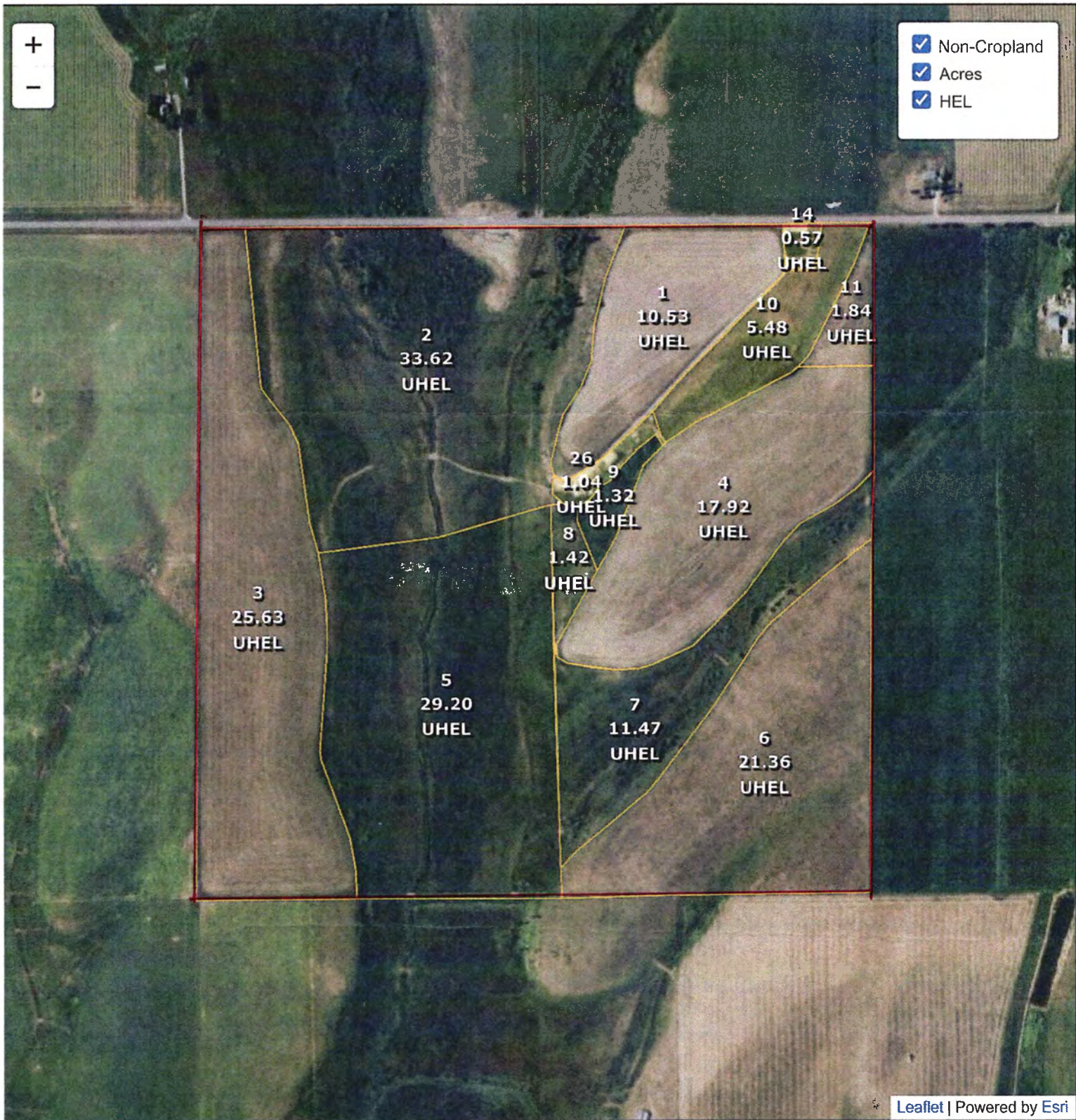
Bill Leaf Sr

Sign Here

07/03/2024

Date

B0923-0995 07/03/2024 2:23 PM Received by Office of the Idaho Secretary of State



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 51
Tract 165

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

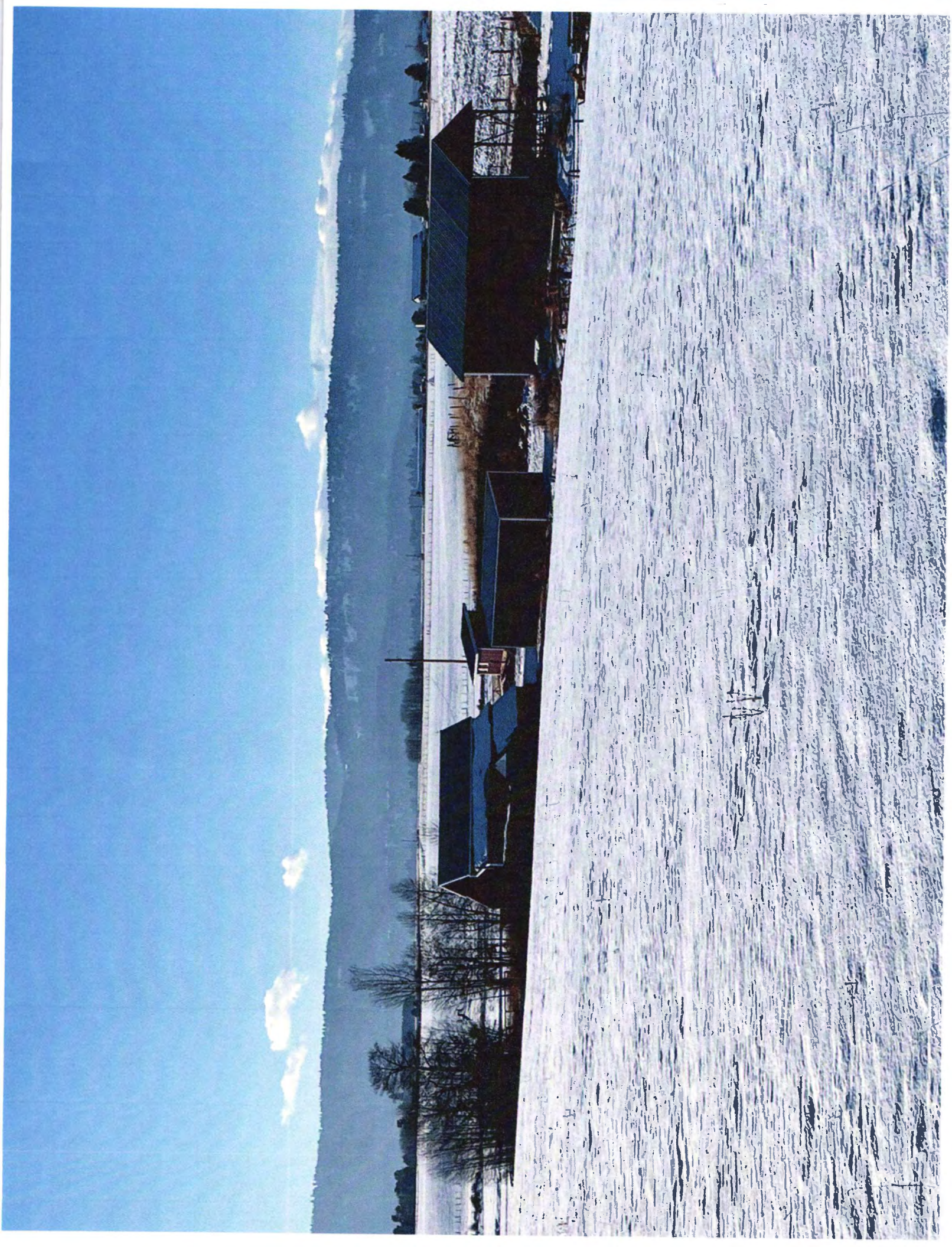
2022 Crop Year



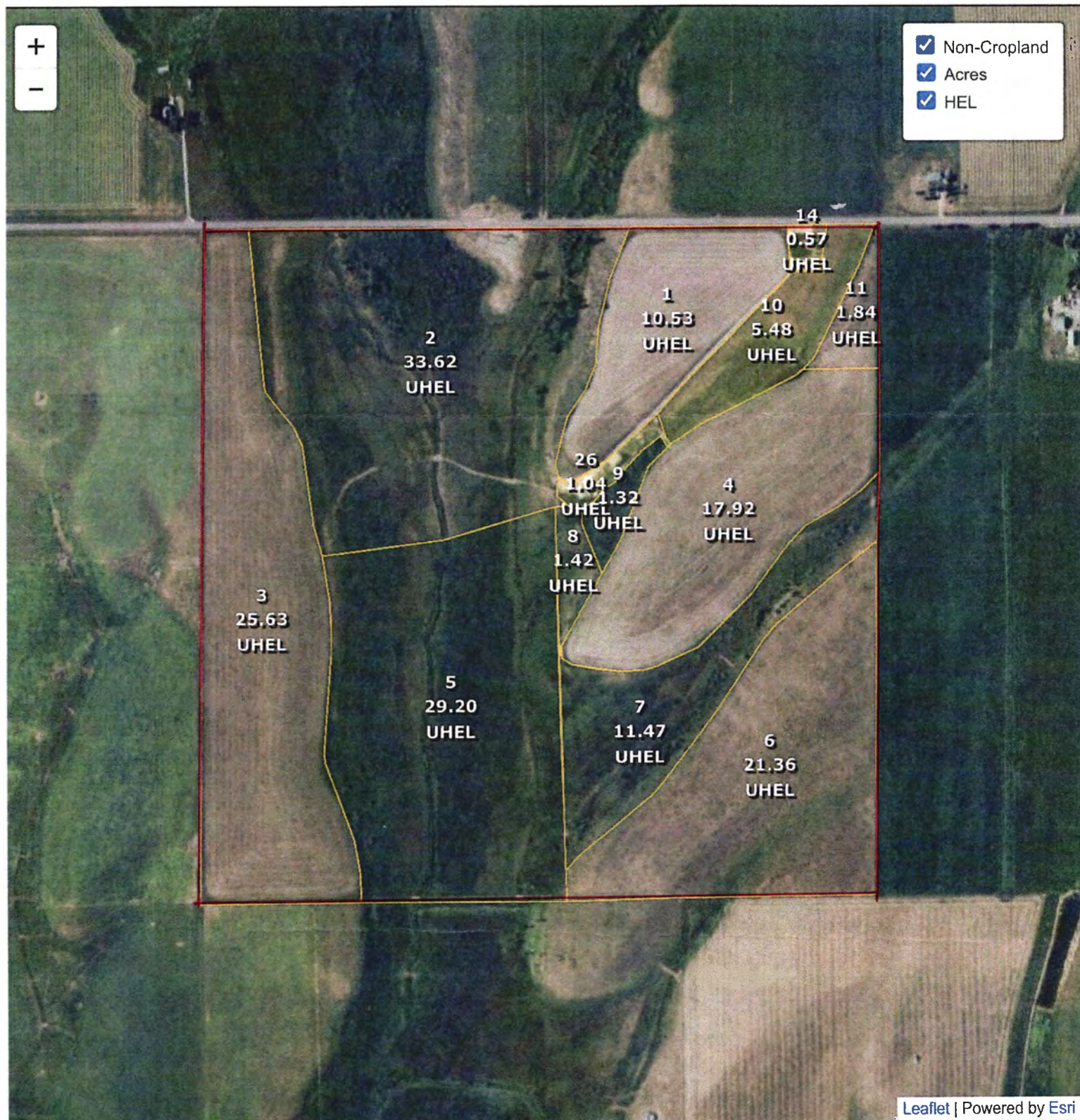
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).











Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 51
Tract 165

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

2022 Crop Year



Tract 1 of 1





