

## Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Fax: 208-382-7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

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**STAFF REPORT:** C.U.P. 21-27 Timber Creek Reserve - Preliminary Plat  
**HEARING DATE:** October 14, 2021  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT/:** Northlake-Durham LLC  
**OWNER** C/O C.P. Shannon  
P.O. BOX 1027  
Meridian ID 83680  
**ENGINEER:** Crestline Engineering  
P.O. Box 2330  
McCall, ID 83638  
**SURVEYOR:** Sawtooth Land Surveying LLC  
2030 S Washington ST  
Emmett, ID 83617  
**LOCATION/SIZE:** 188 and 200 Durham Lane  
RP16N03E219990, RP16N03E280005, &  
Wagon Wheel Ranch #1 Lots 1 & 2, Block 1  
SESE Section 21 and NE ¼ Section 28, T.16N, R.3E,  
Boise Meridian, Valley County, Idaho.  
37 Acres  
**REQUEST:** Single-Family Residential Subdivision  
**EXISTING LAND USE:** Agricultural (Timber) and Single-Family Residential Lots

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Northlake-Durham LLC is requesting a conditional use permit for an 81-lot single-family residential subdivision on 37 acres. The property is currently two rural parcels (30 acres and 5 acres) and two subdivision lots (1.3 acres and 0.6 acres)

Proposed lot sizes range from 11,326 sq. ft. (0.26 acres) to 28,314 sq. ft. (0.65 acres). Density is proposed at 2.2 units per acre.

Lots would be accessed at two separate locations from Durham Lane onto new public roads that would be a 70' right-of-way with a 24-foot paved travelled way.

Water and sewer would be provided by North Lake Recreational Sewer and Water District. Underground utilities (electrical, cable television, and telephone) are proposed in 12-foot-wide utility easements adjacent to rights-of-way.

A draft wildfire protection plan has been submitted. Hydrants placed throughout the subdivision will be connected to Northlake waterlines.

There are wetlands on the property and are shown on Application Sheets 3, 4, & 5.

Entry features would include large stone boulders with the name of the subdivision along with large overhead timber arches at both entrances to the subdivision.

The subdivision would be created in three phases:

- Phase 1 – 2021 thru 2023 - 29 lots
- Phase 2 – 2022 thru 2025 - 27 lots
- Phase 3 – 2022 thru 2025 - 25 lots

## **FINDINGS:**

1. The application was submitted on August 31, 2021.
2. Legal notice was posted in the *Star News* on September 23, 2021, and Sept. 30, 2021. Potentially affected agencies were notified on September 14, 2021. The application was sent to the City of Donnelly as the site is less than one mile from the Donnelly Impact Area. Neighbors within 300 feet of the property line were notified by fact sheet sent September 16, 2021. The site was posted on October 5, 2021. The notice and application were posted online at [www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information) on September 14, 2021.

3. Agency comment received:

Central District Health requires an application and engineer report before further comment can be made. (Sept. 17, 2021)

Jeff McFadden, Valley County Road Department Superintendent, has the following comments:

- There are not funds to resurface Loomis Lane or Durham Lane to handle the added heavy traffic that will be added to these roads during the construction of this new subdivision.
- The developer should repave Loomis Lane from Highway 55 to Siscra Road and Durham Lane from Siscra Road to the second new road entrance. (Sept. 27, 2021)

Kelly Copperi, Communications Supervisor, and Laurie Frederick, Cadastral Specialist, reviewed the proposed road names. These proposed road names are not acceptable: Sawtooth Lane and Alpine Drive. (Sept. 22, 2021)

4. Neighbor comment received:

Randall and Nicole Baker, 12926 Siscra Road, are opposed to the size and density of the proposed subdivision. Lot sizes should be at least half-acre. Additional concerns are increased neighborhood road traffic and noise; impacts on sewer and water systems, other utilities, and the environment; increase in law enforcement needs; and impact on the existing Boulder Creek Beach and boat launch day use area. (Sept. 30, 2021)

Jim Wilhite and family, Caldwell, are opposed. Concerns include small lots, high density,

wildlife habitat, increased traffic on Durham Road, and impact to the cabin experience enjoyed by property owners in the area. (Sept. 30, 2021)

Phil and Cathy Tino, 50 Grand Fir Drive, are opposed. They are concerned with water drainage, snow berms, and flooding of homes. Maps are attached. (October 5, 2021)

Pat Wenger, 177 Durham Lane, is opposed to the proposed subdivision directly across from the Wenger property. The perimeter trees along Durham Lane should be kept for buffering. Concerns include increased road damage on Durham Lane, traffic, and speeding. The lots are small, and density is too high. There are already issues on Durham Lane. Photos attached. (Oct. 5, 2021)

Ross Campbell, 48 Grand Fir Drive, is opposed due to traffic and water drainage concerns. The spring runoff goes directly to that property. Drainage is already an issue in the adjacent subdivision. (Oct. 6, 2021)

Jeremy Madsen, 193 Durham Lane, is opposed. Wildlife live in the proposed area. The large number of lots does not fit with the existing community. An entrance is planned across the street from his place which would drive headlights into his house at all hours. There are no plans to handle the increased traffic. Snow is stored on that side of the street; by the end of winter Durham Lane is often condensed to only one lane opened for traffic; where would snow be moved to? Boulder Creek boat launch is already overcrowded, forcing parking on the neighboring streets with no plans to address the increased usage due to this proposal. The 3-year construction plan will continuously impact the community with construction noise, equipment, and clutter. Wagon Wheel has common areas for the community to use, what is to prevent people in the new subdivision using these areas? (Oct. 6, 2021)

Anonymous is a local homeowner and permanent, full-time resident adjacent to the proposed site. Fire, water, and drainage are concerns. There is only one access for the Wagon Wheel area; adding 81 more families will make it difficult to evacuate. A "green-strip" should be maintained between the lots and the BOR land. Drainage from neighboring subdivisions into the proposed site is problematic. What is the developer/county's plan to mitigate or manage the substantial amount of water? Neighboring wells and sewer will be affected. A subdivision of this size in this spot will put more people at risk. (Oct. 4, 2021)

5. Physical characteristics of the site: Relatively Flat; Mostly Timbered  
Site Drainage Flows Westwardly

6. The surrounding land use and zoning includes:

North: U.S. Bureau of Reclamation

South: Single-family Residential Subdivisions

East: Single-family Residential Subdivisions

West: U.S. Bureau of Reclamation & Single-family Residential Subdivision

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 2. Residential Uses (c) Subdivision for single-family subdivision.

Review of Title 9 - Chapter 5 Conditional Uses and Title 10 should be done.

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#### 9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.

**E. Site Grading Plan:**

- 1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. (Ord. 10-06, 8-23-2010)
- 2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans. (Ord 10-06, 8-23-2010)

**9-5A-2: ROADS AND DRIVEWAYS:**

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.

**9-5C-2: MINIMUM LOT AREA:**

- B. New Subdivisions:
  - 1. Single-Family Residences: New subdivisions for single-family residences shall provide the following minimum lot sizes:
    - d. Eight thousand (8,000) square feet where both central systems are proposed.
- C. Frontage On Public Or Private Road: Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90').

**9-5C-6: DENSITY:**

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation. (Ord. 11-5, 6-6-2011; amd. Ord. 20-12, 7-6-2020)

**10-5-1: STREET AND UTILITY IMPROVEMENTS:**

- A. **Installation Required:** Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section 5-7-2 of this code).
- B. **Acceptance By County:** The county shall not accept the dedication of any public rights of way and any easements shown on the plat, together with appurtenant facilities lying therein which the county would have a duty to maintain after dedication, which are not improved, or construction thereof guaranteed in accordance with the provisions of this title or with the policies, standards, designs and specifications set forth in the road and street specifications adopted by Valley County. 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. All plats shall contain in their notes this statement: "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."

Dedication of public rights-of-way does not guarantee that the public road will be maintained by Valley County. Public rights of way are allowed with roads that are maintained by homeowners. Public rights of way shall be provided through properties to adjacent lands for the purpose of circulation, when reasonable.

- D. **Declaration Of Installation Of Utilities:** A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".
- E. **Connection To Public Road Required:** The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way. (Ord. 13-5, 9-16-2013; amd Ord. 21-08, 6-28-2021)

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**SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +33.

**The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).**

**STAFF COMMENTS:**

1. Draft CCRs have not been submitted.
2. Approval letter is required from Donnelly Fire District. Donnelly Fire would like to see Alturas connected as one through-road for two accesses to the subdivision or move Glacier RD so it is the same as Redfish LN. The road names will need to be reconfigured in regards to the short Alturas DR and Glacier RD, depending on the reconfiguration of the roads.
3. This subdivision is not within an irrigation district.
4. Recommend that there be platted footpaths to the BOR land on the west property boundary.
5. Conduit for fiber optics is required.
6. The lots will need to be reconfigured in some areas since they do not meet minimum lot widths of 90' where the setback is measured.
7. What kind of drainage will be provided through this property to the west?
8. All lots on Durham LN should access from the internal road system, not Durham LN.

**ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Map with Nearby Subdivisions
- Assessor Plats – T.16N R.3E Sections 21 and 28
- Proposed Street and Lot Layout
- Pictures Taken October 5, 2021
- Responses

**Conditions of Approval**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat for phase one shall be recorded within two years, or this permit will be null and void. Future phases will need to be finalized by December 31, 2026.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as

permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
6. Prior to final plat the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
7. Must bury conduit for fiber optics with utilities.
8. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation.
9. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
10. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
11. All lighting must comply with the Valley County Lighting Ordinance.
12. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
13. The following note shall be placed in the notes on the face of the final plat:  
    "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."
14. Must have an agreement with the Board of County Commissioners concerning off-site road improvements developed through the Road Department.

#### **END OF STAFF REPORT**

## Compatibility Questions and Evaluation

Matrix Line # / Use: \_\_\_\_\_

Prepared by: \_\_\_\_\_

YES/NO      X      Response  
Value

Use Matrix Values:

(+2/-2)      \_\_\_\_\_ X 4 \_\_\_\_\_

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2)      \_\_\_\_\_ X 2 \_\_\_\_\_

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2)      \_\_\_\_\_ X 1 \_\_\_\_\_

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

### Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2)      \_\_\_\_\_ X 3 \_\_\_\_\_

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2)      \_\_\_\_\_ X 1 \_\_\_\_\_

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2)      \_\_\_\_\_ X 2 \_\_\_\_\_

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2)      \_\_\_\_\_ X 2 \_\_\_\_\_

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2)      \_\_\_\_\_ X 2 \_\_\_\_\_

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2)      \_\_\_\_\_ X 2 \_\_\_\_\_

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total      (+)      \_\_\_\_\_

Sub-Total      (--)      \_\_\_\_\_

Total Score      \_\_\_\_\_

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.



## 9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

### B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

### C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
  - Plus 2 - assigned for full compatibility (adjacency encouraged).
  - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
  - 0 - assigned if not applicable or neutral.
  - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
  - Minus 2 - assigned for no compatibility (adjacency not acceptable).
2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
  - x4 - indicates major relative importance.
  - x3 - indicates above average relative importance.
  - x2 - indicates below average relative importance.
  - x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

### E. Terms:

**DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half ( $\frac{1}{2}$ ) of the adjacent uses and one-fourth ( $\frac{1}{4}$ ) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

**LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

### F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

# APPENDIX A

## MATRIX FOR RATING QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
1. AGRICULTURAL																								
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	-2	3
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	4
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	5
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	6
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2	7
8. REL, EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	+2	-2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1	8
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2	9
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	10
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1	11
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+1		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1	12
13. LANDFILL or SWR PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2	13
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	-1		+1	+1	+1	+2	+2	+1	+2	-1	+1	+1	14
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	-1			-2	-2	-1	-2	-2	+2	-1	+1	15
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	-2	-2	+1	-2		+1	+2	+2	+2	-1	-1	-1	16
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	+1	+1	+1	-2	-2	17
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2	+1	+1	+1	18
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	-2	-2	+1	-2	+2	-1	+2		+1	+2	-2	-2	19
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	-1	-1	+2	-2	+1	+1	+2	+1		+2	-2	+1	20
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+1	+2	+2	+2		+1	+1	21
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2	+2	-1	-1	-1	-2	-2	-2	-2	+1	+2	+2	22
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-2	-2	-2	+1	+1	+2	+2	23

THE SOLID SQUARES AS +2

# Compatibility Questions and Evaluation

Matrix Line # / Use: 3

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +2 X 4 +8

1. Is the proposed use compatible with the dominant adjacent land use?

S.F. Residential Subdivision

(+2/-2) +2 X 2 +4

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

Public Lands

(+2/-2) +2 X 1 +2

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

See #1

## Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +3

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

There are trees - will impact neighbor

(+2/-2) +2 X 1 +2

5. Views  
Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Yes, the same

(+2/-2) +2 X 2 +4

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Yes, the same

(+2/-2) +2 X 2 +4

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Yes, the same

(+2/-2) +1 X 2 +2

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Will affect roads, traffic, open areas

(+2/-2) +2 X 2 +4

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Yes

Sub-Total (+) 33

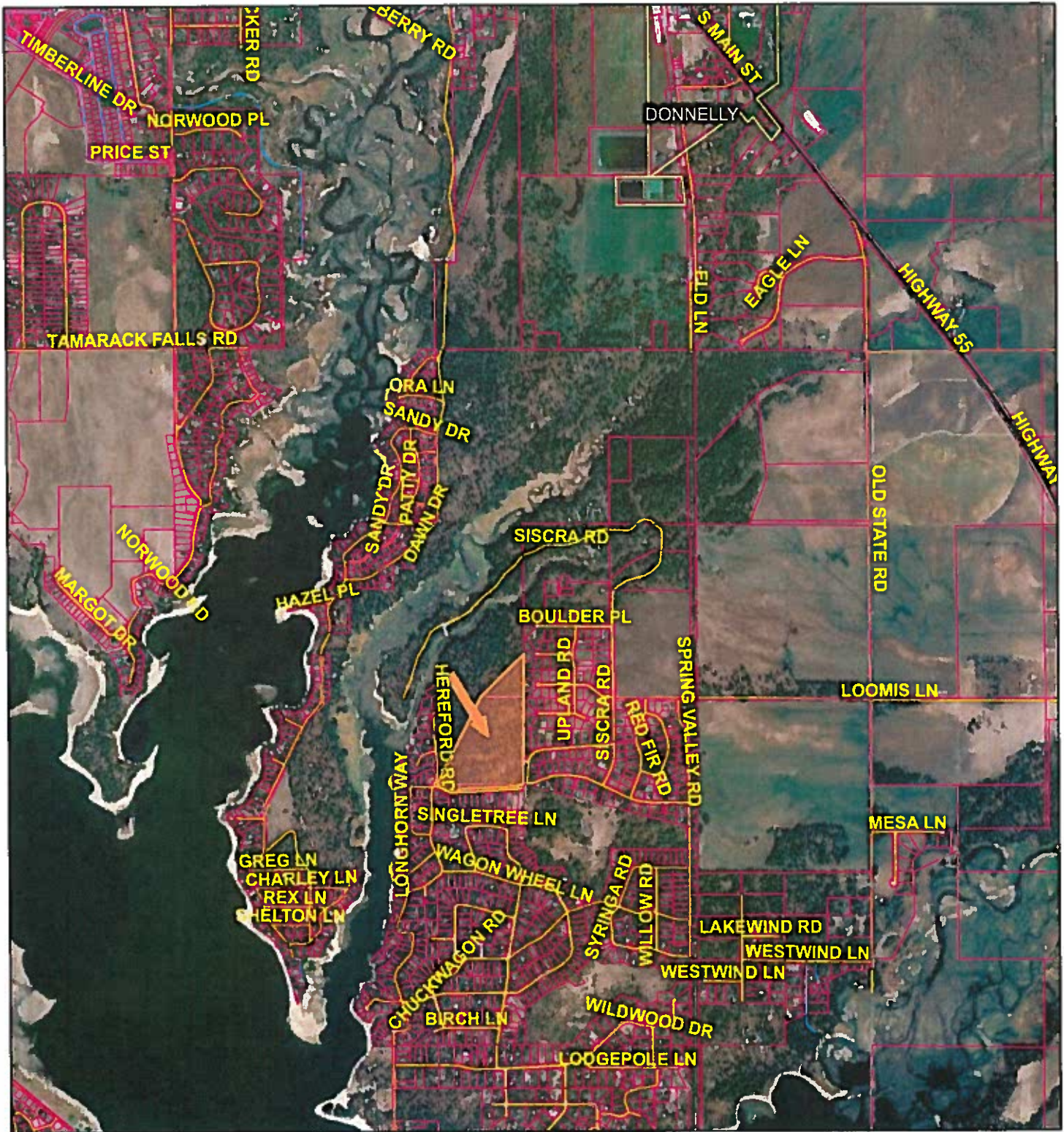
Sub-Total (--) -

Total Score +33

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

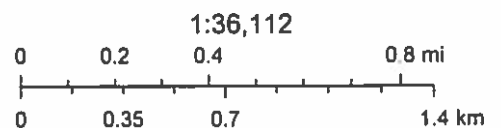


# C.U.P. 21-27 Timber Creek Reserve



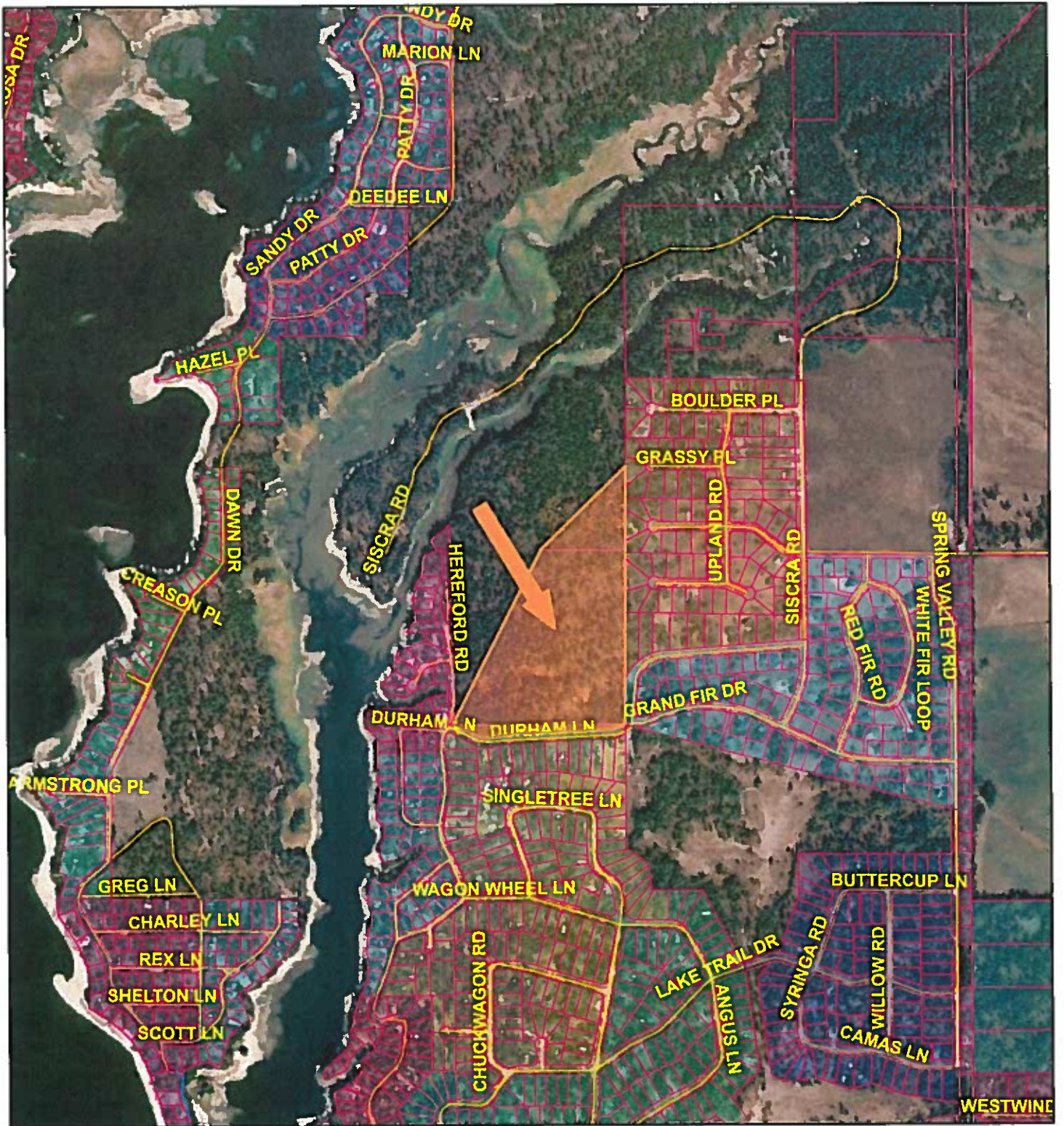
9/7/2021, 4:41:32 PM

- Municipalities
- Parcel Boundaries
- All Road Labels
- Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE



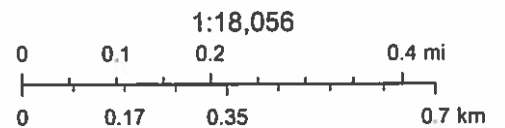


# C.U.P. 21-27 Timber Creek Reserve



9/7/2021, 4:34:33 PM

- Parcel Boundaries
- Roads
- All Road Labels
- URBAN/RURAL
- PRIVATE



Maxar

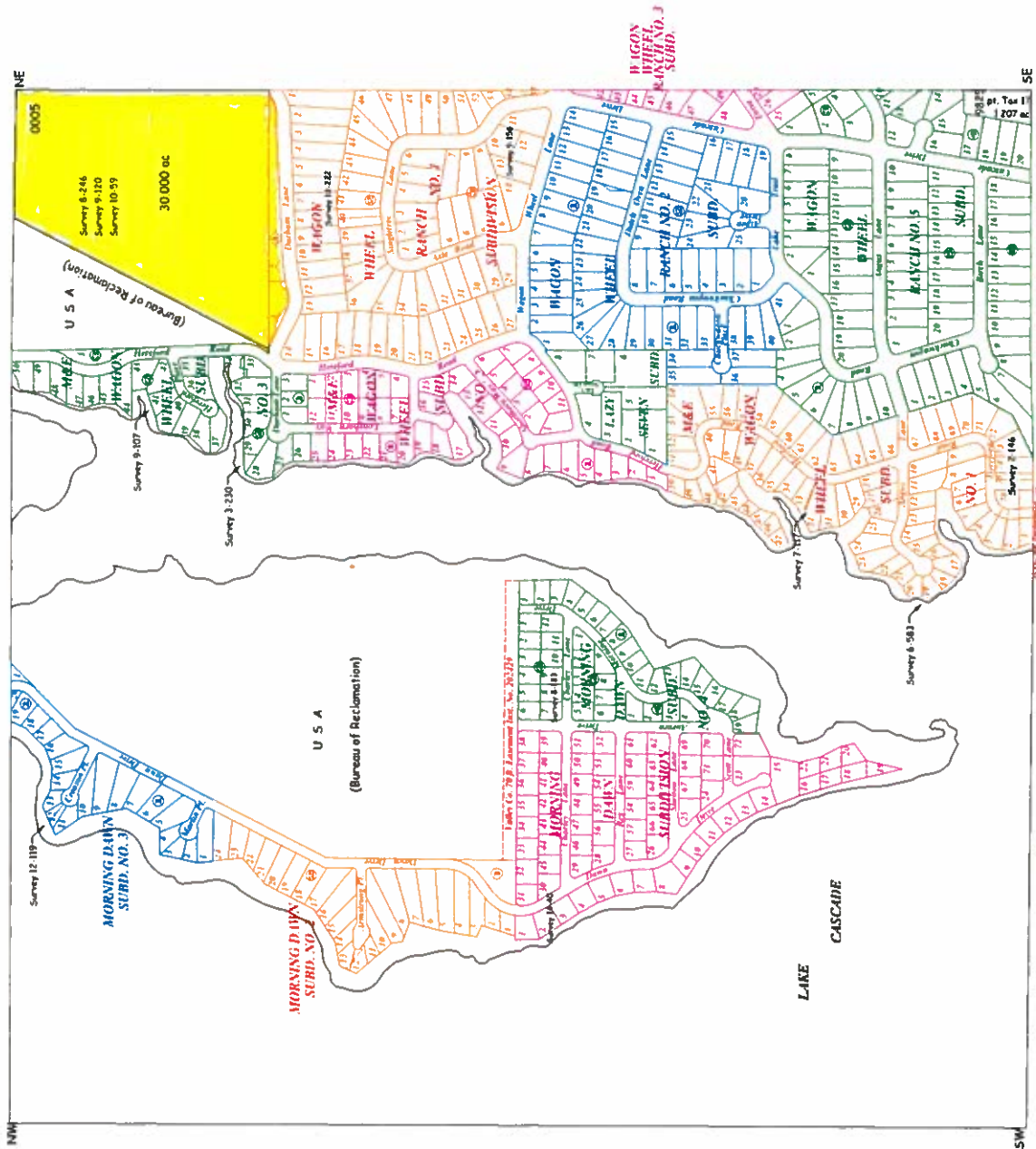


# PLAT TITLE

T W P . 1 6 N R O S 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: 12/16/2020  
Drawn by: L. Frederick

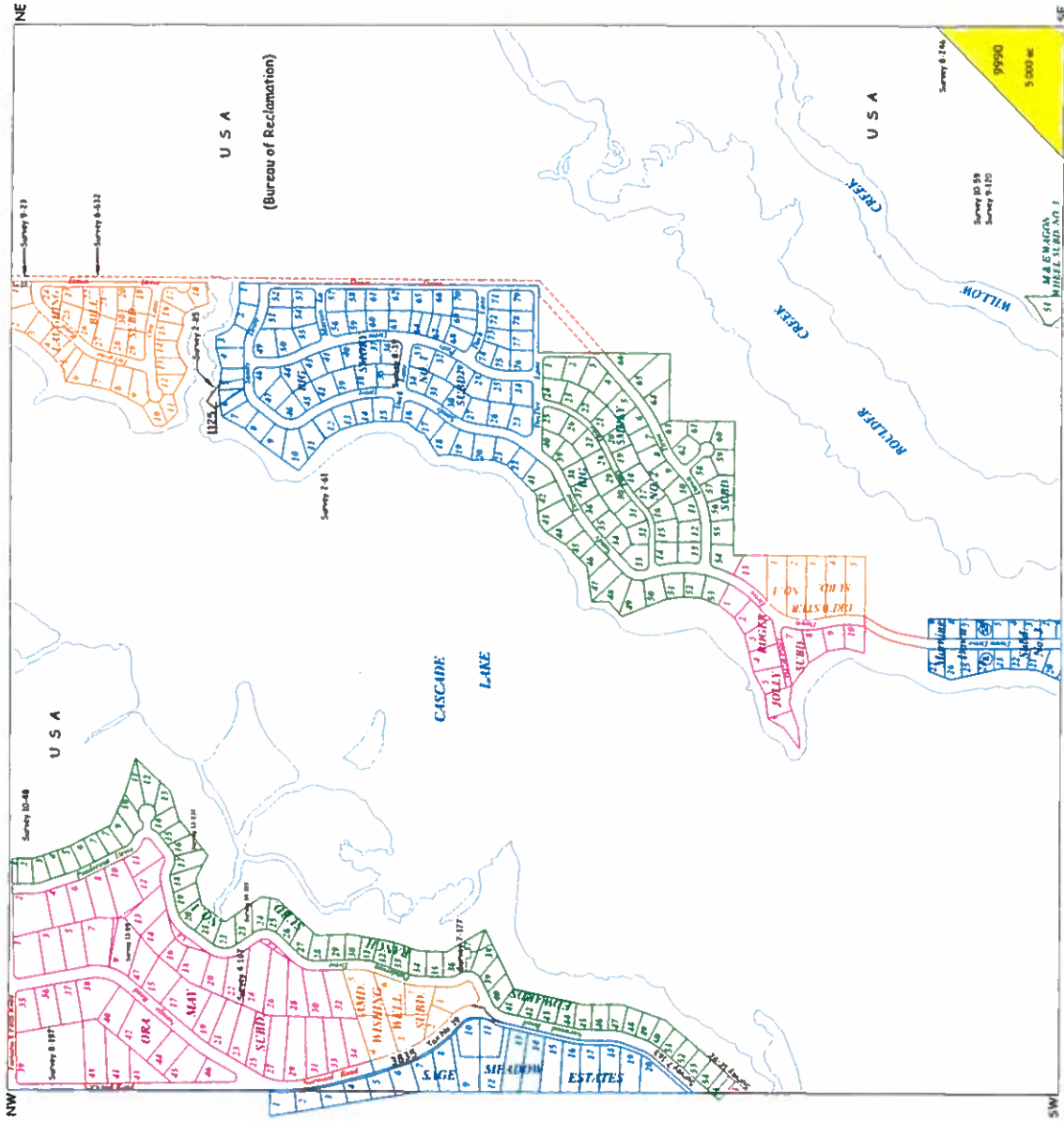


PLAT TITLE

T W P . 1 6 N R O 3 E S E C . 2 1

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

Filename:  
Valley County Base Map  
Scale: 1" = 400 ft.  
Date: 5/17/2021  
Drawn by: L. Frederick



This Drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for Any Improvements (Cultural, Historical)





NORTH  
SCALE: 1" = 300'

# CRESTLINE ENGINEERS

323 DEINHARD LANE, SUITE C · PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 · 208.634.4146 FAX

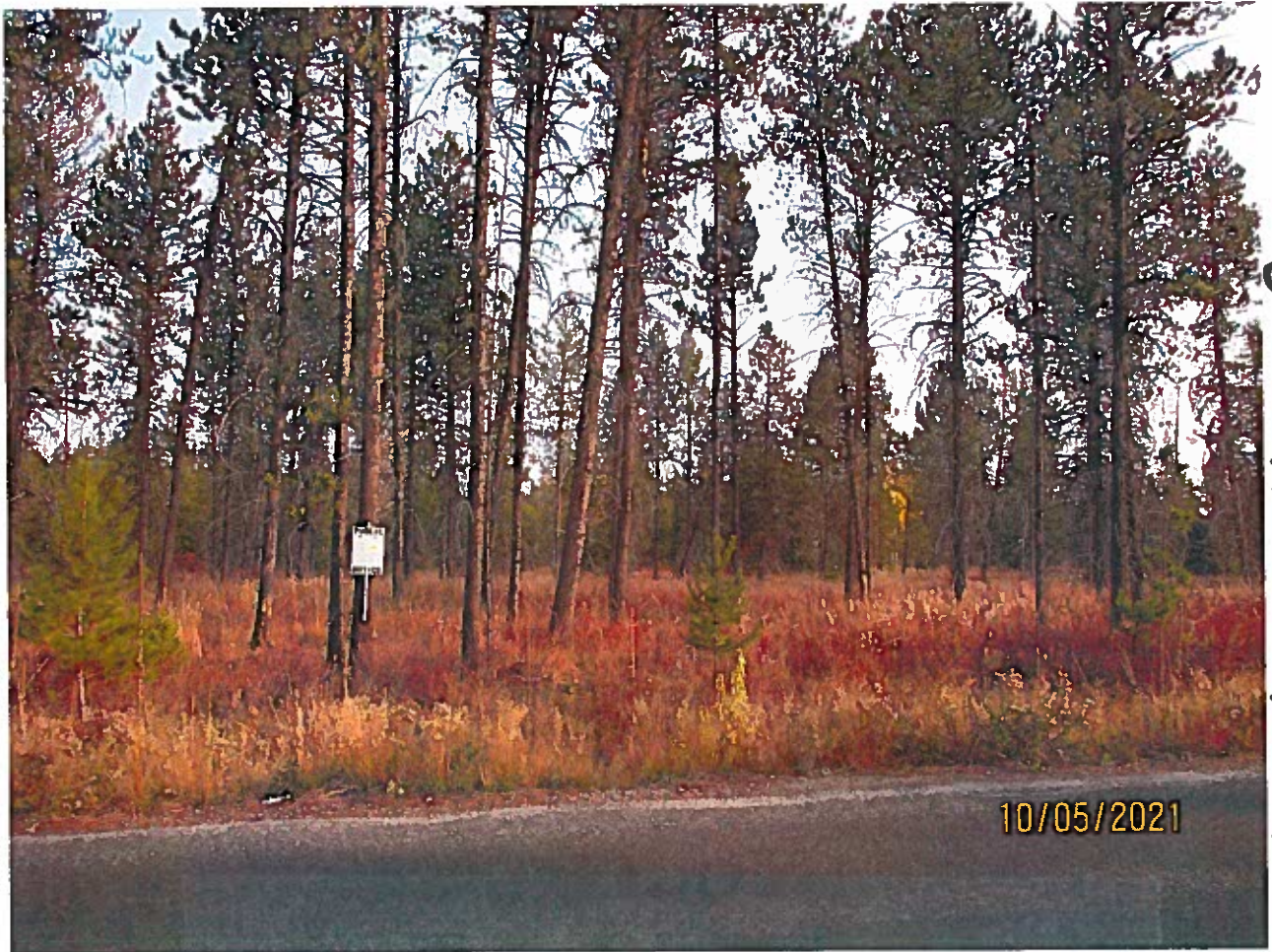
## TIMBER CREEK RESERVE PROPOSED SUBDIVISION STREET NAMES AND LOTS

PROJECT	21034	DRAWN	FIGURE NO.
DATE	8/31/2021	AMD	1 OF 1





Looking easterly from  
Durham LN - East entrance  
site



Looking northerly from  
Durham Lane





Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

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

Conditional Use # CUP 21-27

Preliminary / Final / Short Plat Timber Creek Reserve Subdivision

- ☐ 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:  
☐ high seasonal ground water      ☐ waste flow characteristics  
☐ bedrock from original grade      ☐ 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:  
☒ central sewage      ☐ community sewage system      ☐ community water well  
☐ interim sewage      ☒ central water  
☐ individual sewage      ☐ individual water
- ☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:  
☒ central sewage      ☐ community sewage system      ☐ community water  
☐ sewage dry lines      ☒ 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:  
☐ food establishment      ☐ swimming pools or spas      ☐ child care center  
☐ beverage establishment      ☐ grocery store

☒ 14. Application, Engineering report required before we can comment further on this proposal.

Reviewed By: [Signature]

Date: 9/17/21

**From:** Jeff Mcfadden <jmcfadden@co.valley.id.us>  
**Sent:** Monday, September 27, 2021 10:41 AM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Cc:** Valley County Commissioners <commissioners@co.valley.id.us>  
**Subject:** CUP 21-27

Cynda,

After reviewing the CUP 21-27, I would like to add a couple comments.

1. Loomis Lane and a section of Durham are not in the best of shape regarding the condition of the asphalt surface. The pavement has been degrading and is in need of resurfacing. With the funding shortage at the road dept, we do not have the funds at this time to resurface these roads to handle the added heavy traffic that will be added to these roads during construction of this new subdivision. Rock trucks, concrete trucks, paving equipment, etc.
2. I would like to see the developer repave Loomis Lane from hwy. 55 to Siscra Road and Durham from Siscra Road to the second entrance of off Durham.

Thank you,

Jeff McFadden, Superintendent  
Valley County Road Department

**Re: proposed roads - CUP 21-27 Timber Creek Reserve**

Kelly Copperi <ktaylor@co.valley.id.us>

Wed 9/22/2021 11:36 AM

To: Laurie Frederick <lfriderick@co.valley.id.us>; Lori Hunter <lhunter@co.valley.id.us>

Alturas Rd - I'm good with this one

Sawtooth Ln - I am not good with.

Anything Alpine - I am not good with.

Glacier - I'm good with

White Cap - I'm good with.



Sgt. Kelly Copperi

Valley County Sheriff's Office

Communications Supervisor

Office: 208-382-5160

Cell: 208-630-3566



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**From:** Laurie Frederick <lfriderick@co.valley.id.us>

**Sent:** Wednesday, September 22, 2021 11:12

**To:** Lori Hunter <lhunter@co.valley.id.us>; Kelly Copperi <ktaylor@co.valley.id.us>

**Subject:** Re: proposed roads - CUP 21-27 Timber Creek Reserve

I show that we currently have:

Sawtooth Ct.

Alpine St. & Alpine Heights Rd.

You may want to review these.

Thank you,

**Laurie Frederick**

Cadastral Specialist

Cartography Dept.

Valley County

lfriderick@co.valley.id.us

208-382-7127

Service

Transparent

Accountable

Responsive

---

**From:** Lori Hunter <lhunter@co.valley.id.us>

**Sent:** Monday, September 20, 2021 11:28 AM

September 30, 2021

Cynda Herrick  
Planning and Zoning Department  
Valley County, Idaho

County Commissioners,

My wife and I are property owners at 12629 Siscra Rd, which is 2 blocks from the proposed development. We are absolutely opposed to the size and density of the planned 81 parcel home subdivision on the 37 acres off of Durham Lane by Northlake-Durham LLC. We are not opposed to a smaller number of homes on larger lots in that area. That number should be determined by lot sizes of at least half acre lots, no smaller. This planned development of 81 single family homes in such a small area is way to dense. We should protect the pristine area and its resources from being overrun by an extremely dense housing population. The following list describes additional concerns:

Keep in mind the area is currently a beautiful pristine and natural environment.

- Neighborhood road traffic. 81 homes x 2 vehicles each, potentially= 160 vehicles per day motoring in and out added to the existing neighborhood traffic. This is not to mention the service vehicles, motor cycles, quads, side by sides that will be in and throughout the area.
- Noise from the previous mentioned vehicle traffic plus dogs barking, loud music, and general people population noise.
- What will be the impact on the sewer system, water systems, electrical, roads, environment, etc...?
- With the population increase comes security and patrol of law enforcement. There will be more incidents in a densely populated area.
- What will be the impact on the existing Boulder Creek Beach and boat launch day use area?

Please be reasonable in what you will be allowing and deciding. Listen to the concerns of the people who live here and own property here. This is way too many homes in a such a small area.

Sincerely,

Randall and Nicole Baker  
12629 Siscra Rd  
Donnelly, Idaho

September 30, 2021

To Planning & Zoning Director, Cynda Herrick, AICP, CFM:

My family and I are not in favor of the proposed 81-lot-single-family subdivision on 37 acres (Timber Creek Reserve). We definitely have several concerns:

- (1) The majority of the lots are very "small-sized." The density is too high for the area, with  $\frac{1}{4}$  A size lots, not even starting at  $\frac{1}{3}$  A size lots.
- (2) The 37 acres will basically become "CLEAR CUT" for the planned 81 homes, with no cover left for the wildlife in the area. No "open spaces" exist. Lots are "sardined" in together, very closely.
- (3) Wildlife are important - they should not be shut out - they need a place to exist.
- (4) I have taken photos of a moose who lives in the 37 acre parcel, from Durham Road, driving by several times. Deer and birds also live on this parcel.
- (5) The high density from the 81 homes will make for too much traffic on Durham Road, which will become a burden on the neighborhood.
- (6) Our family is a native Idaho family. Our grandkids are 5th generation Idahoans. The reason we visit Donnelly is to enjoy the peace and quiet - not to have our experience ruined.
- (7) We encourage you to "DO THE RIGHT THING." The developer needs to find somewhere else to develop an area for the desired 81 planned homes that won't seriously impact, affect, and interrupt the cabin and living experience enjoyed by other owners in the surrounding area.

Sincerely,

Jim Wilhite and family

15364 Moss Creek Way

Caldwell, Idaho 83607

E-Mail: jim@balewagon.com

Cell: (208) 880-2889

**From:** Phil Tino <ptino@hillmktg.com>  
**Sent:** Tuesday, October 5, 2021 9:00 AM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** Timber Creek Reserve public hearing

Cynda,

My name is Greg Tino ( go by Phil). My wife Cathy and I have a house at 50 Grand Fir. We are very concerned with this new subdivision being proposed about the water drainage from winter snowpack. Currently we are very opposed to this being built. I have attached a couple of the diagrams we were mailed with some lines I have drawn on there to illustrate our issues with this new proposal. First, the solid black line represents where the water is currently supposed to drain into Lake Cascade. In low snow pack years this can be just ok. But with large amounts of snow or a bunch of rain causes our back yard to flood and turn into a reservoir. The reason for this as you can see by the purple highlighter is the snow berm we have from the snow plows acts like a dam until the water can drain out. The dotted line represents where the water naturally wants to go. In high snow pack years we have to dig that berm out causing massive amounts of water to go right in the middle of this new proposed sub division to keep our home from flooding. If this subdivision is built without a drainage plan, it will probably flood the new homes that would be built. Not to mention that with all the raised foundations and asphalt the water really has no place to drain and will back up further. I have had Jeff Mc Fadden with Valley County out several times to discuss this problem. He has seen it firsthand. I think one of the main problems in this area is that is from very old to very new and each time some new subdivision is built the developer just directs the water out of their planned area. Making it someone else's problem. Our home will definitely flood if this is built without addressing this major issue. I really hope this is all taken seriously. As is, we do not think this is a responsible thing to approve without the drainage of the snow pack being addressed.

Thank You!

Phil Tino

Please call me with any questions. My cell phone is below.

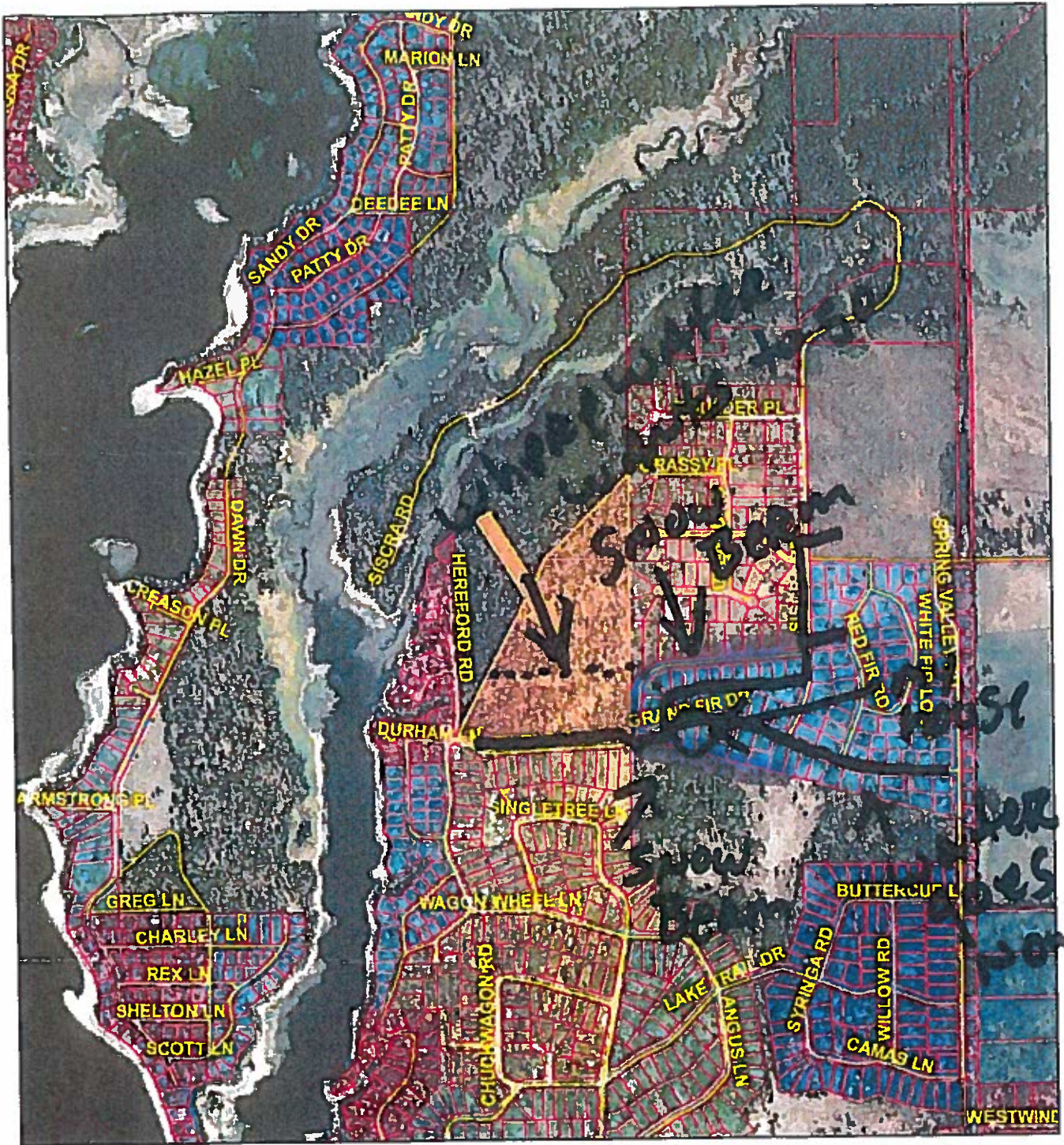


**Phil Tino | Hill Marketing, Inc.**  
**Account Manager**  
Mobile: 208.631.3421 | Office: 208.344.0373  
6466 W Interchange Lane, Boise, ID 83709  
[ptino@hillmktg.com](mailto:ptino@hillmktg.com) | [www.hillmarketinginc.com](http://www.hillmarketinginc.com)



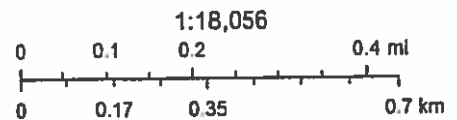


# C.U.P. 21-27 Timber Creek Reserve



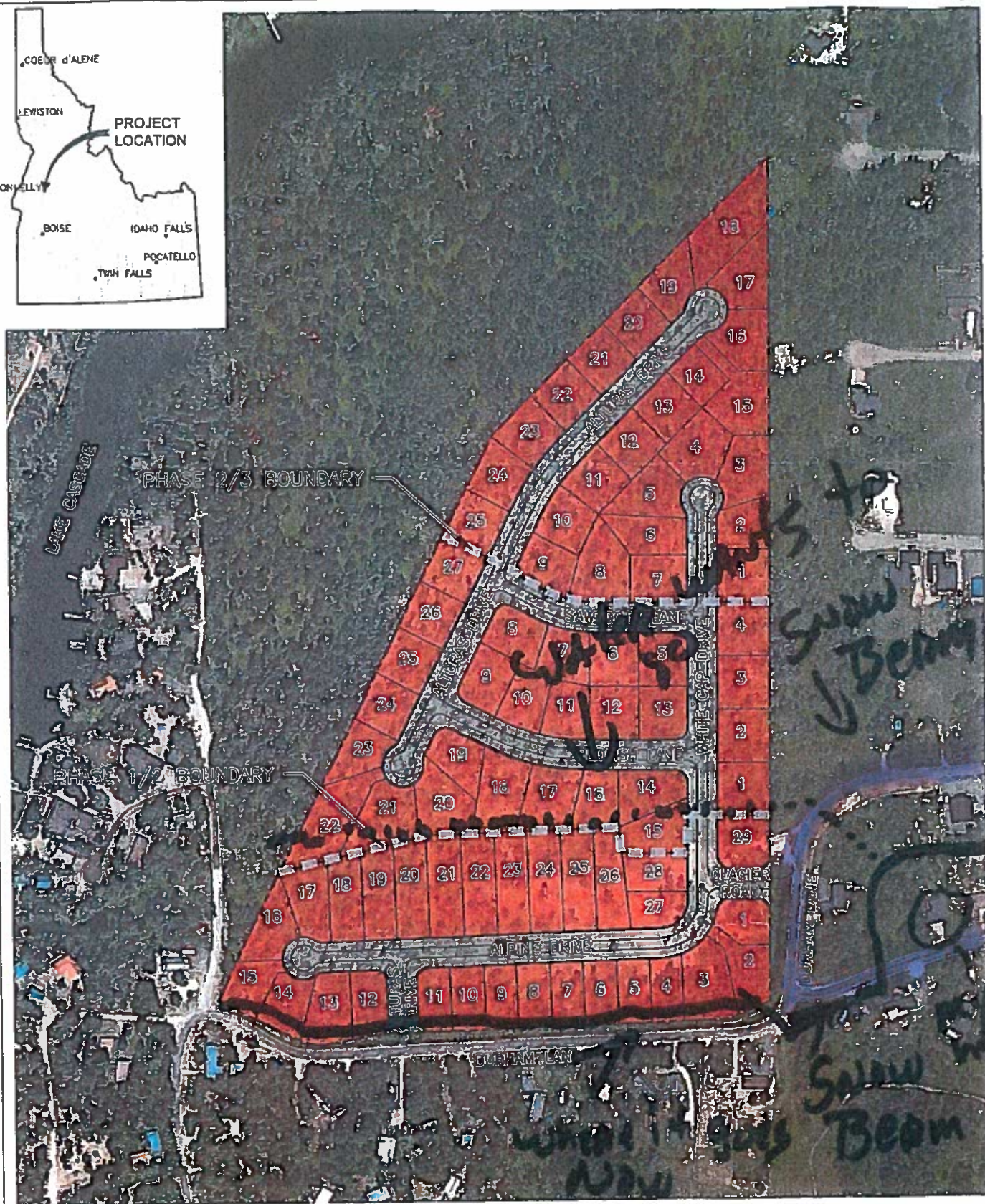
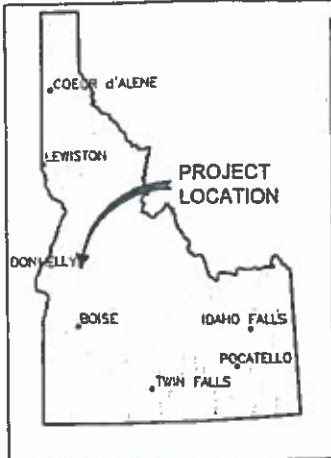
9/7/2021, 4:34:33 PM

- Parcel Boundaries
- Roads
- All Road Labels
- URBAN/RURAL
- PRIVATE



Maxar





NORTH  
SCALE: 1" = 300'

**CRESTLINE**  
ENGINEERS

323 DEINHARD LANE, SUITE C • PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 • 208.634.4146 FAX

TIMBER CREEK RESERVE  
PROPOSED SUBDIVISION STREET NAMES AND LOTS

PROJECT	21034	DRAWN	FIGURE NO.
DATE	8/31/2021	AMD	1 OF 1

## Fw: Timber Creek Reserve Subdivision public hearing

Cynda Herrick <cherrick@co.valley.id.us>

Tue 10/5/2021 9:39 AM

To: Lori Hunter <lhunter@co.valley.id.us>

Cynda Herrick, AICP, CFM  
Valley County  
Planning and Zoning Director  
Floodplain Coordinator  
PO Box 1350  
Cascade, ID 83611  
(208)382-7115

“Live simply, love generously, care deeply, speak kindly, and leave the rest....”

*Service T Transparent A Accountable R Responsive*

---

**From:** Pat Wenger <thewengers@cox.net>  
**Sent:** Tuesday, October 5, 2021 9:35 AM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** Timber Creek Reserve Subdivision public hearing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Herrick,

Regarding the planned Timber Creek Reserve subdivision directly across from our property located at 177 Durham Lane, our concerns are as follows:

1. Perimeter trees buffering Durham Lane, keep them.
2. Increased road damage on Durham Lane; photos attached.
3. Track home development on undersized lots. 0.26-0.65 each are too small and 81 units are too many on 37 acres.
4. Increased traffic & speeding en route to Boulder Lake recreation boat launch.
5. See attached photos of what we already have to contend with. I.e., 179 Durham Lane neighbor. 3 Recreational vehicles; 5 non-operational vehicles and 5 spa covers/assorted trash. We put up with enough already.

No to Timber Creek Reserve Subdivision.

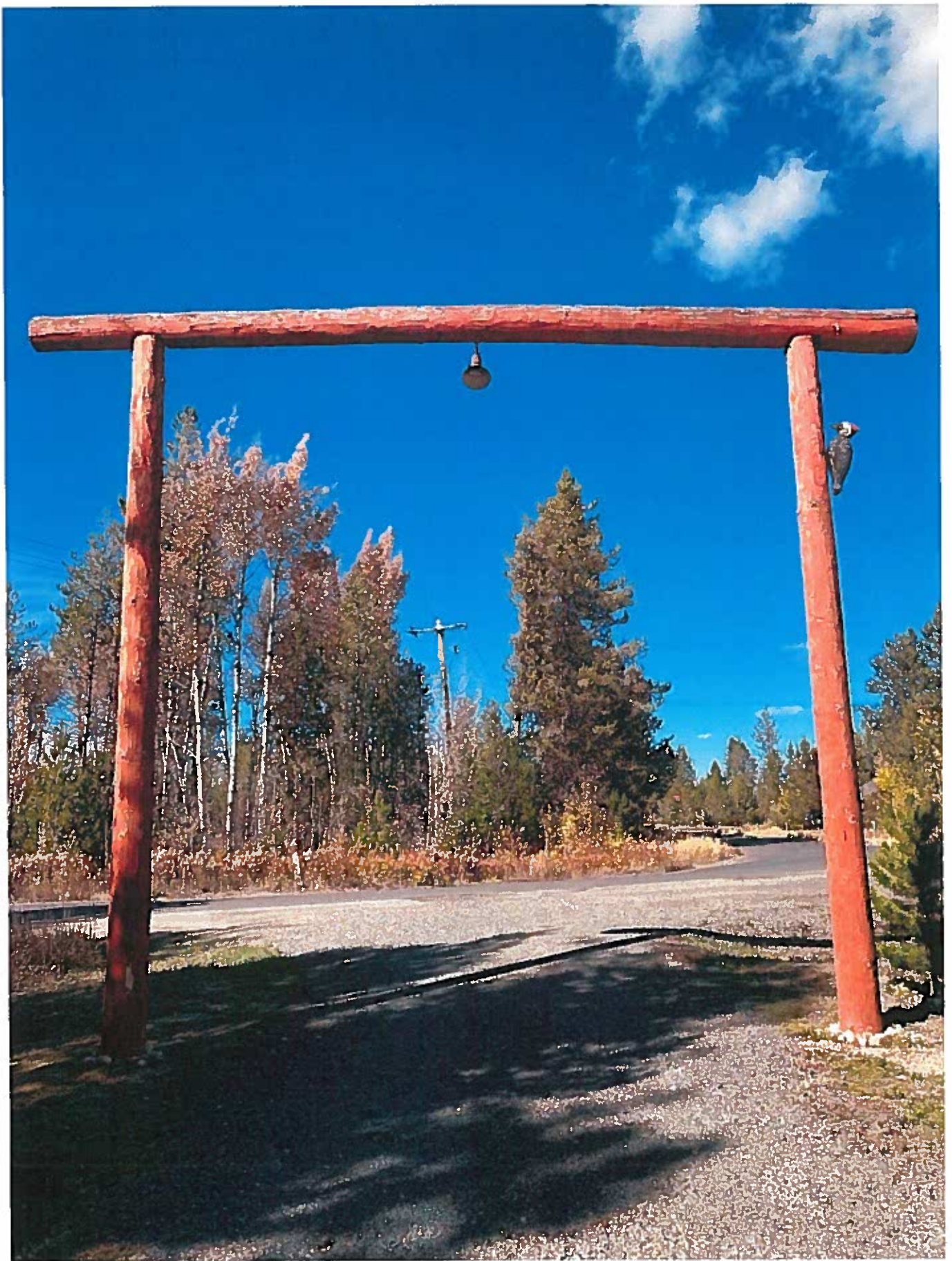


Sincerely,  
Bryon & Patricia Wenger  
177 Durham Lane

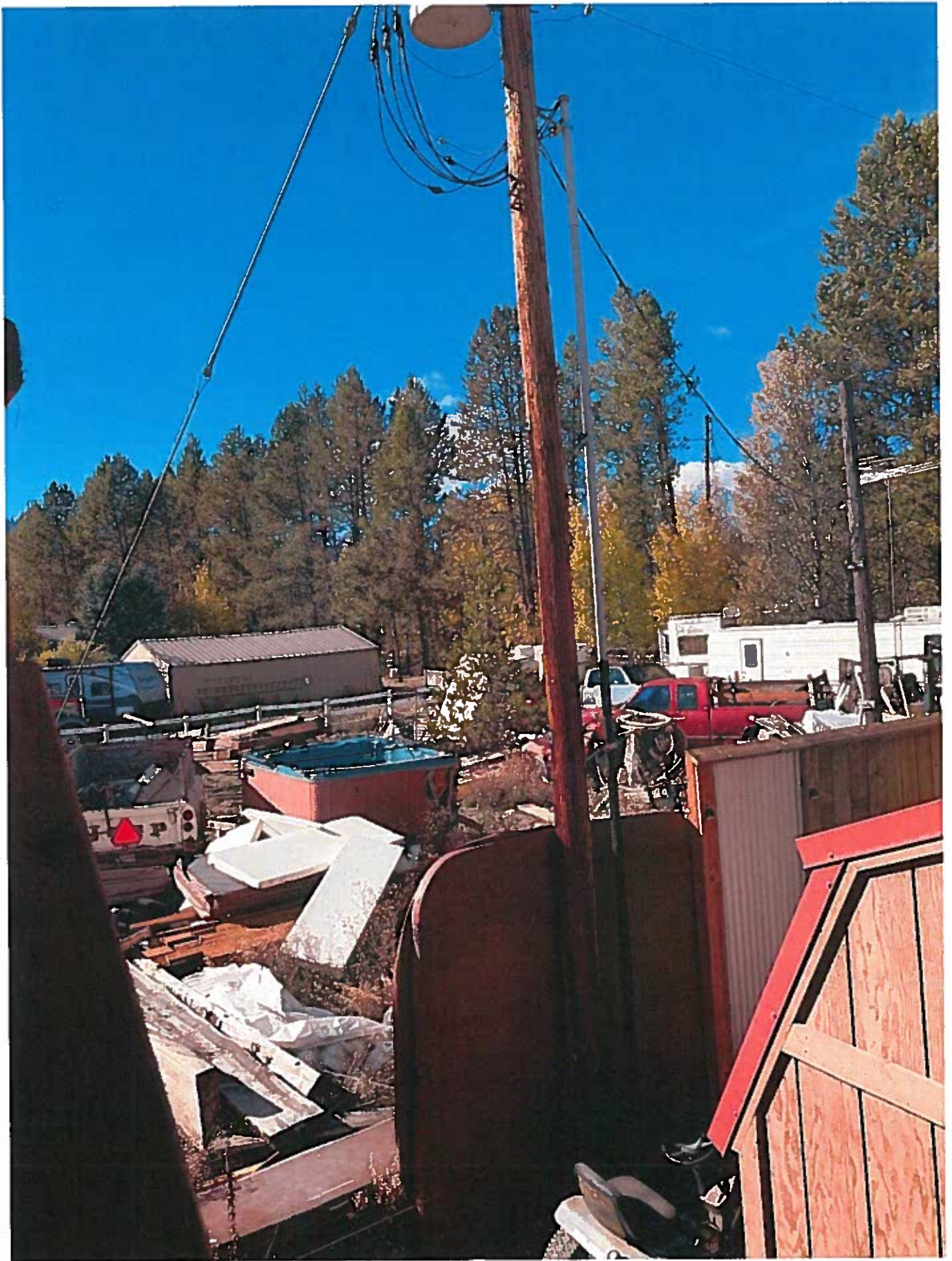










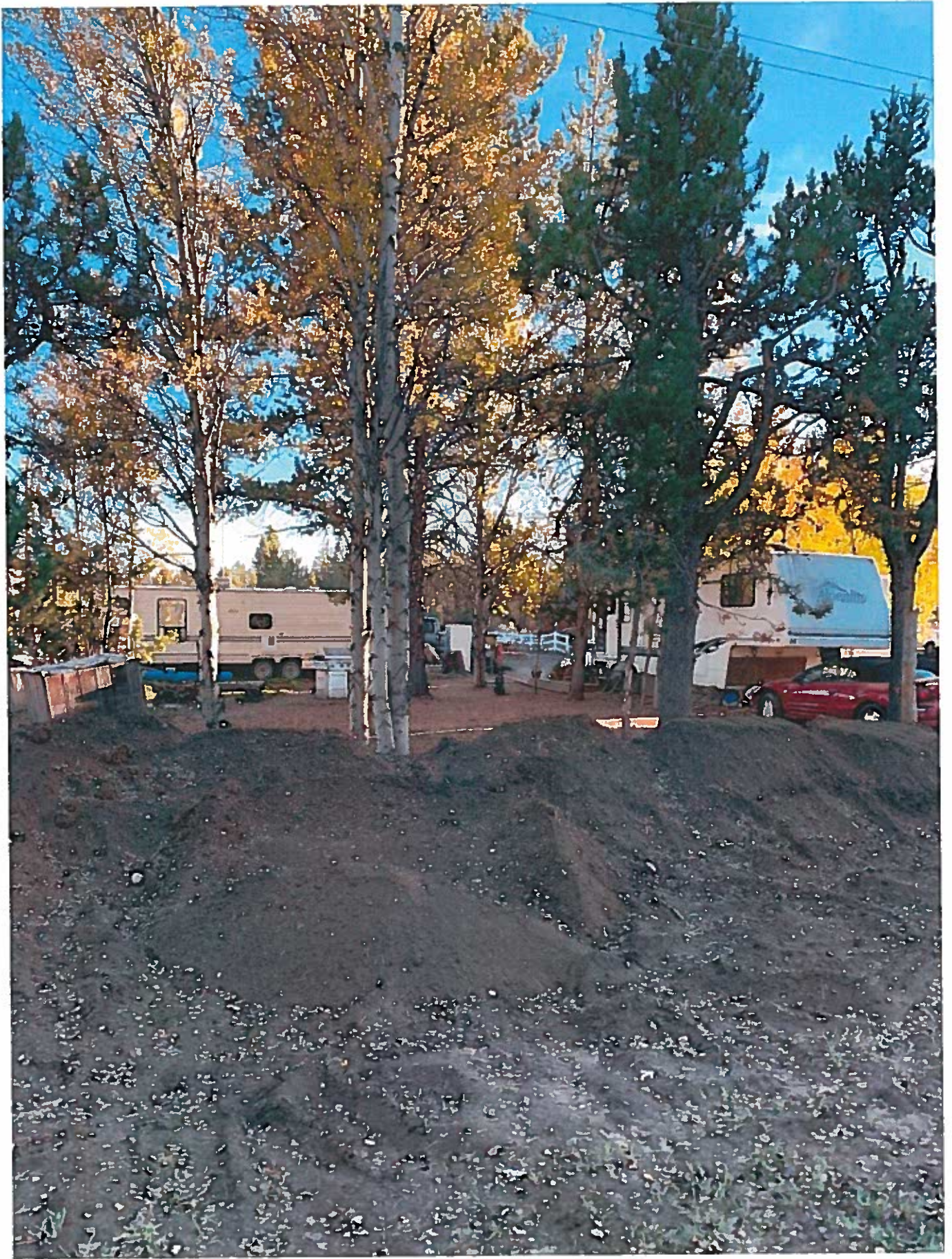


Sent from my iPad

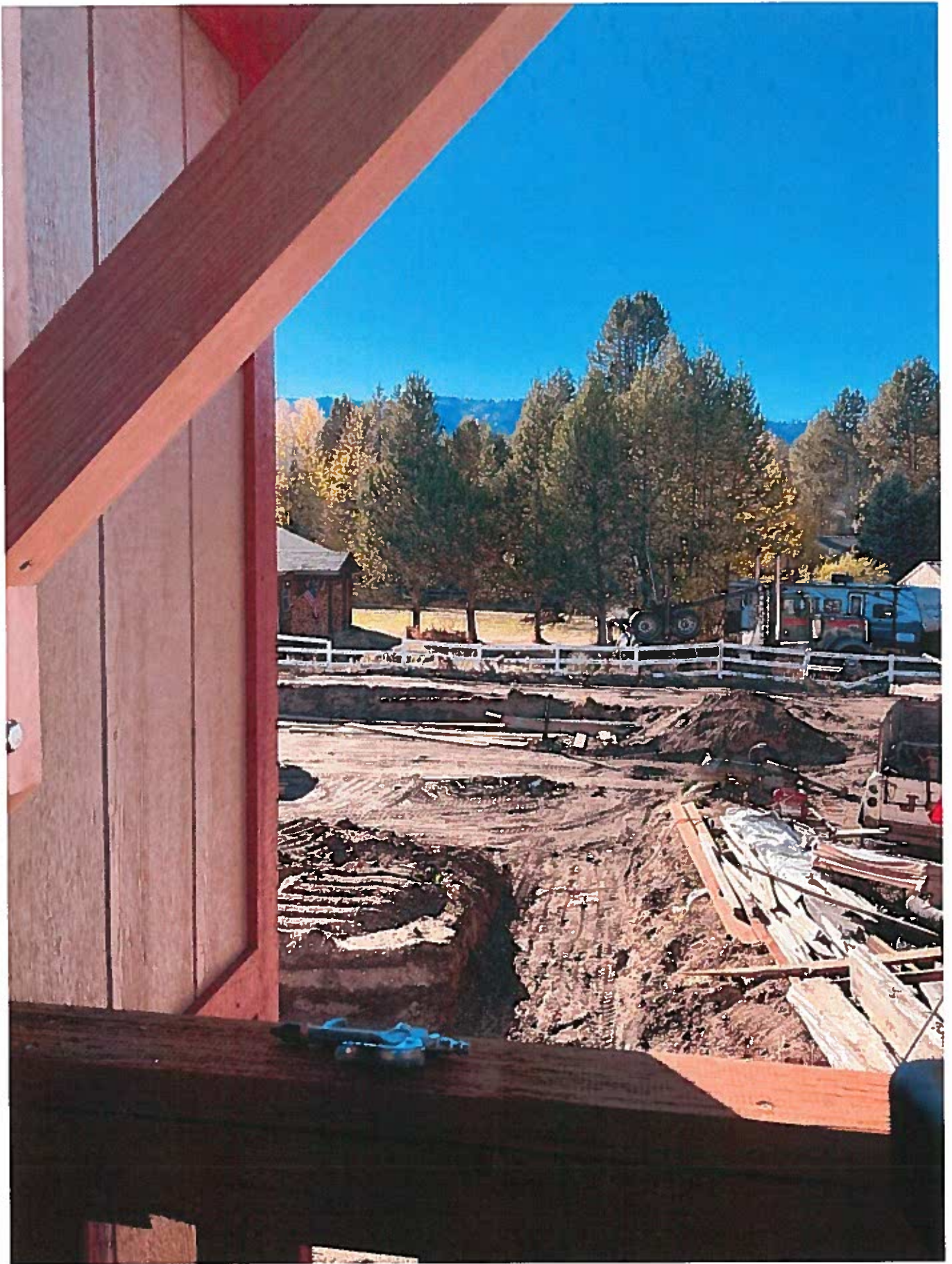




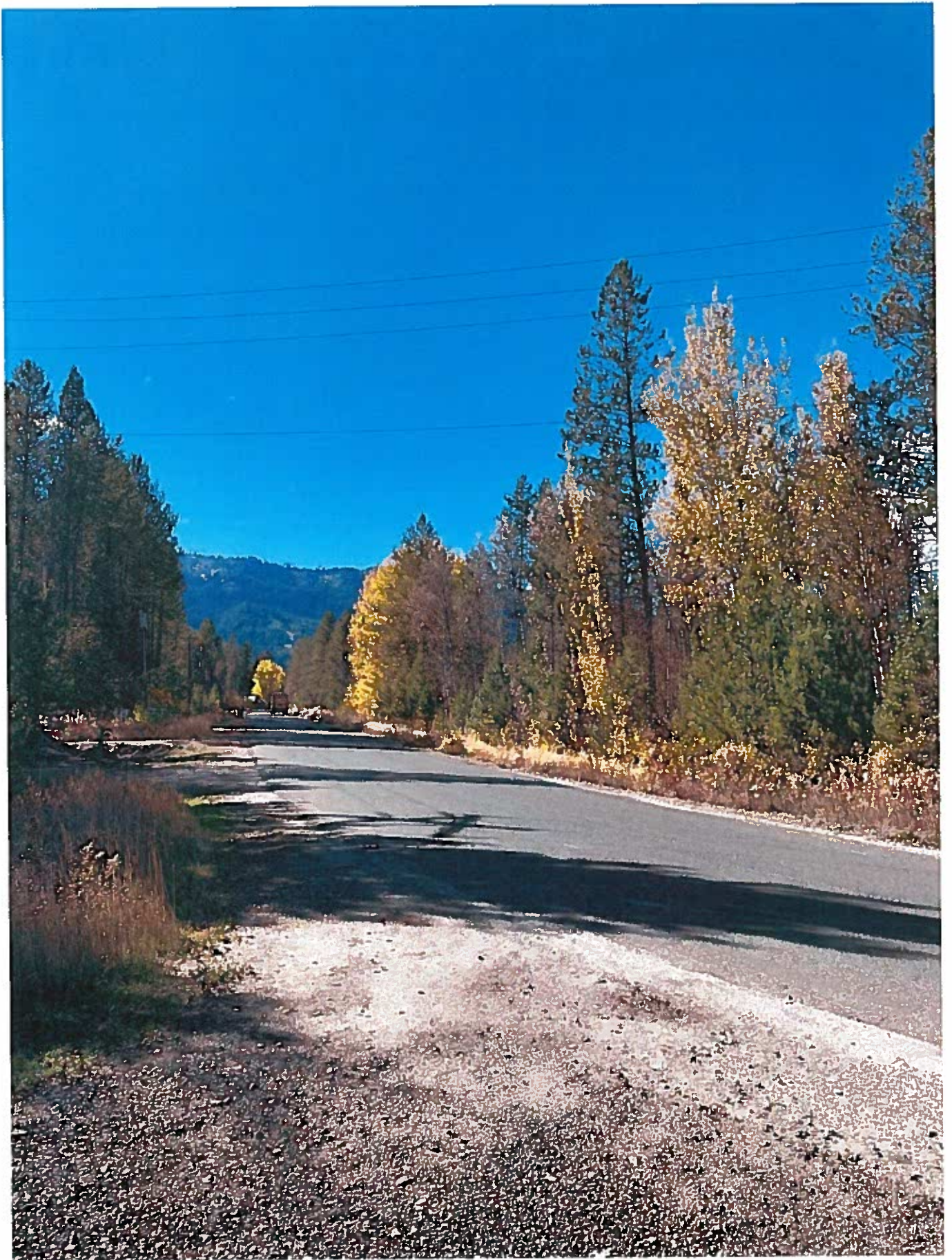
















From: Ross Campbell <campbellross64@yahoo.com>  
Sent: Wednesday, October 6, 2021 7:23 AM  
To: Cynda Herrick <cherrick@co.valley.id.us>  
Subject: Timber Creek Subdivision

Me and my family live at 48 Grand Fir and I would be apposed of the new subdivision because of the traffic of course. More importantly the spring run off goes directly to that property where the proposed subdivision is. The subdivision where I'm at was poorly designed as far as spring runoff goes. We have to manually dig holes in the berms were the snow plows have piled snow. I want the developers to know that the runoff is going to be a huge issue not only for that subdivision but for ours as well. We take all the runoff from old Highway 55 and Lomas farm ground. The engineers will need to be aware of all the run off, it will be headed there way on the way to the reservoir. I can't make the meeting but feel free to call.

Thanks

Ross Campbell  
208-469-9357

**From:** Jeremy Madsen <mads9580@yahoo.com>  
**Sent:** Wednesday, October 6, 2021 9:30 PM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** CUP 21-27 Timber Creek Reserve Subdivision Preliminary Plat

Hey Cynda,

I have a residence across the street at 193 Durham Lane from the proposal and want to make sure my concerns are heard including the following.

-We purchased our existing place due to the fact across the street was zoned to not be developed. There are animals such as deer and quail that regularly live in the land in the proposal and are visible from our place throughout the year.

-Now this proposal includes a ridiculous number of lots planned, which does not fit at all with the existing community and is a concern to hurt the existing community property values.

-There is an entrance planned almost immediately across the street from our place which would drive headlights into our house at all hours coming and going from the subdivision and concerns people would be using our driveway if they had trailers or campers they are towing.

-There are no plans to handle the increased traffic expected with the proposal.

-Snow maintenance is put on that side of the street and by end of winter is usually condensed to only one lane open traffic, there are no plans for removal if not available to continue to plow there or what would be done with the snow removed from the new subdivision.

-Boulder Creek boat launch already is overcrowded, forcing parking up and down the neighboring streets with no plan to address the increased usage from the proposal.

-The plan extends 3 years which will continuously impact the community the entire time with construction noise, equipment, and clutter.

-Wagon Wheel has common areas for the community to use, with the proximity what is to prevent people in the new subdivision from using.

All that I have spoken to after seeing flyers with the proposal have voiced similar concerns.

Thanks, Jeremy Madsen

In Reference to:

C.U.P. 21-27

Timber Creek Reserve

10/4/2021

To: Valley County PNZ / Valley County Commissioners

I am a local homeowner and permanent, full-time resident adjacent to the referenced Sub-division Preliminary Plat. This sub-division as proposed raises some serious red flags to me and from two different perspectives. Please allow me to address them in my perceived order of hazard, starting with the greater threat to life and property, Fire. Followed by Water.

This property is adjacent to one of worst managed chunks of ground in the entire valley, I'm speaking of course about the BOR. If this sub-division is approved, 16 of the proposed lots will be butted up against it. The BOR piece here is so poorly managed, that if a fire were to start on it, there would be very little to stop it. Fire professionals would be forced to back off and let it run into the lake or catch it in the large meadows or agricultural fields. If these lots each have homes on them, they'll be stacked up so tight that on a windy day, if one home catches fire, the remainder will in quick succession. If we're not going to learn from the disasters occurring every year in California, we'll be doomed to make the same mistakes. Many the people moving here are from California, and they're trying to flee the same type of situation that is being proposed! There are already too many sub-divisions in this valley that scream watch-out, I know because I drive by them and fight fires in them every year. Wagon Wheel currently has only one way in, and one way out; if/When the day comes it needs to evacuate, it's going to be a disaster. Adding 81 more families to the mix, will only make it worse.

I don't object to a sub-division going in here, but it needs to be a little better thought out (e.g., remove the 16 lots adjacent to BOR, combine them into one shared lot and make it a "green strip". Watered and mowed grass that will create a buffer from those unmanaged lands.) In my opinion, the priority needs to be the life, safety, and property; in addition to the quality of life for those permanent residents that have chosen to make Valley County their home. We've already had one close call in very close proximity to this location, the Wildwood Fire in 2015, had that started adjacent to this proposed sub-div, I can almost guarantee the outcome would have been different.

Water and drainage are my second concern. I've not seen anything through the counties notification process that explains what the developer plans to do with the water that runs through these lots every spring. All of us around this proposal area know, there is a lot of water that runs through here every year! I know, because it runs right through my backyard as a perennial stream, and it fans out once it leaves my sub-division right into this proposed area. South of my lot is a larger drain that flows

double, triple (maybe more) the amount of water, I don't know exactly how much, but it runs constant from the time snow comes off, say mid-April through mid-June. In places it's over two feet deep and doesn't dry until mid-July. If approved and, either during development or after, my property floods, I'll know exactly where I need to look for not only the explanation but potentially a lawsuit. If they intend to install culverts, what is the plan to keep them free flowing, if they have some other means of water diversion, what is it? We should all be informed on what the developers/counties plan is in mitigating or managing the substantial amount of water. And if the developer's base evaluation of water was this spring of 2021, please tell them to look on a normal spring when there is actual water in the valley bottom; because this year, there wasn't any. In my yard, it was only a puddle for a week, instead of a free-flowing class 2 stream like it normally is.

Additionally, our homes currently suffer from inconsistent flow regarding our plumbing; when using water, it's easy to feel the variation in pressure, whether watering the lawn or taking a shower. If an additional 81 homes are built here and on the same supply, it'll decline further. Not to mention sewer.

I urge you, as our county leadership, to consider my concerns. The entire Wagon Wheel area is already a fire trap and on the other end of the spectrum, has water problems, both spring-run off and lack of flow to existing homes; adding substantially more, won't help the problem. In my opinion, this developer is simply trying to maximize their profit, which I can understand, but at what cost? It won't benefit the residents that have chosen to make this their permanent home. The residents of Valley County are already suffering from the massive influx of people these last couple years. A sub-division of this size, in this spot will only put more people at risk; either from flooding, or fire. I won't go into other increases of potential issues, such as traffic, noise, light pollution, air pollution, barking dogs or other animals, snow plowing/removal, etc.

Thank you for hearing my comments,

An anonymous concerned and permanent resident of Valley County.





Friends of Lake Cascade  
250 3<sup>rd</sup> Street  
Cascade, ID 83611

October 7, 2021

Valley County Planning and Zoning Commissioners  
c/o Cynda Herrick  
219 N. Main St.  
Cascade, Idaho 83611

Subject: CUP 21-27 Timber Creek Reserve Subdivision – Preliminary Plat, Donnelly, ID

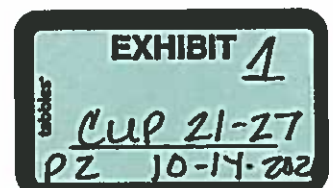
The purpose of this letter is to inform the Commissioners of special concerns regarding the location and potential drainage from this large Subdivision. The drainage would ultimately discharge into the Willow Creek/Boulder Creek Arm of Lake Cascade. For the past two years, the Boulder Creek Arm has been the first area of reported Toxic Algae Blooms on the lake. Something is feeding nutrients to cyanobacteria in this Arm which beckons further investigation. Boulder Creek (assessment unit AU 17050123SW0011\_03) was 303(d) listed as water quality limited waters in the 2011 IDEQ Cascade Reservoir Tributary TMDL Addendum and is a tributary to impaired Lake Cascade with its complexity of nutrient problems; these receiving waters are sediment and nutrient-sensitive.

Expanding residential development, increased public use, and changes in land use are known to threaten water quality and designated beneficial uses such as aquatic life, recreation (primary and secondary contact), water supply (domestic), wildlife habitat, and aesthetics (USEPA 2021, Smith and Schindler 2009). Changes in land use and associated man-made activities (e.g., construction sediments, road runoff, fertilizers, and deforestation) typically increase pollutants (sediment and nutrients - nitrate and phosphorus,) loading to surface waters. Therefore, we recommend that you:

1. proceed with caution and look for ways to reduce runoff (i.e. detention pond, lower density?).
2. require strict adherence to NPDES Stormwater Pollution Prevention Best Management Practices during and after construction.
3. educate new landowners of the water quality problems and solutions so they can implement best management practices to reduce pollutants from entering the waterways.

Respectfully Submitted,

  
Lenard D. Long,  
Friends of Lake Cascade





From: Dirk & Sarah Sundt <dnssundt@msn.com>

Sent: Thursday, October 7, 2021 3:49 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

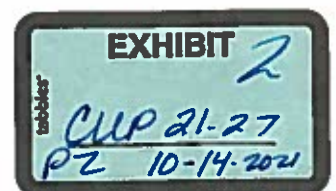
Subject: October 14 Public hearing comments, re: C.U.P. 21-27 Timber Creek Reserve Subdivision

Dear Director Herrick and all Valley County Planning and Zoning Commissioners,

Thank you for notifying us of the upcoming hearing regarding the Timber Creek Reserve Subdivision. We are the owners of two adjacent one-half acre lots at 191 and 193 Durham Lane, which is directly across from the Alturas Drive entrance to the proposed subdivision. While we are not full time residents on Durham Lane, we greatly value our frequent time there and in the Wagon Wheel neighborhood. We are especially appreciative of our immediate neighbors, each of which are full time residents, and the uncrowded, natural and authentic quality of life in the community. **We feel very strongly that adding a suburban style subdivision of 81 homes on 37 acres would negatively impact the existing Wagon Wheel Subdivision, Boulder Creek Meadows and Fir Grove Estates homeowners, the feel of the neighborhood that the residents cherish, and the natural surroundings.**

Please consider:

- Adding 81 homes on 37 acres is substantially more dense than the current layout of the the surrounding lots and homes. It is uncharacteristic of the area.
- Loomis Lane (primary access off of Highway 55), SISCRA Road and Durham Lane are not built to accommodate the traffic that this many homes would add to those roadways.
- Both proposed entrances to the subdivision are from the same road (and main access points) which would only serve to funnel and not distribute traffic.
- Substantial increases of traffic and the dangers and noise that come with it will be a detriment to those already living off of Durham Lane.
- Surrounding amenities (Boulder Creek State Park, SISCRA) are already beyond capacity at many times throughout the year. Adding so many homes would overload those services.
- Properties, especially those adjacent and across the street, will certainly lose value, as so many people who choose Donnelly to live are doing so because they desire a more rural environment.
- As you know, we get a lot of snow in Donnelly! With such small and tightly placed lots, and what appears to be no built in green space in the proposed subdivision, it's hard to imagine where all the plowed snow will be placed.
- The area where the subdivision is to be built is filled with wildlife. While there will still be Bureau of Reclamation acreage neighboring one side of the plat, it seems



inevitable that there would be significant impact on the deer, fox, osprey, hawks and songbirds that call that land home.

- In addition to the long-term added traffic, noise, and crowding that a subdivision like this will bring, the four years of construction to build it will be all of those things multiplied. Disruptive and unpleasant, at best.
- While we recognize the need for Valley County communities to supply and encourage affordable housing to their constituents, this project doesn't fill that void. No homes/lots appear to be set aside for affordable housing and current high property values will likely discourage locals from purchasing.

Thank you for carefully considering the thoughts and comments from your constituents.

Sarah and Dirk Sundt  
193 Durham Lane, Donnelly  
1007 S Johnson Street, Boise  
208-794-1805 (Sarah cell)