

June 27, 2025

Preliminary Plat - Tripod View Subdivision - Narrative:

Tripod View Subdivision Description

The Preliminary Plat – Tripod View Subdivision consists of twelve (12) Single Family Lots. The Tripod View Subdivision Preliminary Plat is planned to be constructed in a single phase.

The Tripod View Subdivision will consist of the construction of one (1) Standard Private Road (+/- 1500 lf.) with a fire turnaround constructed to meet Valley County Road Standards. The Subdivision has three (3) private shared driveways. Two of the shared driveways have three (3) lots that access them. The applicant is requesting a variance for the road length of the Private Road “Haven Ranch Road” to +/- 1500 lf. Additionally, a variance is required for the two shared drives, each providing access to three lots.

The Tripod View Subdivision discussions have taken place with the Cascade Rural Fire District on fire requirements. Valley Countywide EMS District provides EMS/Rescue support to the High Valley Area only (see attached email memo).

The HOA and CC&Rs are being finalized for submission to the Valley County P&Z Department for review.

The Wildland Urban Interface Fire Protection Plan is in the process of completion by the consultant with All About Forestry who has been on the property site.

Final Engineering for the Road Plan is underway and will be submitted to the Valley County Engineer for review and approval.

The CDHD application is submitted, and staff are scheduled to visit the site to identify proposed septic systems for the project. Septic Engineering Report (SER) will be prepared for the final designated septic systems.

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 type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash or <input checked="" type="checkbox"/> Card |
| FILE # SUB 25-018 Tripod View | | 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>12 SF Residential Lots</u> | |
| <input type="checkbox"/> SHORT PLAT | | |
| <input checked="" type="checkbox"/> FULL PLAT | | <u>Neighborhood meeting info received 8-14-2025</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: _____

Date: 6-30-25

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: Tripod View Subdivision

APPLICANT Steven Emerson **PHONE** [REDACTED]
Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 10016 W. Broadford Drive Star, ID **ZIP** 83611

EMAIL [REDACTED]

PROPERTY OWNER _____
(if not the applicant)

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____

Nature of Owner's Interest in this Development? Owner of the Land

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

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

EMAIL jamesfronkconsulting@gmail.com

ENGINEER Manning Civil Consulting Engineers

MAILING ADDRESS 2976 E. State St. Suite 120-435 **ZIP** 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** 46.03 Acres
2. **AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER** Large Cattle Ranch Acres
3. **ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.**
Easements None
Deed Restrictions NA
Liens or encumbrances None
4. **LEGAL DESCRIPTION** A PORTION OF TAX NO.8 IN THENE1/4 OF SECTION 13

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

Quarter NE1/4 **Section** 13 **Township** T.10N. **Range** 2E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

None

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 Cattle Ranching

South Cattle Ranching - small residential subdivision

East Cattle Ranching

West Cattle Ranching

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: Two small no name intermittent streams with small adjacent wetland on stream edges.

The proposed subdivision does not impact this resources.

10a. WATER COURSE: Two small no name intermittent streams with small adjacent wetland on stream edges.

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: one (1) Width 18 ft. Public ☐ Private ☒

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

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 Along private road.

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 _____ Depth _____ Flow _____
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): Retention road swales.
Any special drains? No (Please attach map)
Soil type(s): Swede silt loam 2 to 12 percent.
(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? It is anticipated to be complete.
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

18. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:
Setbacks: Front _____ feet Sides _____ feet Rear _____ feet
Mobile homes allowed? Yes ☐ No ☐
Minimum construction value _____ Minimum square footage _____
Completion of construction required within _____ Days ☐ Months ☐ Years ☐
Resubdivision permitted? Yes ☐ No ☐
Other The CC&R's are being completed.
19. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☐ No ☒
Acreage in subdivision 46.03 ac. Number of lots in subdivision 12
Typical width and depth of lots 400'w - 500'd
Typical lot area 4.0 ac. Minimum lot area 1.81 ac. Maximum lot area 6.21 ac.
Lineal footage of streets +/- 1500 lf. Average street length per lot 125 lf.
Percentage of area in streets 2.78 %
Dedicating road right-of-way to Valley County? Yes ☒ No ☐
Percentage of area of development to be public (including easements) None %
Maximum street gradient 8 percent
Is subdivision to be completely developed at one time? Yes ☒ No ☐ - Attach phasing plan and timeline.
20. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district.
Submit letter from Irrigation District, if applicable.
21. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
22. 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 _____ X No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: NA
Drainage: NA
- 3. How many acres is the property being subdivided? _____
- 4. What percentage of this property has water? _____
- 5. How many inches of water are available to the property? _____
- 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.

- 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? N/A

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)

N/A

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: Steven Emerson
Applicant Steven Emerson

Date: 06/30/25



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: 
Applicant - Steven Emerson

By: Valley County Weed Supervisor

Date: 06/30/25

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.
The project proposes Twelve (12) residential lots. It is expected that traffic on High Valley and the surrounding roads will remain stable or see a minimal increase.
 2. Provision for the mitigation of impacts on housing affordability.
NA
 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.
The construction of the subdivision road and the twelve (12) residential buildings will result in a temporary increase in noise due to the development activities. Construction shall be during daylight hours only and will comply with the noise and vibration levels set forth in the VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE. No significant long-term noise impacts are expected to result 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 twelve (12) lots due to construction and related activities associated with site development. Minimization of long-term heat and glare on the subdivision through 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 devices, wood stove or fireplace. Particulate emissions to the air may increase slightly during residential construction and related activities associated with the twelve (12) 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.
Proposed water for the twelve (12) residential lots shall be provided by individual wells supplying quality potable water. A site wetland delineation was conducted onsite in the spring of 2025 by James Fronk Consulting, LLC. and found two intermittent streams with small amount of fringe of jurisdictional wetlands or "Waters of the United States". The subdivision will not have wetland impacts.

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 Fire Protection Plan is being prepared). The twelve-lot subdivision consists of open ground with light timber, and moderate timber on the western half.
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 2 to 4 percent with some areas on the western half of the subdivision with 4 to 12 percent. There are small areas of +/- 15 percent sloped ground located in the southwestern area of the subdivision. The NRCS soils survey identifies the soils type as Swede silt loam, 0 to 2 percent slopes, Swede silt loam, 4 to 12 percent slopes, and Takeuchi course sandy loam 3 to 35 percent slopes erosion is slight, moderately drained.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.
The proposed development will consist of one road and associated driveways for the twelve (12) 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 (BMPs) should be implemented as described in the "Department of Environmental Quality's Handbook of Stormwater BMPs" to manage stormwater and stabilize disturbed soils, preventing sedimentation.
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 the slope is generally 0 to 2 and 4 to 12 percent. The NRCS soils survey identifies the soils type as Swede silt loam, erosion slight, moderate drained. Generally, the soil found across the site has slight erosion and slope stability issues. 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 carefully 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 minimally visible from the adjoining properties, and far distanced buildings. The applicant will utilize the natural topography and native vegetation to screen residential structures.
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 Tripod View Subdivision location: The current land-use setting is cattle grazing with natural vegetation present. The proposed site location application is somewhat screened from the adjacent and distant properties. The application proposes smaller lots with screened building envelopes, leaving the rest of the area with natural vegetation. The proposed application will be in accordance with The Fire Protection Plan.

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 the twelve (12) lot development, it is not anticipated that the project will not have any significant economic impacts on the greater community. Associated property taxes will offset any additional burden placed on the public services by the addition of twelve (12) 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 grazing land to residential. The construction of the road, driveway and buildings will use on-site rock materials, and local resources for building materials from local building supply vendors. All proposed activities will be designed to protect the natural integrity of the existing landscape and adjacent distant properties.
18. What will be the impacts of a project abandoned at partial completion?
Since the project involves one road and minor infrastructure, it is unlikely to be abandoned.
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 twelve (12) residential dwelling units approximately 1800 to 3000 square feet in size. The total non-residential floor space, including garages and outbuildings, is 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 the Subdivision is fall of 2025 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 \$185,000.00 to \$250,000.00.

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.

jamesfronkconsulting@gmail.com

From: Steven Hull <steve@cascaderuralfire.com>
Sent: Thursday, January 30, 2025 9:38 AM
To: jamesfronkconsulting@gmail.com
Subject: Cascade Rural Fire District info

Jim,

I'm following up on our phone conversation regarding Cascade Rural Fire District's boundary and the services we provide to High Valley.

To clarify, Cascade Rural Fire District's southern boundary for fire suppression response is just south of the head of the canyon at Mile Marker 101 on Highway 55. However, High Valley falls within our response area for EMS/Rescue incidents, which we provide through our contract with Valley Countywide EMS District. This contract covers approximately 1320 square miles in the southern part of Valley County.

In the event of a wildfire in High Valley, the responding agencies would be the USFS and SITPA (Southern Idaho Timber Protective Association).

Please let me know if you have any further questions.

Thanks,



SCHEDULE C
Legal Description

Parcel I:

A parcel of land being the SE1/4 SW1/4 of Section 12, Township 10 North, Range 2 East, Boise Meridian, Valley County, Idaho; the NE1/4 NW1/4; NW1/4 NE1/4; SE1/4 NW1/4; S1/2 of the NE1/4 NE1/4; a portion of the SW1/4 NE1/4 and a portion of the SE1/4 NE1/4 of Section 13, Township 10 North, Range 2 East, Boise Meridian, Valley County, Idaho, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 13, from which the East One-Quarter Corner of said Section 13 bears S.00°12'02"W., 2655.00 feet, thence, along the East line of said Section 13,

A) S.00°12'02"W., 663.75 feet to the Northeast corner of the S1/2 of the NE1/4 NE1/4 of said Section 13, being the POINT OF BEGINNING; thence, continuing along said East line,

1) S.00°12'02"W., 1320.97 feet to the Northeast corner of Parcel "D" as shown on Record of Survey Instrument No. 371969, official records of Valley County, Idaho; thence, along the North line of Parcels D, 1, 2, 3 and 4 as shown on said Record of Survey, the following three courses:

2) S.89°36'27"W., 1072.56 feet; thence,

3) N.89°22'18"W., 429.71 feet to the Northwest corner of said Parcel 3; thence,

4) N.89°20'01"W., 400.83 feet to the Northwest corner of said Parcel 4; thence, along the West line of said Parcel 4,

5) S.36°47'44"W., 842.60 feet to the South line of the SW1/4 NE1/4 of said Section 13; thence, along said South line,

6) S.89°56'32"W., 222.05 feet to the Center 1/4 corner of said Section 13; thence, along the South line of the SE1/4 NW1/4 of said Section 13,

7) S.89°56'32"W., 1322.84 feet to the Southwest corner of said SE1/4 NW1/4 of said Section 13; thence, along the West line of the E1/2 of the NW1/4 of said Section 13,

8) N.00°07'38"W., 2648.12 feet to the Northwest corner of the NE1/4 NW1/4 of said Section 13; thence, along the West line of the SE1/4 SW1/4 of said Section 12,

9) N.00°36'58"E., 1320.46 feet to the Northwest corner of said SE1/4 SW1/4; thence, along the North line of said SE1/4 SW1/4,

10) N.89°56'46"E., 1320.15 feet to the Northeast corner of said SE1/4 SW1/4; thence, along the East line of said SE1/4 SW1/4,

11) S.00°32'42"W., 1318.06 feet to the Southwest corner of the SE1/4 of said Section 12; thence, along the North line of the NW1/4 NE1/4 of said Section 13,

12) N.89°50'35"E., 1321.81 feet to the Northeast corner of said NW1/4 NE1/4; thence, along the East line of said NW1/4 NE1/4,

13) S.00°13'36"W., 663.18 feet to the Northwest corner of the S1/2 of the NE1/4 NE1/4 of said Section 13; thence, along the North line of said S1/2,

14) N.89°52'04"E., 1322.11 feet to the POINT OF BEGINNING.

Excepting Therefrom a parcel of land located in the NE 1/4 of Section 13, Township 10 North, Range 2 East, Boise Meridian, Valley County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of said Section 13, from which the East One-Quarter Corner of said Section 13 bears S.00°12'02"W., 2655.00 feet, thence, along the East line of said Section 13,

A) S.00°12'02"W., 663.75 feet to the POINT OF BEGINNING, being the Northeast corner of the S 1/2 of the NE 1/4 NE 1/4 of said Section 13; thence, continuing along said East line,

1) S.00°12'02"W., 1235.97 feet; thence, leaving said East line, along a line parallel with and 85.00 feet North of the North line of Parcel "D" and Parcel "1" as shown on Record of Survey Instrument No. 371969, Official records of Valley County, Idaho,

2) S.89°36'27"W., 300.00 feet; thence, leaving said parallel line,

3) S.00°23'33"E., 45.00 feet; thence, along a line parallel with and 40.00 feet North of the North line of said Parcel 1,

4) S.89°36'27"W., 200.00 feet; thence, leaving said parallel line,

5) S.00°23'33"E., 15.00 feet; thence, along a line parallel with and 25.00 feet North of the North line of Parcels 1, 2, 3 and 4 as shown on said Record of Survey, the following three courses:

- 6) S.89°36'27"W., 573.22 feet; thence,
- 7) N.89°22'18"W., 429.47 feet; thence,
- 8) N.89°20'01"W., 382.58 feet; thence, leaving said parallel line, along the prolongation of the Westerly boundary of said Parcel 4 and the Westerly boundary of said Parcel 4,
- 9) S.36°47'44"W., 873.55 feet to the South line of the SW 1/4 NE 1/4 of said Section 13; thence, along said South line,
- 10) S.89°56'32"W., 222.05 feet to the Center 1/4 corner of said Section 13; thence, along the West line of the NE 1/4 of said Section 13,
- 11) N.00°08'58"W., 2650.41 feet to the North One-Quarter corner of said Section 13; thence, along the North line of the NW 1/4 NE 1/4 of said Section 13,
- 12) N.89°50'35"E., 1321.81 feet to the Northeast corner of said NW 1/4 NE 1/4; thence, along the East line of said NW 1/4 NE 1/4,
- 13) S.00°13'36"W., 663.18 feet to the Northwest corner of the S 1/4 of the NE 1/4 NE 1/4 of said Section 13; thence, along the North line of said S 1/2,
- 14) N.89°52'04"E., 1322.11 feet to the POINT OF BEGINNING.

Parcel II:

SW1/4 SE1/4, Section 12, Twp. 10 N., R. 2 E., B.M., Valley County, Idaho.

Parcel III:

A parcel of land located in the NE 1/4 of Section 13, Township 10 North, Range 2 East, Boise Meridian, Valley County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of said Section 13, from which the East One-Quarter Corner of said Section 13 bears S.00°12'02"W., 2655.00 feet, thence, along the East line of said Section 13,

A) S.00°12'02"W., 663.75 feet to the POINT OF BEGINNING, being the Northeast corner of the S 1/2 of the NE 1/4 NE 1/4 of said Section 13; thence, continuing along said East line,

1) S.00°12'02"W., 1235.97 feet; thence, leaving said East line, along a line parallel with and 85.00 feet North of the North line of Parcel "D" and Parcel "1" as shown on Record of Survey Instrument No. 371969, Official records of Valley County, Idaho,

2) S.89°36'27"W., 300.00 feet; thence, leaving said parallel line,

3) S.00°23'33"E., 45.00 feet; thence, along a line parallel with and 40.00 feet North of the North line of said Parcel 1,

4) S.89°36'27"W., 200.00 feet; thence, leaving said parallel line,

5) S.00°23'33"E., 15.00 feet; thence, along a line parallel with and 25.00 feet North of the North line of Parcels 1, 2, 3 and 4 as shown on said Record of Survey, the following three courses:

6) S.89°36'27"W., 573.22 feet; thence,

7) N.89°22'18"W., 429.47 feet; thence,

8) N.89°20'01"W., 382.58 feet; thence, leaving said parallel line, along the prolongation of the Westerly boundary of said Parcel 4 and the Westerly boundary of said Parcel 4,

9) S.36°47'44"W., 873.55 feet to the South line of the SW 1/4 NE 1/4 of said Section 13; thence, along said South line,

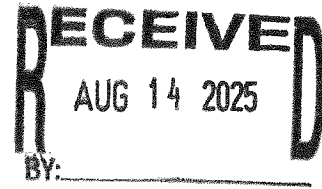
10) S.89°56'32"W., 222.05 feet to the Center 1/4 corner of said Section 13; thence, along the West line of the NE 1/4 of said Section 13,

11) N.00°08'58"W., 2650.41 feet to the North One-Quarter corner of said Section 13; thence, along the North line of the NW 1/4 NE 1/4 of said Section 13,

12) N.89°50'35"E., 1321.81 feet to the Northeast corner of said NW 1/4 NE 1/4; thence, along the East line of said NW 1/4 NE 1/4,

13) S.00°13'36"W., 663.18 feet to the Northwest corner of the S 1/4 of the NE 1/4 NE 1/4 of said Section 13; thence, along the North line of said S 1/2,

14) N.89°52'04"E., 1322.11 feet to the POINT OF BEGINNING.



August 12, 2025

Tripod View Subdivision – Neighborhood Meeting Summary:

Meeting Date: 7/24/25 – 11:00 am

Meeting Location: 101 Dry Buck Road:

Mailing List:

Baker Contance L. Trust, 835 High Valley Road. Ola, ID 83657

Susan Rae Brown, 3885 Staly Drive. Boise, ID 83703

Jennifer Hunn, 2011 West Tendoy Drive. Boise, ID 83705

Donald White, 10079 E. Gatfield Road. Montour, ID 83617

Attendees:

Susan Brown – Parcel 1 - 2

Steven and Jonna Emerson - Applicant

James Fronk – Applicant Representative

John Green – Parcel F

Jennifer and Johnathan Hunn – Parcel 3

Presentation of Project

Walked the south property boundary and proposed subdivision private road centerline. (The south property boundary and centerline of the proposed private subdivision road was survey field staked).

Disused the connectivity of the proposed private subdivision road to the existing adjacent property private driveways (south property line).

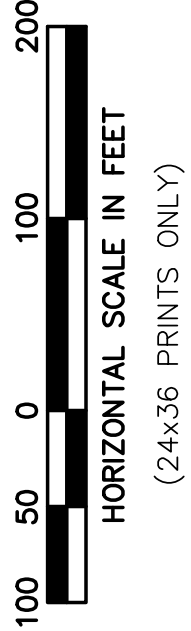
The current adjacent private road and the associated driveways will still exist, and the neighbors can stay connected to their existing private driveway if they choose.

Summary of Comments:

Susan Brown – Commented on trying to use as much of the existing roadbed which exists on the applicant's property to minimize impact to the area. – Applicant representative (James Fronk) showed a potential road realignment to the South. In addition, the possible avoidance of several prominent trees located in the proposed private road alignment was mentioned in order to minimize impact

Jennifer and Johnathan Hunn – Walked the proposed subdivision private road to their private driveway. Discussed how best to tie existing driveway back onto the proposed subdivision private road.

John Green – Walked the proposed subdivision private road to their private driveway. Discussed how best to tie existing driveway back onto the proposed subdivision private road.



NOTES

- CONTOUR INTERVALS ARE 2 FOOT MINOR AND 10 FOOT MAJOR.
TOTAL AREA: 46.03 ACRES
AREA OF PRIVATE ROAD: 2.78 ACRES

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
- ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO PUBLIC UTILITIES.
- ALL LOTS DEPICTED ON THIS PLAT ARE SUBJECT TO A PERMANENT PERPETUAL AND NON-EXCLUSIVE DRAINAGE EASEMENT FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING DRAINAGE DITCHES AND DRAINAGE SYSTEMS RESERVED IN FAVOR OF THE DECLARANT AND THE ASSOCIATION. SEE STORM WATER DRAINAGE REPORT FOR TRIPPOD VIEW SUBDIVISION ON FILE IN THE OFFICE OF THE VALLEY COUNTY PLANNING AND ZONING ADMINISTRATOR.
- SEE DECLARATION OF INSTALLATION OF UTILITIES RECORDED AS INSTRUMENT NO. _____
- THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
- LOTS WILL BE SERVED BY INDIVIDUAL SEPTIC DRAIN FIELDS AND INDIVIDUAL WELLS.
- NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- UTILITY AND DRAINAGE EASEMENTS SHALL BE 10 FEET WIDE ON THE INTERIOR "SIDE" OF LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL.
- PRIVATE ROAD RIGHTS-OF-WAY WILL ALSO SERVE AS A UTILITY EASEMENT.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR SOUTH RANCH SUBDIVISION RECORDED AS INST. NO. 2025-_____
- THE ROADS CONSTRUCTED WITHIN TRIPPOD SUBDIVISION WILL BE PRIVATE ROADS. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID ROADS.
- 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.
- ONLY ONE WOOD BURNING DEVICE PER LOT WILL BE ALLOWED.
- AGRICULTURAL USES AND LIVESTOCK ACTIVITY MAY BE ADJACENT ACTIVITIES.
- FEMA FIRM PANEL(S): 16086C2285C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OF FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

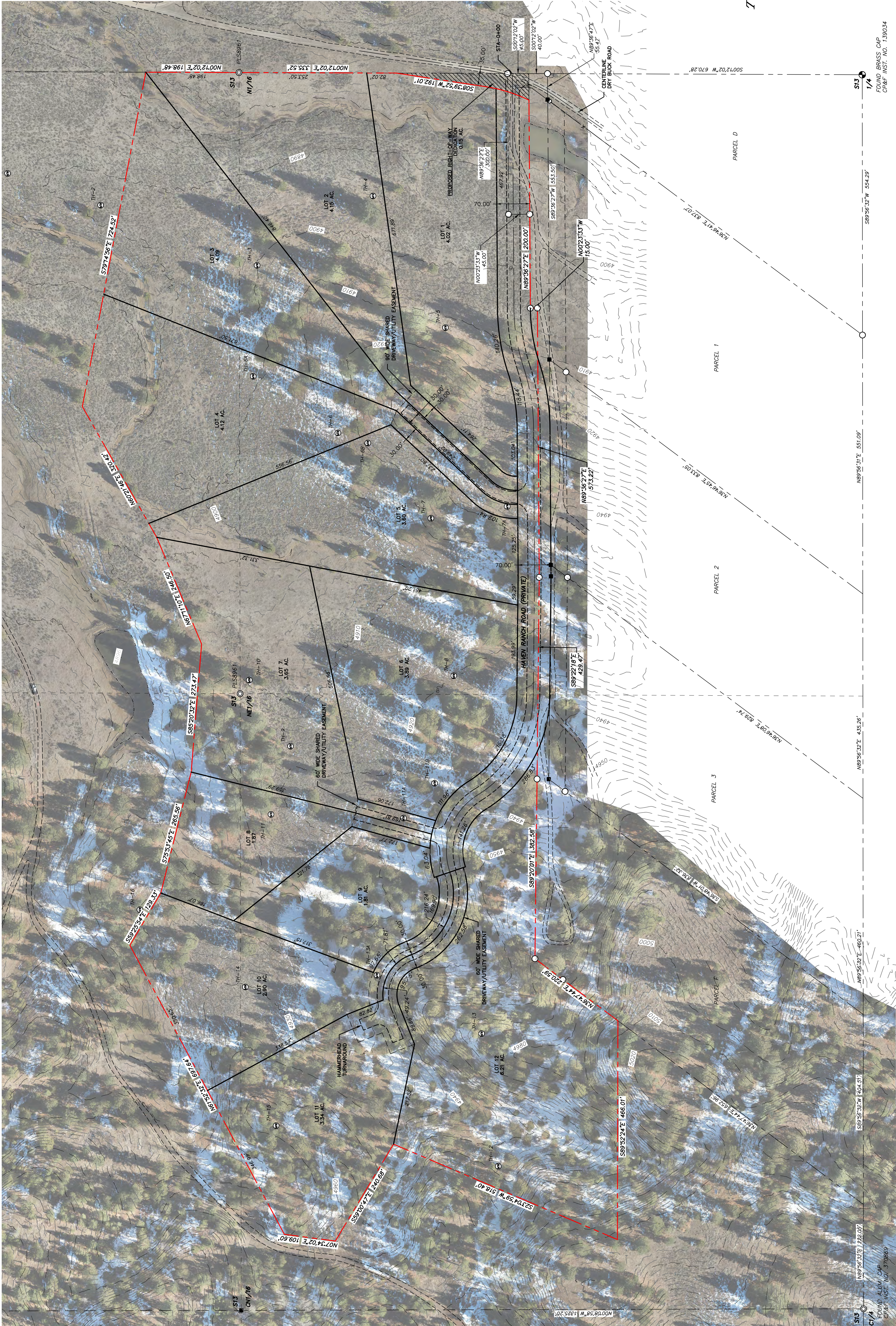
PRELIMINARY PLAT
TRIPPOD VIEW SUBDIVISION

A PORTION OF TAX NO. 8
IN THE NE1/4 OF SECTION 13
T.10N., R.2E, B.M.,
VALLEY COUNTY, IDAHO



25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM

FOUND BRASS CAP
CP&F INST. NO. 139034



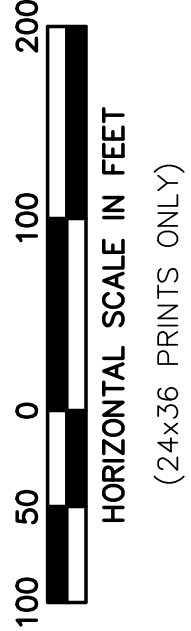
Utility Warning

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 location, depth, or character of the utilities shown is correct. The surveyor is not responsible for any damage to or loss of any underground utilities located by the surveyor.

These drawings, or any portion thereof, shall not be used for any purpose other than that for which they were prepared without the written consent of the surveyor. The surveyor is not responsible for any damage to or loss of any underground utilities located by the surveyor.

L:\DUNN LAND SURVEYS\Slow Eriksen AUTOCAD\Preliminary Plat\PRELPLAT_29JUNE2025.dwg

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| NO. | DATE | BY | REVISION |
| | 6/28/25 | | REMOVE CULDESACS--CREATE SHARED DRIVEWAYS |
| | 3/19/25 | | MOVE ROAD TO SOUTH BOUNDARY PARCEL F |



NOTES

CONTOUR INTERVALS ARE 2 FOOT MINOR AND 10 FOOT MAJOR.
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AREA OF PRIVATE ROAD: 2.78 ACRES

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- ONLY ONE WOOD BURNING DEVICE PER LOT WILL BE ALLOWED.
- AGRICULTURAL USES AND LIVESTOCK ACTIVITY MAY BE ADJACENT ACTIVITIES.
- FEMA FIRM PANEL(S): 16086C2285
FIRM EFFECTIVE DATE(S): 2/7/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): NA
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

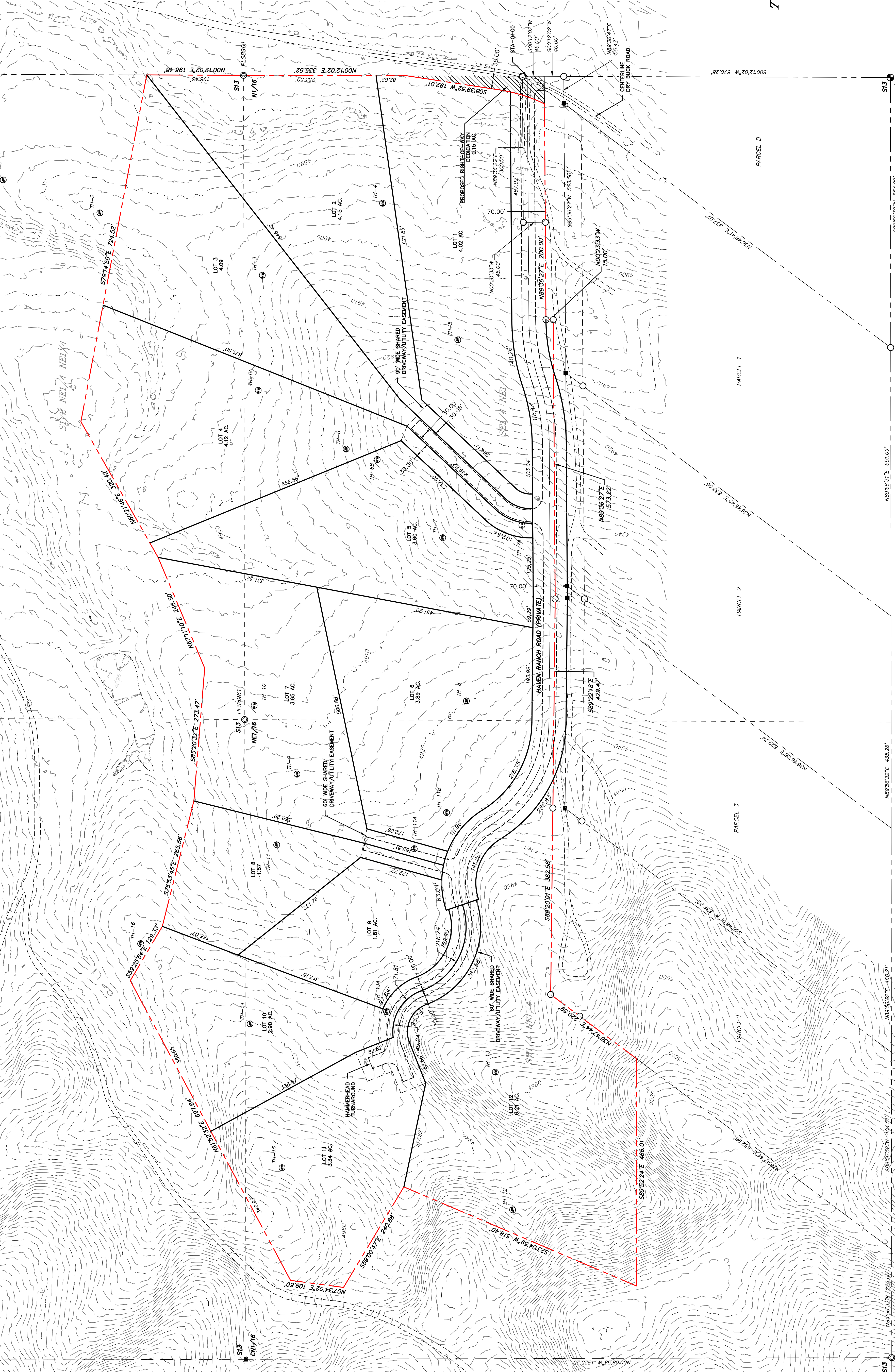
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| DRAWN BY: | DTD | CHECKED: | CB | JOB NO. | |
| DATE: | 29 JUNE 2025 | DATE: | 10 MARCH 2025 | 3746 | |
| | | | | | 1 of 1 |

James Fronk Consulting, LLC.
P.O. Box 576
McCall, Idaho 83638
208.634.8093
JamesFronkConsulting@gmail.com

August 21, 2025

Valley County Planning
& Zoning Administrator
Cynda Herrick, AICP, CFMO
219 North Main Street
P.O. Box 1350
Cascade, Idaho 83611

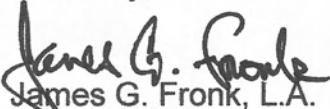
RE: Tripod View Subdivision – Fire Protection Plan

Dear Cynda,

Steven Emerson the Applicant is requesting that the Fire Protection Plan for Tripod View Subdivision be allowed to be submitted before Final Plat Recordation. The Applicant has engaged with John Lillehaug (All About Forestry) to prepare the Fire Management Plan.

Thank you.

Sincerely,


James G. Fronk, L.A.
James Fronk Consulting, LLC.
208 634 8093

Cc: Steve Emerson