

## Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

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**STAFF REPORT:** VAR 25-001 Vaughn Variance from Building Envelope  
**MEETING DATE:** December 15, 2025  
**TO:** Board of County Commissioners  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT /**  
**PROPERTY OWNER:** Larry Vaughn  
1317 W Clarnda St, Meridian ID 83642  
**LOCATION:** 28 Compass Lane  
360° Ranch Subdivision Phase 1, Lot 7, Block 2, in the W ½ Section 28,  
T.18N, R.3E, Boise Meridian, Valley County, Idaho  
**SIZE:** 3.06-Acre Lot  
**REQUEST:** Variance to Build Outside of Platted Building Envelope  
**EXISTING LAND USE:** Single-Family Residential Lot

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360° Ranch Subdivision Phase 1 was platted at Book 13 Page 89 on September 12, 2022, Instrument # 452665. Each lot contains a designated building envelope and maximum building peak elevations.

Note 12 of the plat states the following:

*All lots are subject to the Airport Overlay Agreement with the City of McCall, recorded with the Office of Recorder of Valley County, Idaho, as Instrument 452666.*

*All Buildings are limited to a Maximum Building Peak Elevation. Each lot has an FM Analyzed Site where this Peak Elevation has been calculated and this elevation has been noted within the Site on this Plat, Sheets 2 through 4. Benchmarks are provided, as noted on the Plat, for reference. In addition, all structures are subject to Valley County Building Height Limits.*

*To construct buildings or structures outside of these sites, the property owner must obtain approval from the 360 Ranch Property Owners Association and work with the FAA as necessary to verify that airport approach requirements can be met.*

This subdivision plat is subject to an Airport Overlay Agreement with the City of McCall, Instrument # 455414.

Larry Vaughn is requesting a variance to build outside of the platted building envelope.

The home would be connected to an individual septic system and an individual well.

The 3.06-acre lot is addressed 28 Compass Lane. Access is from Compass Lane, a private road, onto Norwood Road, a public road.

## **FINDINGS:**

1. At a properly noticed public hearing on November 13, 2025, the Valley County Planning and Zoning Commission **unanimously recommended approval** of the variance. (Facts and Conclusions are attached.)
2. Per Valley County Code, if the Commission's recommendation is unanimous and there is no opposition to approval of the variance, then the board need not hold a public hearing, but may make a decision as a regular agenda item. Only the applicant must be notified as to the time on the agenda of the public meeting
3. Agency comment received:

Emily Hart, McCall Airport Manager, does not support the request. It is unclear what hardship is created by the envelope. The platted building envelopes were identified in consideration of FAA and ITD Aeronautics efforts to strengthen land use compatibility. (October 15, 2025)

Brent Copes, Central District Health, agrees with the plat requirements stating "To construct buildings or structures outside of the site, the property owner must obtain approval from the 360 Ranch property association and work with the FAA as necessary to verify that airport approach requirements can be met." (October 27, 2025)

Kendra Conder, Idaho Transportation Department, had no comments. (October 15, 2025)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (October 20, 2025)

4. Public comment received: *none*

5. Valley County Code:

## **9-5H-10: VARIANCES:**

- A. Conditions: Pursuant to Idaho Code section 67-6516, the commission shall be empowered to grant variances relaxing or modifying the requirements of this title with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this title affecting the size or shape of a structure upon lots, and other land use requirements of this title. In the case of a PUD involving variations from the requirements of this title, it shall not be necessary for the applicant to file a separate application for such variances. Variances may also be heard simultaneously with conditional use permit applications.
- B. Application:
  1. A variance may be granted to an applicant only upon a showing of undue hardship as a result of characteristics of the site.
  2. A written application for a variance shall be submitted to the administrator or staff containing:
    - a. Description of the nature of the variance requested.
    - b. A narrative statement and graphic material demonstrating:
      - (1) That special conditions and circumstances exist which are not a result from any action of the applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.
      - (2) That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.

- c. A site plan showing the location of the variance and the special characteristics of the site.
  - d. A list of adjoining property owners within three hundred feet (300') of the site.
  - e. The fee set by resolution of the board shall accompany the application for a variance.
- C. Procedure: An application for a variance shall be reviewed by the administrator or staff and the commission in accordance with section 9-5H-11 of this article. The administrator shall post notice of the public hearing to the applicant, adjoining property owners, on site, and the public in accordance with subsection 9-5H-6B of this article.
- D. Granting Of Variance:
- 1. A variance may be granted if the commission makes specific findings of fact based directly on the particular evidence in the application which supports the conclusion that the above conditions have been met by the applicant.
  - 2. Within ten (10) days after a decision has been rendered, the administrator or staff shall provide the applicant with written notice of the action by regular mail if so requested by the applicant.
  - 3. The commission's decision shall be a recommendation to the board.
  - 4. The clerk, upon receipt of a recommendation from the commission, shall set the item on the agenda of the board at the earliest possible regular meeting of the board.
  - 5. The board shall consider and act upon the commission's recommendations by following the procedures outlined in section 9-5H-11 of this article. However, if the commission's recommendation is unanimous and there is no opposition to approval of the variance, then the board need not hold a public hearing, but may make a decision as a regular agenda item. Only the applicant must be notified as to the time on the agenda of the public meeting.
  - 6. A permit for the variance may be issued by the administrator or staff only after approval by the board.
  - 7. The variance approval is valid for five (5) years, unless a more specific date is specified.

## **9-4 PERMITTED USES**

### **9-4-3-2: SETBACKS:**

- A. Buildings Exceeding Three Feet In Height: The setbacks for all buildings exceeding three feet (3') in height shall be in accordance with section 9-4-8, table 4-A of this chapter.
- B. Setback From Highway 55: All buildings shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
- C. High Water Lines And Ditches: All residential buildings shall be set back at least thirty feet (30') from high water lines and ditches. All other buildings shall be set back at least one hundred feet (100') from high water lines and ditches.
- D. Front Yard: Front yard shall be determined by the structure establishing the principal use on the property and the access street or road.
- E. Encroachment By Other Structures: No other structures may encroach on the yards determined for the structure establishing the principal use.
- F. Measurement: Setbacks shall be measured horizontally, perpendicular to the property line, to the nearest corner or projections or overhang.
- G. Adjustment Of Front Or Rear Yard Setbacks: The minimum front or rear yard setbacks may be adjusted to allow a proposed principal use building to conform with the average setback of existing similar buildings on adjoining properties within the same block; however, no setback may be less than seven and one-half feet (7.5').

- H. Lots Having Common Boundary Line With BLM Property Surrounding Cascade Reservoir: Minimum rear yard setbacks for those lots having a common boundary line with bureau of reclamation property surrounding Cascade Reservoir are seven and one-half feet (7.5'), but may not be less than that provided for in subsection C of this section.
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**STAFF COMMENTS / QUESTIONS:**

1. This site is within the McCall Fire District, Water District 65, Lake Irrigation District, and within a herd district. The home will be connected to an individual septic system and individual well.
2. Building Envelopes for each lot are noted on the plat as well as mentioned in Plat Note 12. In addition, the applicant's engineer testified that building envelopes would be included during testimony presented for C.U.P. 21-15 360° Ranch Subdivision.
3. The Planning and Zoning Commission unanimously recommended VAR 25-001 be approved by the Board of County Commissioners.
4. Approval of building permit(s) would require approval from the 360° Ranch Property Owners Association and FAA Form 7460.1

**Recommended Motion if Approved:**

I move to approve VAR 25-001 Vaughn Variance from Building Envelope as per the Planning and Zoning Commission recommendation with the following condition of approval:

- 1) Must submit an FAA Form 7460-1 for any building over 3-ft on the lot.

and adopt the Planning and Zoning Commission Facts and Conclusions as our own.

**Recommended Motion if Denied:**

I move to deny VAR 25-001 Vaughn Variance from Building Envelope because...

**ATTACHMENTS:**

- Planning and Zoning Facts and Conclusions
- Planning and Zoning Meeting Minutes – November 13, 2025
- Location Map
- Aerial Map
- Google Maps – Aerial View – 2025
- Google Maps – Street View - 2024
- Assessor Plat – T.18N R.3E Section 28
- 360° Ranch Subdivision Phase 1– Recorded as Instrument # 452665
- Photos Taken October 15, 2025
- Site Plan
- Responses
- Application
- Exhibits 1-3 from Applicant

**END OF STAFF REPORT**

**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE  
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION**

**SUBJECT:   VAR 25-001 Vaughn Variance**

**INTRODUCTION**

This matter came before the Valley County Planning and Zoning Commission on November 13, 2025. The Commission reached a quorum. Commission members in attendance were Brad Mabe, Ben Oyarzo, Carrie Potter, and Chairman Ken Roberts.

Larry Vaughn was present and requested a variance to build outside of the platted building envelope. The 3.06-acre site, addressed 28 Compass Lane, is 360° Ranch Subdivision Phase 1 Lot 7 Block 2, in the W ½ Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho.

**FINDINGS OF FACT**

Having given due consideration to the application and evidence presented at the Public Hearing, which is summarized in the Minutes of the Commission's meeting dated November 13, 2025, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance, Valley County Code, and by the Laws of the State of Idaho.
  - The complete application was received from the applicant on September 29, 2025.
  - Legal notice was posted in the *Star News* on October 23, 2025, and October 30, 2025.
  - Potentially affected agencies, including ITD Division of Aeronautics, City of McCall, and McCall Airport Manager, were notified on October 14, 2025.
  - Property owners within 300 feet of the property line were notified by fact sheet sent on October 15, 2025.
  - The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on October 14, 2025.
  - The site was posted on October 15, 2025.
  - A public hearing was held on November 13, 2025.
2. No one commented during public testimony on the proposal. Written comments were received from agencies; none from the public. See the staff report and minutes of the meeting.
3. 360° Ranch Subdivision Phase 1 was recorded on September 12, 2022, Instrument # 452665, Book 13 Page 89. Each lot contains a designated building envelope and maximum building peak elevation.
4. The applicant wishes to build a home and detached shop building outside of the platted building envelope.

## **CONCLUSIONS**

Based on the foregoing findings, the Valley County Planning and Zoning Commission concludes as follows:

1. Pursuant to Idaho Code section 67-6516 and Valley County Code 9-5H-10, the Planning and Zoning Commission recommends to the Board of County Commissioners approval of the variance. The Board is empowered to grant variances relaxing or modifying the requirements of this title with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this title affecting the size or shape of a structure upon lots, and other land use requirements of this Valley County Code Title 9.
2. The Commission is tasked to consider the interests of the adjacent property owners, of the neighborhood, of utilities, and of various public agencies for all variance requests.
3. That the proposed use is in harmony with the general purpose of the adopted ordinances and policies and will not be otherwise detrimental to public health, safety and welfare.
4. The requested variance is appropriate due to special circumstances. The platted building envelope was created to locate building sites based upon elevation and maximum building height; not to create viewsheds. Each building envelope includes a maximum building elevation. Approval of this variance does not appear to change risk variables to air traffic.
5. The Commission unanimously recommended approval of the variance request.
6. Approval with recommended conditions of approval will not have an undue adverse impact on the environment.
7. Approval with recommended conditions of approval will not have an undue adverse impact on adjoining private property.
8. Approval with recommended conditions of approval will not have an undue adverse impact on government services.
9. Approval is consistent with the Valley County Comprehensive Plan.

## **ORDER**

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, recommends that the application of Larry Vaughn for VAR 25-001 Vaughn Variance, as described in the application, staff report, correspondence, and minutes of the meeting be approved.

## **NOTICE OF FINAL ACTION AND RIGHT TO REGULATORY TAKING ANALYSIS**

The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such requests must be in writing and must be filed with the Valley County Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

**Please take notice** that if this is a decision of the Planning and Zoning Commission it can be appealed to the Valley County Board of Commissioners in accordance with Valley County Code 9-5H-12. The appeal should be filed with the Valley County Planning and Zoning Administrator within ten days of the decision.

**Please take notice** that if this is a decision of the Board of County Commissioners it is a final action of the governing body of Valley County, Idaho. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code, after seeking reconsideration within 14 days in accordance with Valley County Code 9-5H-13 and Idaho Code §67-6535 .

### **END FACTS AND CONCLUSIONS**

\_\_\_\_\_  
Valley County Planning and Zoning Commission Chairman

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

# Valley County Planning and Zoning Commission

PO Box 1350 • 700 South Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

Ken Roberts, Chairman  
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner  
Ben Oyarzo, Commissioner  
Heidi Schneider, Commissioner

## MINUTES

Valley County Planning and Zoning Commission  
November 13, 2025  
Valley County Court House - Cascade, Idaho  
PUBLIC HEARING - 6:00 p.m.

**A. OPEN:** Meeting called to order at 6:00 p.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Excused
PZ Planner II – Lori Hunter:	Present

**B. MINUTES:** Commissioner Potter moved to approve the minutes of October 16, 2025, and October 23, 2025. Commissioner Mabe seconded the motion. Motion passed unanimously.

### C. OLD BUSINESS:

- SUB 25-019 HWY 55 Storage – Preliminary Plat:** Pearson Storage Partners LLC is requesting a conditional use permit for a subdivision on 28.5 acres. Block 1 would include 108 condominium storage units and two offices/bathroom units. Individual septic systems and individual wells are proposed. The use for Block 2 is undefined. Access would be from a joint driveway onto State Highway 55. The site, addressed at 14014 Highway 55, includes parcel RP18N03E331807 and Vandal Flats Subdivision Lot 2 Block 1, located in the NE ¼ Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. *Tabled from September 11, 2025.*  
Action Item.

Commissioner Mabe moved to move SUB 25-019 HWY 55 Storage from the table. Commissioner Oyarzo seconded. Motion passed unanimously. Commissioner Potter did not vote.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest. Commissioner Potter recused herself.

Director Herrick presented the staff report, displayed the site, GIS map, and plat on the projector screen, and summarized the following exhibits submitted by the applicant:

- Exhibit 1** – Revised Preliminary Plat (7 sheets), received November 10, 2025. Vandal Flats Subdivision Lot 2 Block 1 has been removed from the preliminary plat.
- Exhibit 2** – Revised Landscape Concept, received November 10, 2025



8:58 p.m.

3. **VAR 25-001 Vaughn Variance from Building Envelope:** Larry Vaughn is requesting a variance to build outside of the platted building envelope. The 3.06-acre site, addressed 28 Compass Lane, is 360° Ranch Subdivision Phase 1 Lot 7 Block 2, in the W ½ Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – The applicant submitted three images of the site plan and building envelope. Proposed home is slightly outside the building envelope. A shop would be built on the east side of property. (November 10, 2025)
- **Exhibit 2** – The applicant submitted information explaining the request. (November 12, 2025)
- **Exhibit 3** – The applicant submitted mailing information of the two adjoining property owners and an image of a shop similar to the proposed building. (November 12, 2025)

Director Herrick and Commissioners discussed the proposed site plan and platted building envelope. The homeowner association does not have concerns and is support of the applicants. Federal Aviation Administration (FAA) Form 7460.1 will be required prior to building permits for all buildings, not just the home. Only a few lots in this subdivision have been built on. Other building permits within the subdivision have been within the building envelopes. The building envelopes were platted to control building height due to the typical airplane flight pattern at the site. Emily Hart, McCall Airport Manager, stated a hardship does not exists to support a variance.

Chairman Roberts asked for the applicant's presentation.

Larry and Kathy Vaughn, Meridian, referred to **Exhibit 2**. The hardship created is the position and shape of the building envelope. The FAA's concern is the height of structures. The subdivision CCRs require personal items to be garaged. They own various vehicles, recreational toys, and equipment that will be stored in the shop. The FAA Form 7460.1 has been submitted form; however, review is delayed due to the ongoing government shutdown. This lot has a maximum elevation of 5,129-ft as set by the FAA. The proposed building height would be 24-ft below the maximum allowed. Approving the variance would not create a hazard to air navigation.

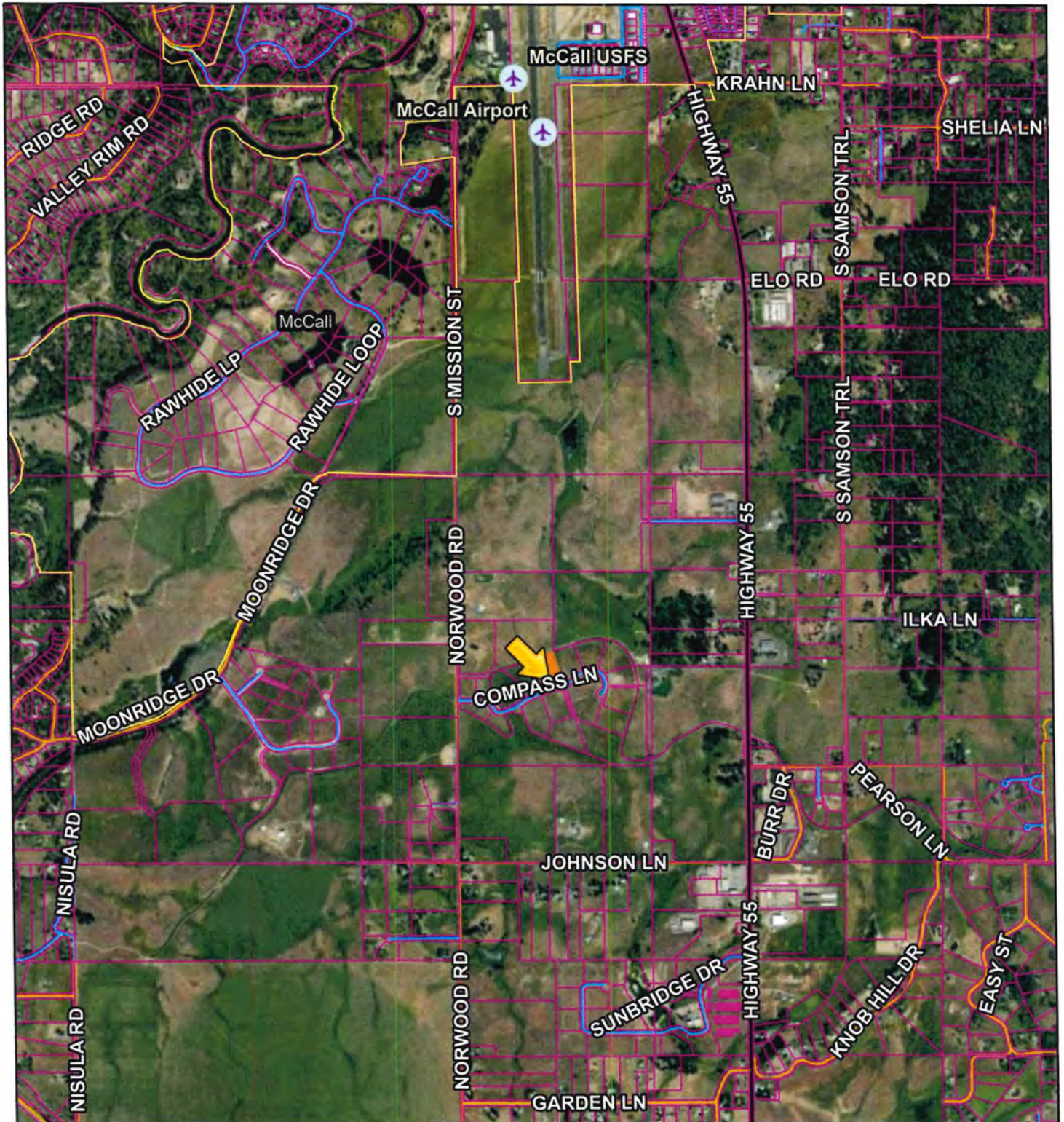
Chairman Roberts opened the public hearing and asked for proponents. There were none.  
Chairman Roberts asked for undecided. There were none.  
Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated. Chairman Roberts stated the applicant must follow FAA standards. The homeowner association approves of the variance, and no one is here to testify against. Commissioner Mabe stated a variance for the home seems minimal, but the shop would be quite a ways outside the platted building envelope. He would expect other lots to make a similar request. The rationale of the building envelopes was discussed. The building envelopes were platted to locate building sites based upon elevation and building height. It was not to create viewsheds. Each building envelope includes a maximum building elevation. Commissioner Mabe stated that approval of this variance would not appear to change risk variables to air traffic.










Commissioner Mabe moved to recommend approval of VAR 25-001 Vaughn Variance from Building Envelope to the Board of County Commissioners. Commissioner Potter seconded the motion. Motion carried unanimously. This matter will be forwarded to the Board of County Commissioners for a final decision.

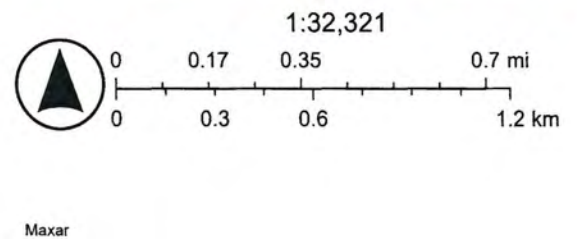


# VAR 25-001 Location



10/7/2025, 2:57:58 PM

- |   |                   |   |             |
|---|-------------------|---|-------------|
|  | Airstrips         |  | COLLECTOR   |
|  | Municipalities    |  | URBAN/RURAL |
|  | Parcel Boundaries |  | PRIVATE     |
|  | Roads             |  | OTHER       |
|  | MAJOR             |   |             |





# VAR 25-001 Aerial



10/7/2025, 2:55:33 PM

## Permits

◆ CUP

◆ EXC

■ Address Points

Parcel Boundaries

## Roads

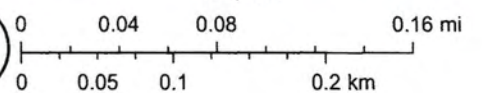
URBAN/RURAL

PRIVATE



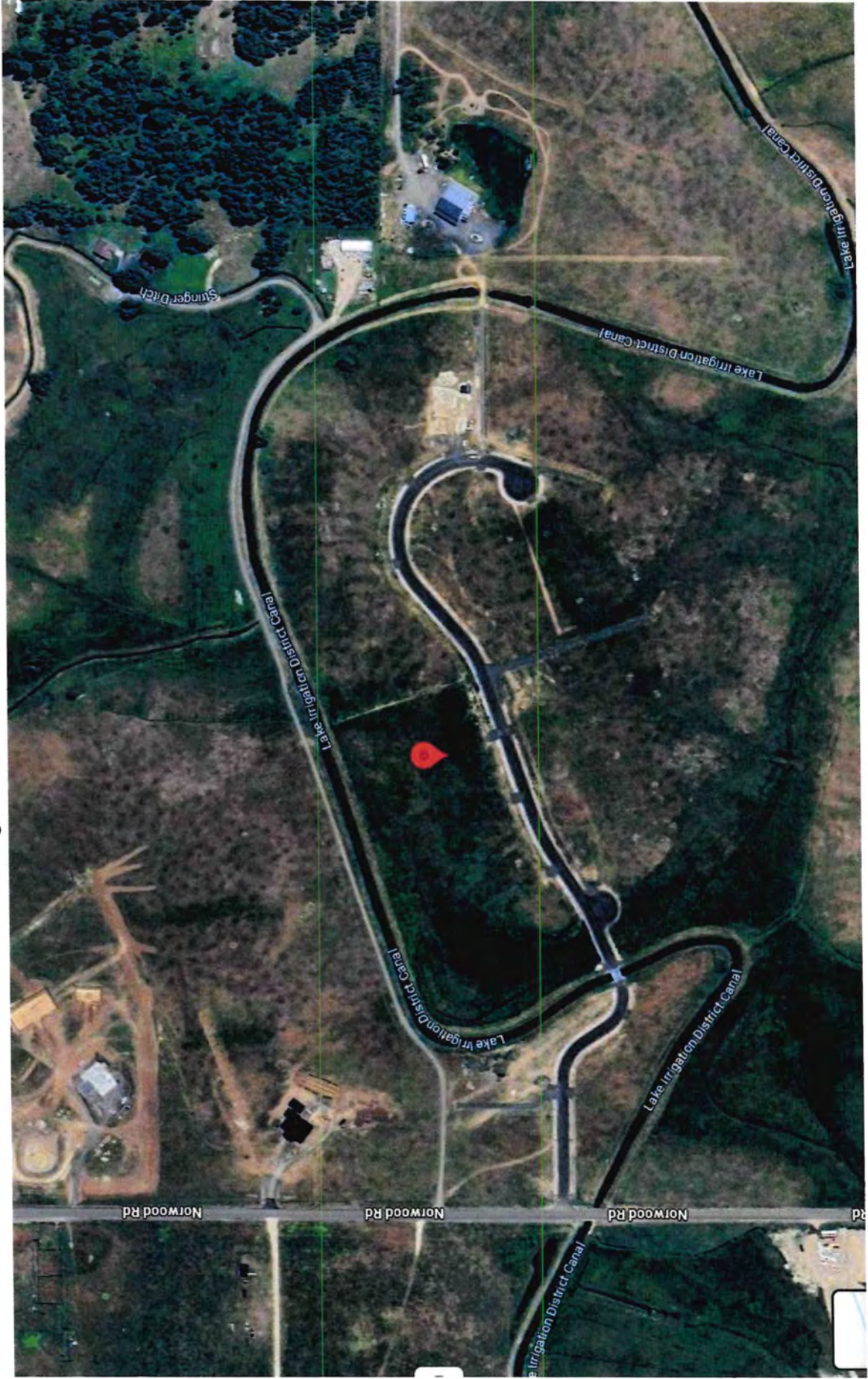
Maxar

1:6,981





Google Maps – Aerial View - 2025





Norwood Road x Compass Lane, Looking Easterly (Source Google Maps – Street View, August 2024)



## T W P . 1 8 N R O 3 E S E C . 2 8

**VALLEY COUNTY**  
**Cartography Dept.**  
**Assessor's Office**  
**Cascade, ID 83611**

Filename: Valley County Base Map  
Scale: 1" = 400 ft.  
Date: 10/31/2024  
Drawn by: L Frederick

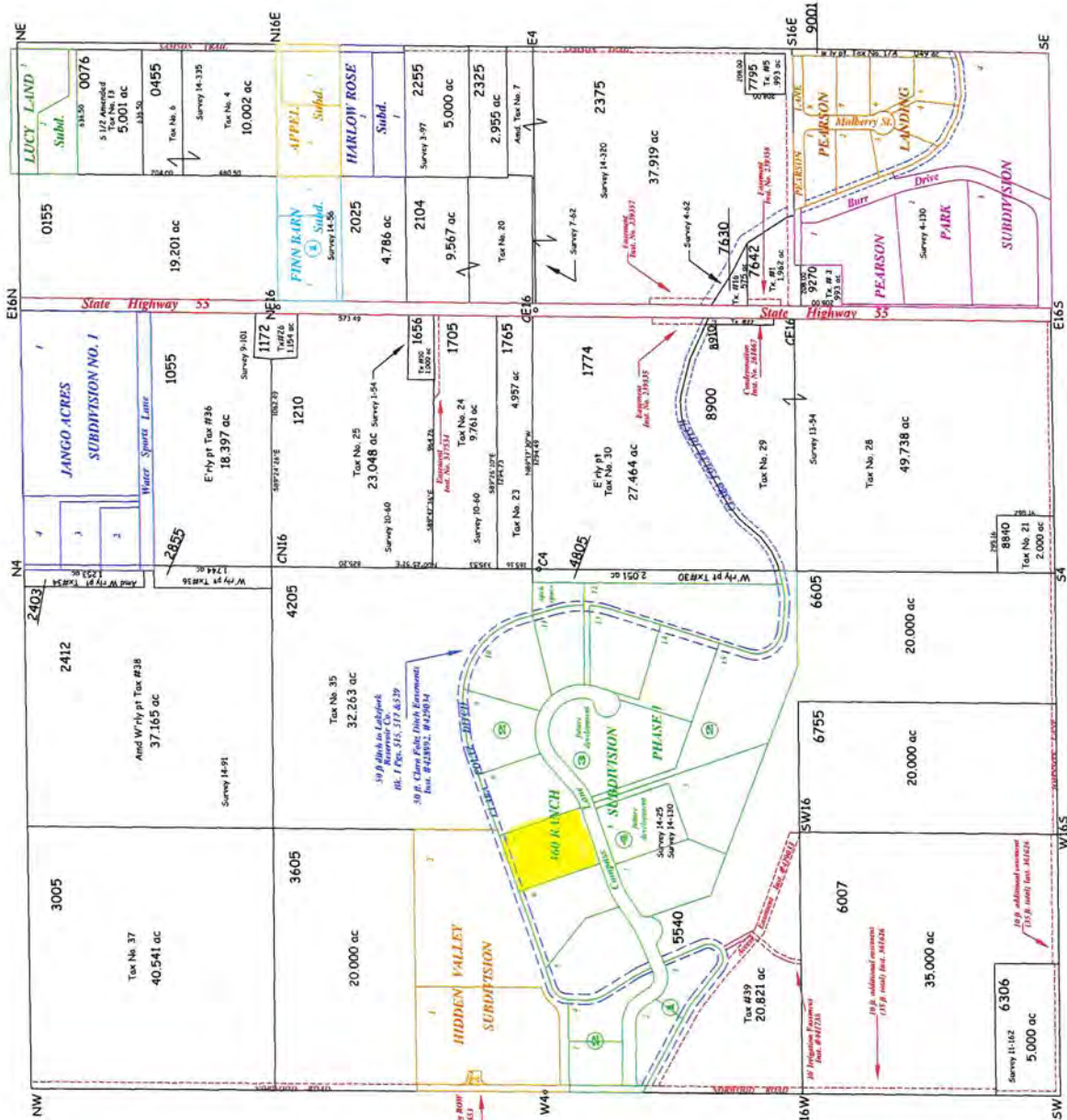


TABLE 1. *Sty. cinnamomifolia* NIFF Removable for Two Incinerators Contained Herbs





# 360 RANCH SUBDIVISION PHASE 1

Located in  
W 1/2 Section 28, T.18N., R.3E., B.M.  
Valley County, Idaho

Instrument # 452865  
Valley County, Idaho  
9-11-2022 12:16:10 PM No. of Pages: 8  
Submitted For: SECRESH ENGINEERING, INC.  
By: Office of the County Engineer  
Title: P.L.T.

CURVE	PANUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	90.00	108.83	62.19	89°17'08"	S56°36'50"W	102.39
C4	68.00	172.10	215.75	145°00'46"	N63°17'20"E	128.71
C5	35.00	41.93	23.90	68°28'52"	N78°31'27"W	35.47
C6	72.00	191.38	292.02	152°17'57"	N53°09'32"E	139.61
C7	920.00	91.28	45.76	100°32'28"	N55°35'13"W	91.16
C8	120.00	137.00	85.47	90°00'00"	S44°35'22"E	135.59
C9	160.00	157.00	85.47	90°00'00"	S44°35'22"E	150.77
C10	65.00	80.23	54.09	28°31'52"	S71°05'07"E	83.15
C11	465.00	87.45	43.86	10°46'32"	N61°45'40"E	87.33
C12	535.00	139.17	69.98	14°54'15"	S53°49'31"W	136.77
C13	465.00	170.96	69.82	14°54'15"	S53°49'31"W	170.62
C14	35.00	40.07	22.55	68°28'52"	N78°31'27"W	35.47
C15	35.00	40.07	22.55	68°28'52"	N78°31'27"W	35.47
C16	80.00	88.31	44.08	56°31'12"	S72°35'45"E	84.81
C17	25.00	30.27	25.00	90°00'00"	S45°22'28"W	35.36
C18	125.00	122.65	66.77	56°13'17"	N61°25'46"W	117.79
C19	100.00	138.81	63.22	79°31'53"	S71°05'07"E	127.63
C20	500.00	94.04	47.16	10°46'32"	N61°45'40"E	53.90
C21	500.00	125.05	63.40	14°54'15"	S53°49'31"W	129.70
C22	150.00	157.00	85.47	90°00'00"	S44°35'22"E	150.77
C23	160.00	107.33	55.22	33°14'27"	S71°05'07"E	108.63

LINE	LENGTH	BEARING
L6	22.02	S23°08'27"E
L7	45.39	N49°05'34"E
L8	78.11	N68°10'30"E
L9	45.45	S45°22'28"W
L10	59.87	S89°55'12"E

BENCHMARK	ELEVATION
BM-1	5078.85
BM-2	5078.09
BM-3	5077.14
BM-4	5077.40

SCALE: 1"=100'  
BEARINGS BASED ON GPS DERIVED  
STATE PLANE GRID, IDAHO WEST ZONE  
VERTICAL DATUM NAD83

## LEGEND

- SUBDIVISION BOUNDARY
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" X 30" REBAR MKD LS 8577
- SET 1/2" X 24" REBAR MKD LS 8577
- SET 3/8" X 24" REBAR MKD LS 8577
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- ANGLE POINT - NOTHING SET
- EASEMENT LINE
- WETLANDS - NO BUILD AREA
- BENCHMARK
- BLOCK NUMBER
- FAA ANALYZED SITE



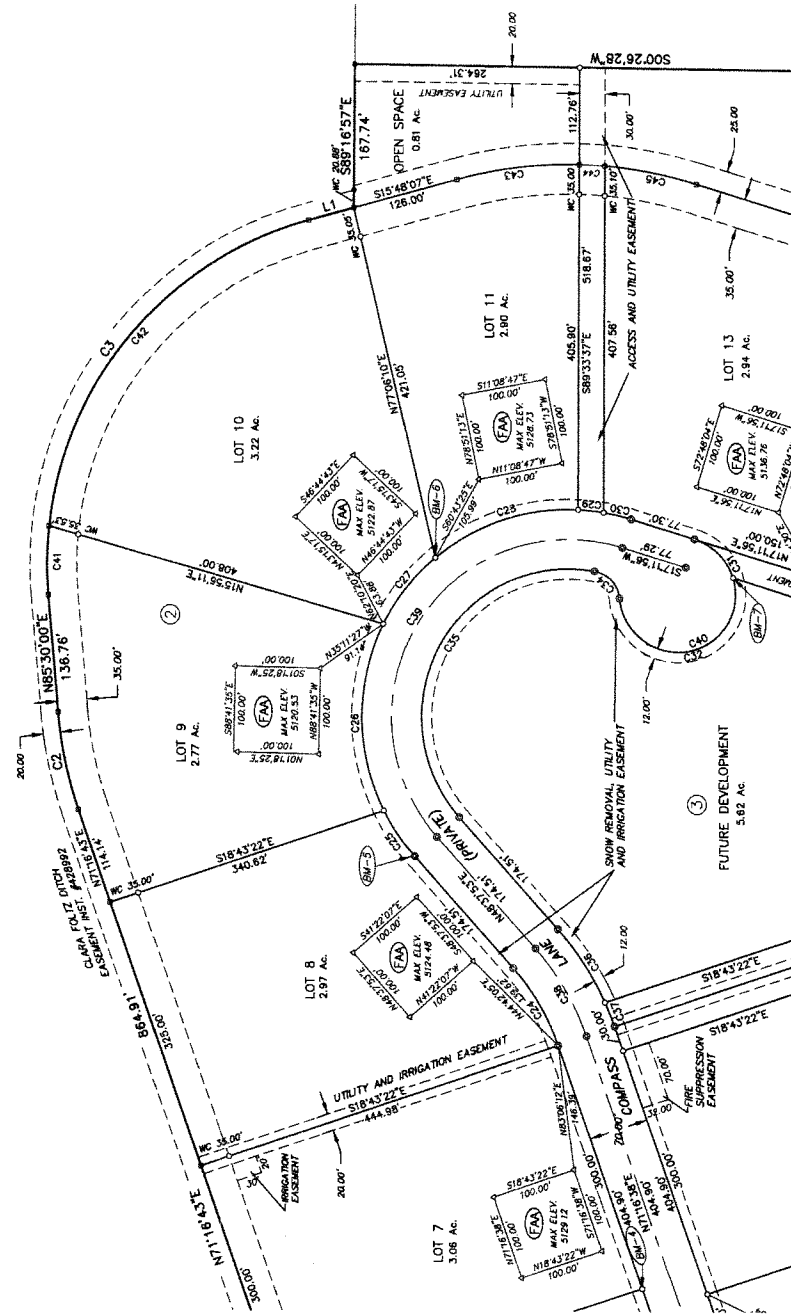
SECRESH ENGINEERING, INC.  
McCall, Idaho



# 360 RANCH SUBDIVISION PHASE 1

Located in  
W 1/2 Section 28, T.18N., R.3E., B.M.  
Valley County, Idaho

Instrument # 452866  
VALLEY COUNTY, IDAHO  
8-12-2023 12:16:18 PM No. of Pages: 6  
Recorded by  
JESSIE M. HALLER  
E.O. Official Recorder Deputy  
Made in U.S.A.



SCALE: 1"=100'  
BEARINGS BASED ON GPS DERIVED  
STATE PLANE GRID, IDAHO WEST ZONE  
VERTICAL DATUM NAD83

## LEGEND

- SUBDIVISION BOUNDARY
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" X 30" REBAR MKD LS 8577
- SET 1/2" X 24" REBAR MKD LS 8577
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- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- ANGLE POINT - NOTHING SET
- EASEMENT LINE
- WETLANDS - NO BUILD AREA
- BENCHMARK
- ② BLOCK NUMBER
- ⊕ FAA ANALYZED SITE



LINE	LENGTH	BEARING
L1	\$5.9	\$15°48'07"E
L2	\$5.9	\$15°48'07"E

BENCHMARK	ELEVATION
BM-4	5077.40
BM-5	5082.75
BM-6	5085.35
BM-7	5087.25

LINE	LENGTH	BEARING
L1	\$5.9	\$15°48'07"E
L2	\$5.9	\$15°48'07"E
L3	\$5.9	\$15°48'07"E
L4	\$5.9	\$15°48'07"E
L5	\$5.9	\$15°48'07"E
L6	\$5.9	\$15°48'07"E
L7	\$5.9	\$15°48'07"E
L8	\$5.9	\$15°48'07"E
L9	\$5.9	\$15°48'07"E
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SEGES ENGINEERING, INC.  
McCall, Idaho

# 360 RANCH SUBDIVISION PHASE 1

Located in  
W 1/2 Section 28, T.18N., R.3E., B.M.  
Valley County, Idaho

Instrument # 452865  
VALLEY COUNTY, CASCADE DUMP  
RECORDED IN 11-18-2002  
RECORDED IN 11-18-2002  
BY CLARA A. MILLER  
REGISTERED PROFESSIONAL SURVEYOR  
IDaho No. 14,247

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CURBO
C28	245.00	32.45	18.45	72.00	N072°26'E	32.83
C29	245.00	32.45	18.45	72.00	N072°26'E	32.83
C30	68.00	68.49	36.17	56°01'24"	N45°12'48"E	43.87
C31	68.00	68.49	36.17	56°01'24"	N45°12'48"E	43.87
C32	68.00	68.49	36.17	56°01'24"	N45°12'48"E	43.87
C33	35.00	22.81	12.21	72°00'00"	S10°40'32"E	15.23
C34	35.00	22.81	12.21	72°00'00"	S10°40'32"E	15.23
C35	35.00	22.81	12.21	72°00'00"	S10°40'32"E	15.23
C36	35.00	22.81	12.21	72°00'00"	S10°40'32"E	15.23
C37	35.00	22.81	12.21	72°00'00"	S10°40'32"E	15.23
C38	35.00	22.81	12.21	72°00'00"	S10°40'32"E	15.23
C39	35.00	22.81	12.21	72°00'00"	S10°40'32"E	15.23
C40	68.00	294.60	100.39	248°13'31"	S08°11'18"E	30.03
C41	68.00	294.60	100.39	248°13'31"	S08°11'18"E	30.03
C42	68.00	294.60	100.39	248°13'31"	S08°11'18"E	30.03
C43	485.00	108.07	54.16	12°37'28"	N10°53'12"E	108.85
C44	135.00	238.09	163.91	101°02'58"	S43°12'28"E	208.41
C45	300.00	98.37	48.63	18°47'18"	N08°45'25"E	97.93

BENCHMARKS	
BM-4	5077.40
BM-7	5082.25
BM-8	5073.27
BM-9	5081.30

SCALE: 1"=100'  
BEARINGS BASED ON GPS OBSERVED  
STATIONED TO THE NEAREST ZONE  
VERTICAL DATUM NAVD83

## LEGEND

SUBDIVISION BOUNDARY

- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" X 30" REBAR MKD LS 8577
- SET 1/2" X 24" REBAR MKD LS 8577
- SET 3/8" X 24" REBAR MKD LS 8577
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- ANGLE POINT - NOTHING SET

EASEMENT LINE

METLANDS - NO BUILD AREA

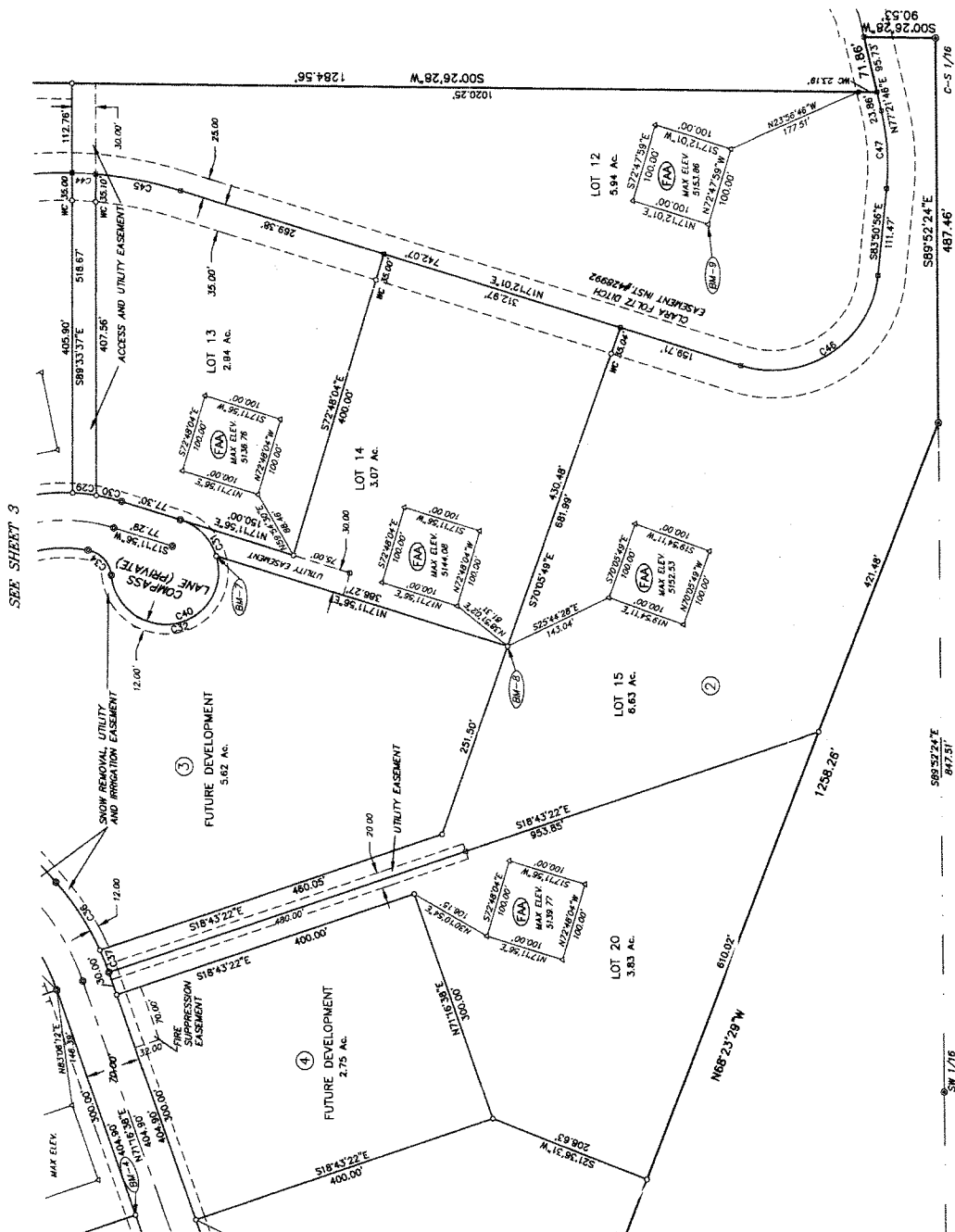
BENCHMARK

BLOCK NUMBER

FAM ANALYZED SITE



SPECIES ENGINEERING, INC.  
McCall, Idaho



# 360 RANCH SUBDIVISION PHASE 1

Located in  
W 1/2 Section 28, T.18N., R.3E., B.M.  
Valley County, Idaho

Instrument # 452865  
VALLEY COUNTY CLERK  
RECORDED  
DOUGLAS A. MILLER  
CLERK OF PLATS

## CERTIFICATE OF OWNER

A parcel of land, located in Section 28 T.18N., R.3E., B.M., more particularly described as follows:

COMMENCING at the west 1/4 corner of said Section 28 as shown on a Record of Survey, filed in Book 14 of Page 25 of Surveys, Records of Valley County, Idaho; thence, along the west line of said Section 28,

A.) S.0°27'38"W, 125.24 feet to the POINT OF BEGINNING; thence, departing said section line,

1.) S.89°56'14"E, 473.28 feet to a point in Clara Faltz Ditch; thence, along said ditch,

2.) along a curve to the right having a radius of 90.00 feet, an arc length of 108.83 feet, through a central angle of 69°17'06"; and a chord bearing and distance of N.36°39'50"E, 102.32 feet; thence,

3.) N.7°18'23"E, 392.59 feet; thence,

4.) N.7°18'43"E, 864.91 feet to the beginning of a tangent curve; thence,

5.) along said curve to the right having a radius of 420.00 feet, an arc length of 116.66 feet, through a central angle of 14°13'17"; and a chord bearing and distance of N.78°23'21"E, 116.36 feet; thence, tangent from said curve,

6.) N.8°30'00"E, 136.76 feet to the beginning of a tangent curve; thence,

7.) along said curve to the right having a radius of 425.00 feet, an arc length of 383.75 feet, through a central angle of 78°41'53"; and a chord bearing and distance of S.55°09'04"E, 538.94 feet; thence, tangent from said curve,

8.) S.1°54'07"E, 55.19 feet; thence, departing said ditch,

9.) S.89°18'57"E, 167.74 feet; thence,

10.) S.0°26'28"W, 1284.56 feet to a point in said Clara Faltz Ditch; thence, along said ditch,

11.) N.7°21'46"E, 71.86 feet to a point on the east line of the NE 1/4 of the SW 1/4 of said Section 28; thence, departing said ditch, along said 1/4 section line,

12.) S.0°26'28"W, 90.53 feet to the C-S 1/16 corner of said Section 28; thence, along the south line of the NE 1/4 of the SW 1/4 of Section 28,

13.) N.89°52'24"W, 487.46 feet; thence, departing said 1/16 line,

14.) N.6°23'29"W, 125.86 feet; thence,

15.) N.18°43'22"W, 345.21 feet to the beginning of a non-tangent curve; thence,

16.) along said curve to the right having a radius of 68.00 feet, an arc length of 172.10 feet, through a central angle of 145°00'46"; and a chord bearing and distance of S.63°17'26"W, 129.71 feet to the beginning of a reverse curve; thence,

17.) along said curve to the left having a radius of 35.00 feet, an arc length of 41.83 feet, through a central angle of 66°38'53"; and a chord bearing and distance of N.78°31'37"W, 39.47 feet; thence, tangent from said curve,

18.) S.67°08'57"W, 83.51 feet to a point in said Clara Faltz Ditch; thence, along said ditch,

19.) S.23°08'27"E, 222.26 feet to the beginning of a tangent curve; thence,

20.) along said curve to the right having a radius of 72.00 feet, an arc length of 191.38 feet, through a central angle of 152°17'57"; and a chord bearing and distance of S.53°00'32"W, 139.81 feet; thence, tangent from said curve,

21.) N.50°30'30"W, 197.29 feet to the beginning of a tangent curve; thence,

22.) along said curve to the left having a radius of 320.00 feet, an arc length of 31.28 feet, through a central angle of 10°33'26"; and a chord bearing and distance of N.55°52'13"W, 91.16 feet; thence, tangent from said curve,

23.) N.60°53'56"W, 470.34 feet to a point on the west line of said Section 28; thence, along said section line,

24.) N.0°27'36"E, 378.88 feet to the POINT OF BEGINNING.

CONTAINING 66.88 Acres, more or less.

That it is the intention of the undersigned to and they do hereby include said land in this subdivision, to be provided from Lake Irrigation District in accordance with Idaho Code 31-3805(b). Lots within the subdivision will be entitled to irrigation water rights as stated in the Declaration of Covenants, Conditions, Restrictions and Easements for the 360 Ranch, as recorded with the Office of Recorder of Valley County, Idaho. Owners will be obligated for assessments from Lake Irrigation District.

GFL HOLDINGS LLC

By: AARON CRAMBLET, MEMBER

## CERTIFICATE OF COUNTY SURVEYOR

I, GEORGE BOWERS, REGISTERED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

9-7-22  
VALLEY COUNTY SURVEYOR

## CERTIFICATE OF SURVEYOR

I, RALPH MILLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

RALPH MILLER  
IDAHO NO. 8577



## CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE 9/7/22  
COUNTY TREASURER

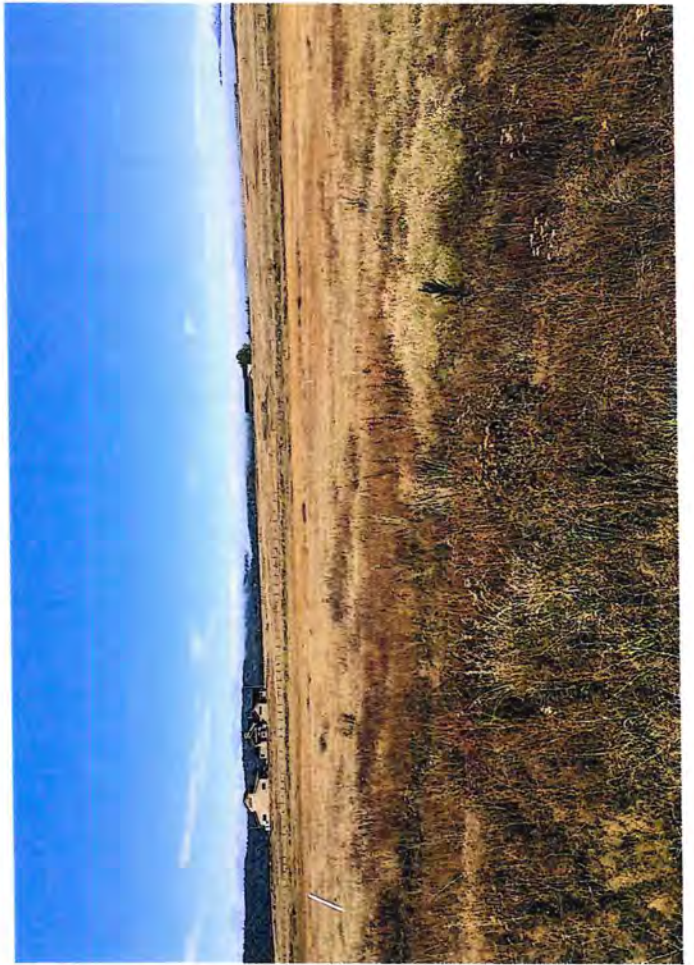
AP18N03E284175  
AP18N03E284280

NOTARY PUBLIC FOR IDAHO  
My Commission Expires: 4-11-25



SBCEESH ENGINEERING, INC.  
McCall, Idaho









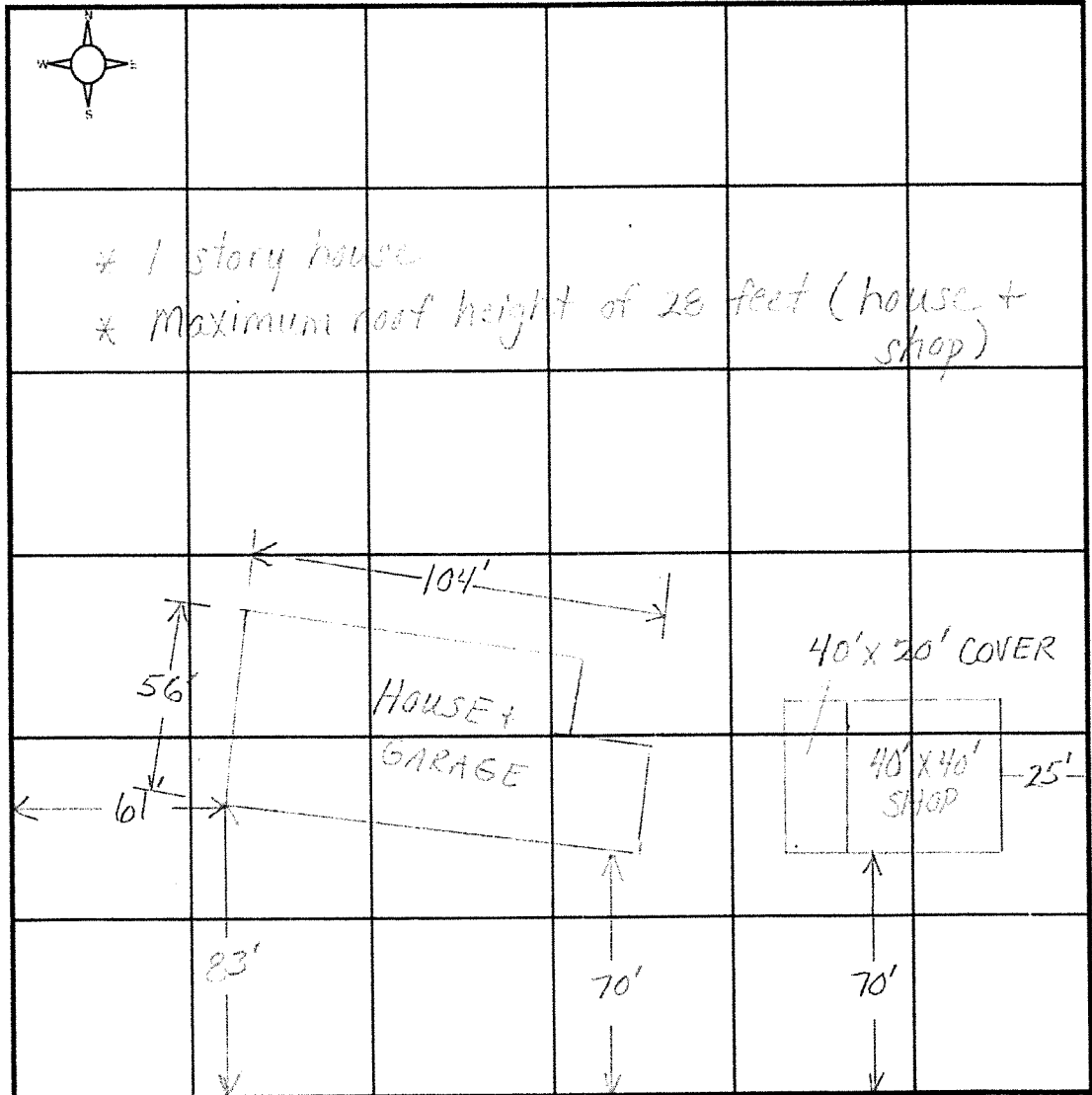
**Public Health District**

**Public Health District**

Please draw an aerial view of the property showing the outline of buildings, property lines, well location water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches and streams, easements and right of ways, driveway and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield.

### Plot Plan

Scale: 1" = 50'



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

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I understand that any deviation from the plans, conditions, and specifications, is prohibited unless it is approved in advance by the Director or his designee. I hereby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation.

(Official Use Only)

Plot Plan Approval Date: \_\_\_\_\_ EHS Name: \_\_\_\_\_ EHS #: \_\_\_\_\_

Revision Date: 10/2010 NRI

**From:** Emily Hart <ehart@mccall.id.us>

**Sent:** Wednesday, October 15, 2025 11:30 AM

**To:** Lori Hunter <lhunter@valleycountyid.gov>

**Subject:** Re: Public Notices - Valley County PZ - November 13, 2025

Hi Lori,

VAR 25-001 Vaughn Variance from Building Envelope:

McCall Airport does not support a variance to the building envelope. It is unclear what hardship is created by the envelope in pursuing the property owner's goals. The 360° Ranch building envelopes were identified in consideration of FAA and ITD Aeronautics efforts to strengthen land use compatibility policies and practices in the original subdivision process.

Emily Hart, C.M. | McCall Airport Manager  
336 Deinhard Lane Hangar 100 | McCall, ID 83638  
Direct: 208.634.8965 | Cell: 208.630.3441  
[www.mccall.id.us/airport](http://www.mccall.id.us/airport)



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

- ☐ Cascade  
☐ Donnelly  
☐ McCall  
☐ McCall Impact  
☒ Valley County

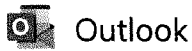
Rezone # \_\_\_\_\_

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat \_\_\_\_\_

VAR 25-001 Larry Vaughn

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- |  |   |
|--|---|
| <input type="checkbox"/> high seasonal ground water  | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> other _____                |
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> central sewage    | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interim sewage    | <input type="checkbox"/> central water           |   |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water        |   |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> central sewage   | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> central water           |  |
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> food establishment     | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store          |  |
- ☒ 14. Per the plat: "To construct buildings or structures outside of the site, the property owner must obtain approval from the 360 Ranch Property association and work with the FAA as necessary to verify that airport approach requirements can be met". CDH agrees with the plat requirements.
- Reviewed By: Bruce Cope Date: 10/27/25



Outlook

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## Public Notices - Valley County PZ - November 13, 2025

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From Kendra Conder <Kendra.Conder@itd.idaho.gov>

Date Wed 10/15/2025 1:14 PM

To Cynda Herrick <cherrick@valleycountyid.gov>

Cc Lori Hunter <lhunter@valleycountyid.gov>

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Hi Cynda,

ITD does not have any comments for the November 13 agency notice. However, our request for turn lane warrants for SUB 25-019 has not been met.

Let me know if you have any questions!

**Kendra Conder**

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



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October 20, 2025

Cynda Herrick, Planning & Zoning Director  
Valley County Planning & Zoning  
219 N. Main Street  
P.O. Box 1350  
Cascade, Idaho 83611  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

Subject: Public Notices - Valley County PZ - November 13, 2025

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).  
For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

#### 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith  
Regional Administrator

# 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



## Variance Application

See Section 9-5H-10 Valley County Code

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Credit Card <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check # _____
FILE # VAR	<u>25-001</u>	FEE \$ <u>250-</u>
ACCEPTED BY	_____	DATE <u>9-29-2025</u>
CROSS REFERENCE FILE(S):	<u>360° Ranch</u>	
PROPOSED USE:	<u>Variance from building envelope on plat</u>	
<input type="checkbox"/> Shared Driveway		<input type="checkbox"/> Setback Variance <input checked="" type="checkbox"/> Other

Applicant Name LARRY VAUGHN

Applicant Signature Larry Vaughn Date 9-29-25

Mailing Address 1317 W CLARNDAL ST  
MERIDIAN, IDAHO 83642

Phone [REDACTED] Email [REDACTED]

Property Parcel Number Lot 7 Block 2

Subdivision (if applicable) 360 Ranch Phase 1

Parcel Physical Address 28 COMPASS LN, MCCALL

### Required Attachments

1. Proposed Site Plan
2. Narrative statement demonstrating:
  - That special conditions and circumstances exist which are not a result from any action of the Applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.
  - That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
3. Shared Driveway Variances require a shared driveway maintenance agreement. The shared driveway must be built to the satisfaction of the relevant fire department.

**From:** KATHIE VAUGHN [REDACTED]  
**Sent:** Monday, September 29, 2025 4:03 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>  
**Cc:** [REDACTED]  
**Subject:** Re: Variance Application

Cynda and Lori,

I submitted Form 7460-1 to the FAA last week. I will send you the FAA approval when received.

Also, the site plan that I sent is on a scale of 50 feet per 1 inch square. Our property is 300 feet across the front. I couldn't find setback dimensions for the FAA building envelope or I would have drawn them on the site plan.

Larry Vaughn

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**From:** KATHIE VAUGHN [REDACTED]  
**Sent:** Monday, September 29, 2025 12:10 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** [REDACTED] Lori Hunter <lhunter@valleycountyid.gov>  
**Subject:** Variance Application

Cynda,

Please consider allowing a building envelope variance for our residence and shop build. Our plans will easily comply with the height restriction of 35 feet for the residence and shop/RV garage. Maximum height of both structures would be 28 feet. The subdivision developers, Aaron and Rose Cramblett will approve this request and our house plans. Please let me know if you need more information.

Larry and Kathie Vaughn  
[REDACTED]

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**From:** KATHIE VAUGHN [REDACTED]  
**Sent:** Monday, September 29, 2025 12:10 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** [REDACTED] Lori Hunter <lhunter@valleycountyid.gov>  
**Subject:** Variance Application

Cynda,

Please consider allowing a building envelope variance for our residence and shop build. Our plans will easily comply with the height restriction of 35 feet for the residence and shop/RV garage. Maximum height of both structures would be 28 feet. The subdivision developers, Aaron and Rose Cramblett will approve this request and our house plans. Please let me know if you need more information.

Larry and Kathie Vaughn  
[REDACTED]



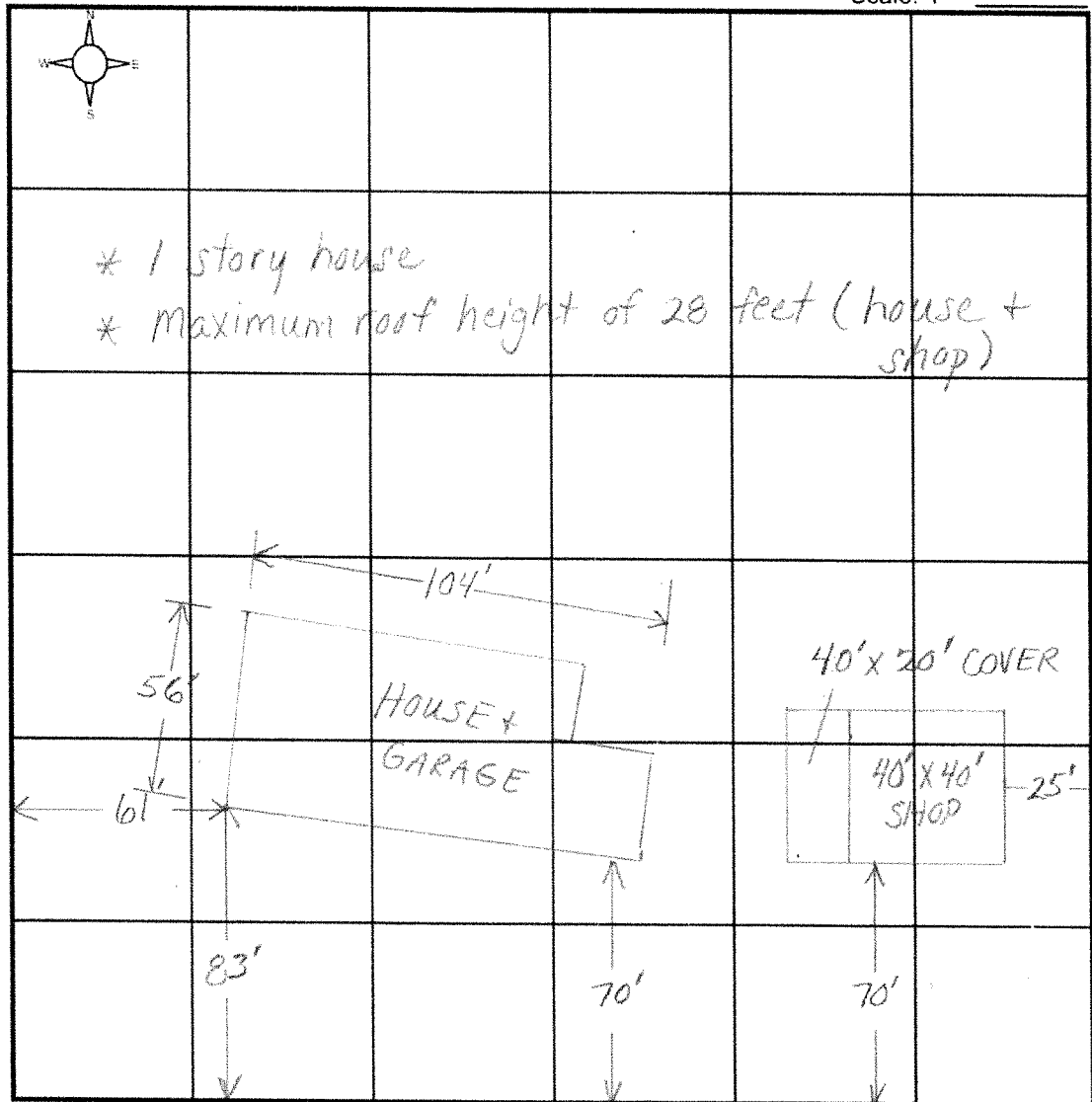
**Public Health**

**Idaho Public Health Districts**

Please draw an aerial view of the property showing the outline of buildings, property lines, well location, water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches and streams, easements and right of ways, driveway and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield.

Plot Plan

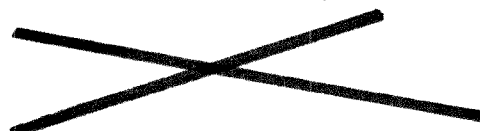
Scale: 1" = 50'



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

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I understand that any deviation from the plans, conditions, and specifications, is prohibited unless it is approved in advance by the Director or his designee. I hereby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation.

(Official Use Only)



Plot Plan Approval Date: \_\_\_\_\_ EHS Name: \_\_\_\_\_ EHS #: \_\_\_\_\_

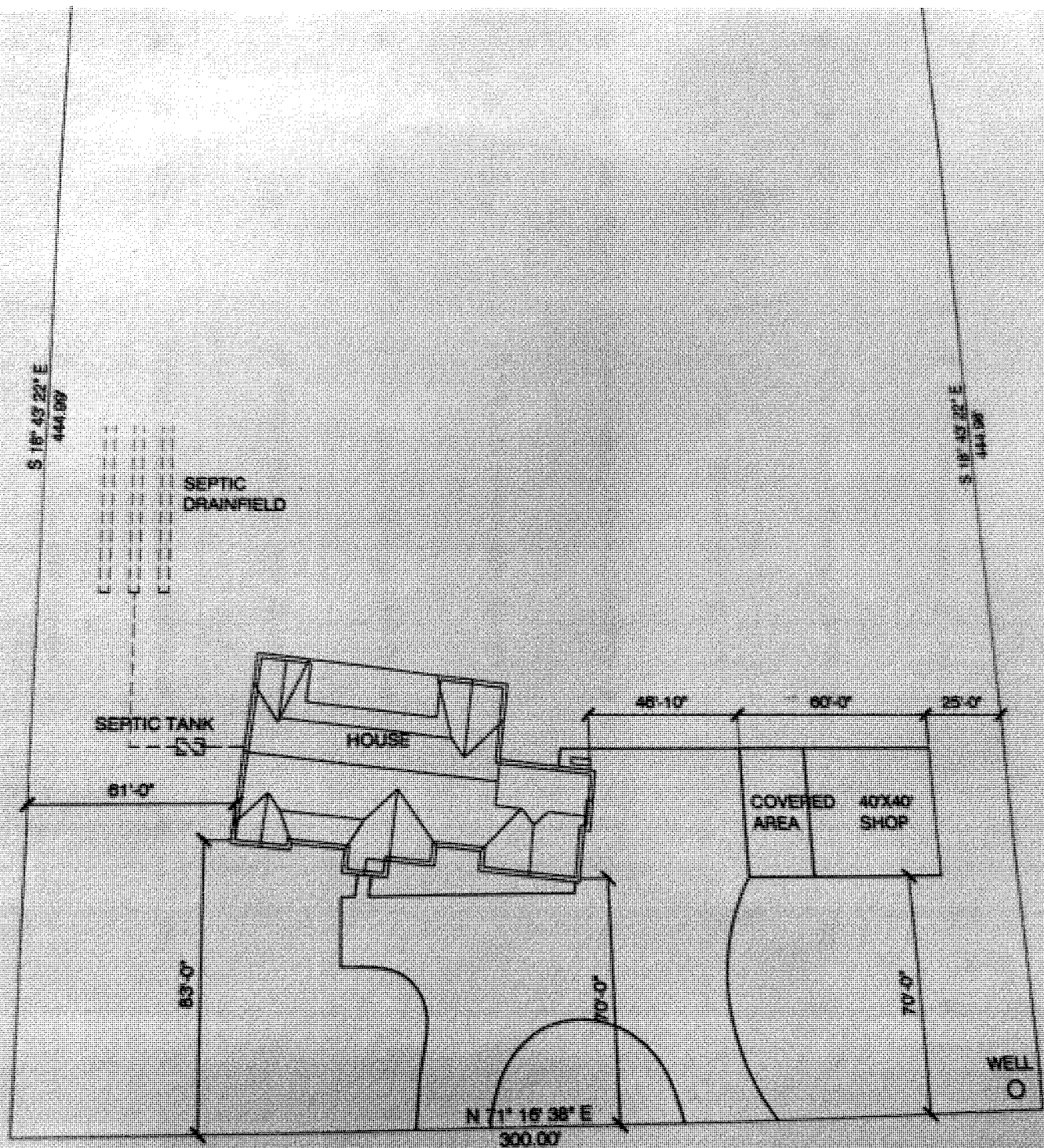
Revision Date: 10/2010 NRU

**From:** Larry Vaughn [REDACTED]  
**Sent:** Monday, November 10, 2025 1:42 PM  
**To:** Larry Vaughn [REDACTED]  
**Cc:** Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick  
<cherrick@valleycountyid.gov>; Home [REDACTED]  
**Subject:** Re: VAC 25-001

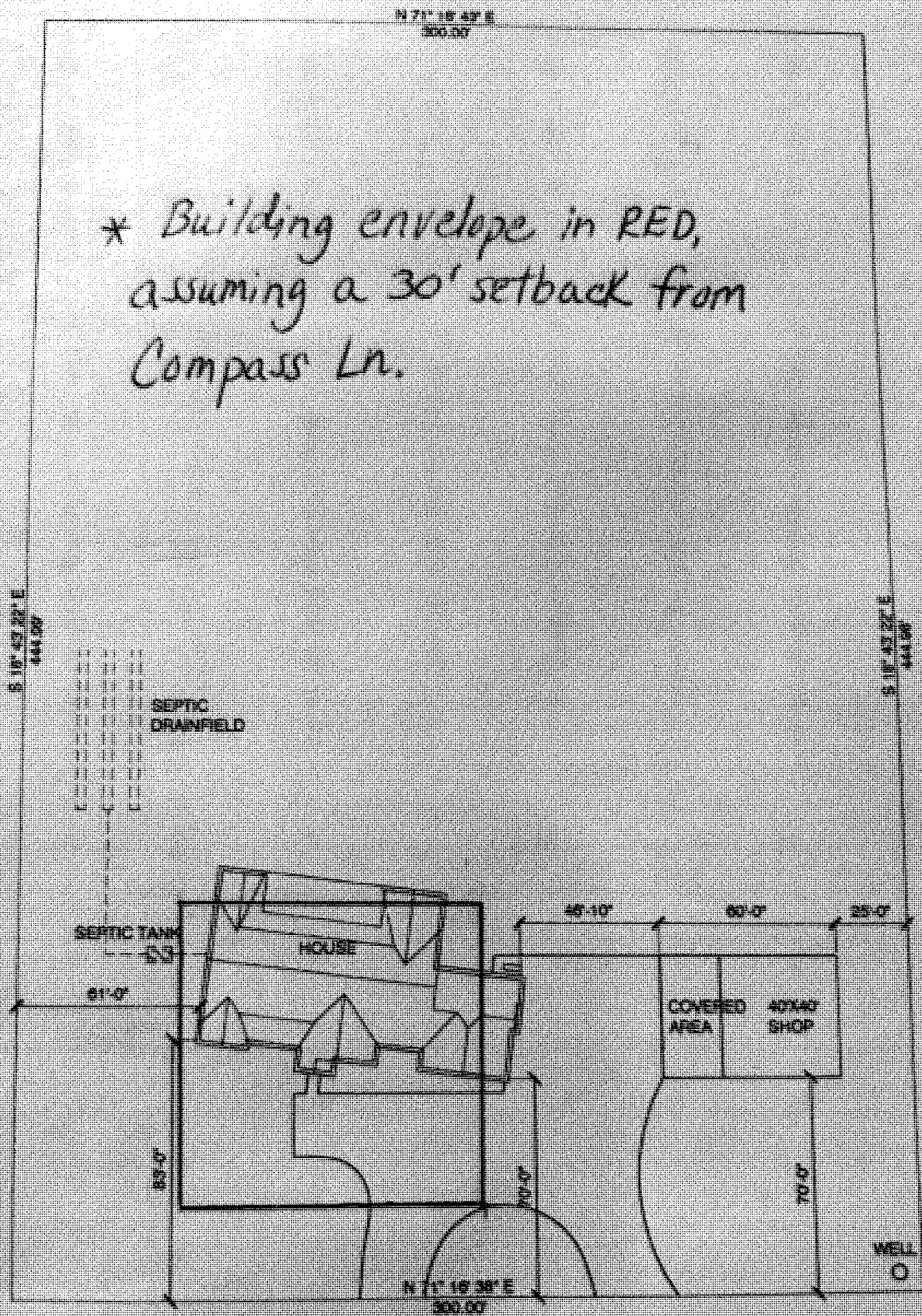
Lori and Cynda, I'm including 3 updated images for the 28 Compass Ln variance discussion. The first image is an updated proposed site plan from our architect. The second and third images are updated to include the property building envelope, as close as I could determine without knowing the setbacks from the south and west property lines. I will submit more information asap.  
Larry Vaughn







\* Building envelope in RED,  
assuming a 30' setback from  
Compass Ln.

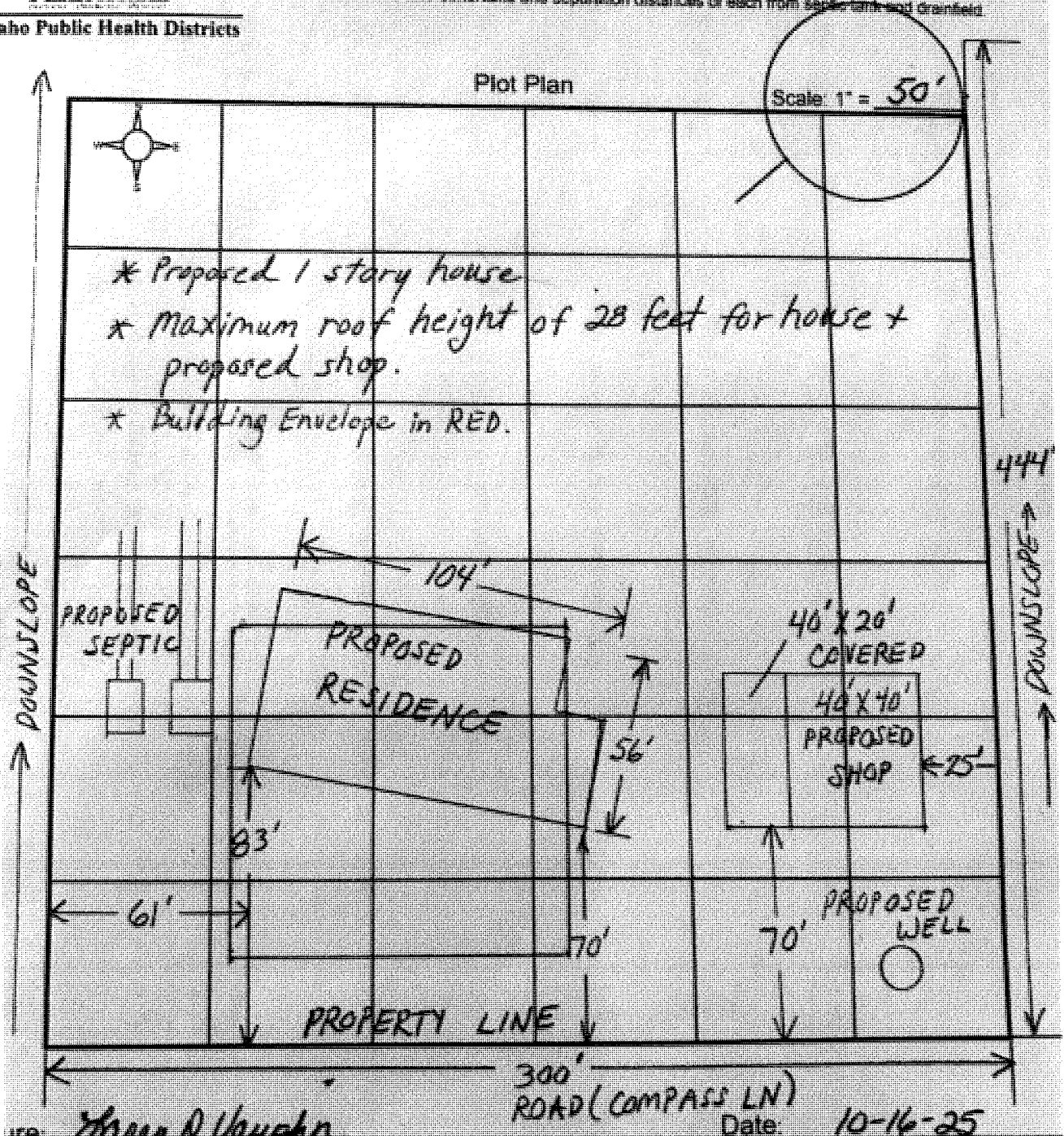




Public Health

Iahe Public Health Districts

Please draw an aerial view of the property showing the outline of buildings, property lines, well location, water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches or streams, easements and right-of-ways, driveway and parking area, cut banks, and location of street road. Indicate dimensions and separation distances of each from septic tank and drainfield.



I hereby certify that all answers and statements on this application are true and complete to the best of my knowledge and that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit can be revoked. I further certify that any deviation from the plans, conditions, and specifications, is prohibited unless it is approved in advance by the Health District. I hereby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation.



From: [REDACTED]

Sent: Wednesday, November 12, 2025 8:42 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Larry Vaughn [REDACTED]

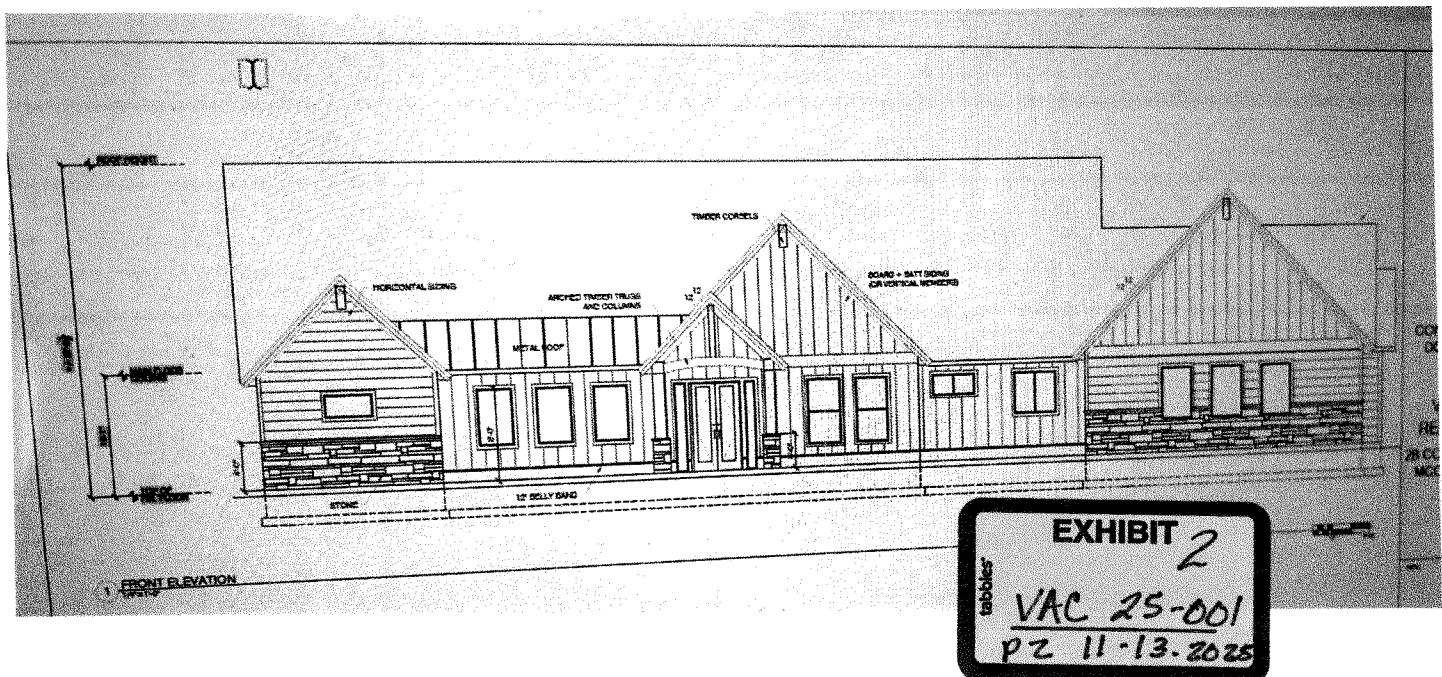
Subject: VAC 25-001 Variance narrative and image

Dear Valley County Planning and Zoning Commission,

We are seeking approval for a variance to the building envelope on 28 Compass Lane. The current envelope is 100ft x 100ft, as shown on the plat map. We are requesting to build most of our residence within the envelope, but some of the dwelling would be outside the envelope. The proposed shop would be at the same elevation and would have a maximum height far below the maximum height for the lot (5129'). Our undue hardship is the position and shape of this envelope and the need to have storage for our personal items. Our hope and request is to build a 1 level home and shop. Both will fall well below the current height restrictions for Valley County and the FAA. Based on our conversations with staff at the FAA, their concern is strictly based on the height of the structures. Our need for a shop is due to the current CC&R's in 360 Ranch which require personal items to be garaged. Aesthetically, we are hoping to keep all of our personal items nicely closeted. If this variance is not granted we would need to build a very large 6 car garage onto the house. We need to house a boat, travel trailer, 1977 Ford Bronco, a camp trailer and wood working tools. Going into our retirement years, we would like to maintain a single level home. Our current house drawings and shop have been approved by 360 Ranch. This approval was part of the closing documents when we purchased the property. We have submitted the FAA form 7460-1 but until the government shut down concludes, our application cannot be reviewed.

It is our opinion that the property cannot be used reasonably under the current building envelope. Our property has a maximum elevation of 5129' as set by the FAA. Our proposed buildings would have a height of approximately 5105', 24' below the property maximum. Allowing this variance would not create a hazard to air navigation. The building height for both structures would also fall within the requirements for Valley County. We believe this is a reasonable request for variance and we appreciate your consideration.

Larry and Kathie Vaughn



**From:** Larry Vaughn <[REDACTED]>  
**Sent:** Wednesday, November 12, 2025 2:46 PM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Vaughn variance request

Lori,

This is a list of the adjoining property owners within 300' of the proposed site.

1. Shawn and Amanda Olson  
415 E Curling Dr, Boise ID 83702

2. GFL Holdings  
Aaron and Rose Cramblet  
PO Box 2554  
McCall, ID 83638

Also, I'm including an image of a shop, similar to what we propose building.

Larry and Kathie Vaughn

