

April 22, 2026

Ryan & Heidi Schneider
291 Ashton Lane
McCall, ID 83638

Valley County Planning and Zoning
Attn: Cynda Herrick
219 North Main Street
PO Box 1350
Cascade, ID 83611

Dear Cynda,

Enclosed please find our Conditional Use Permit (CUP) application and associated materials. Upon review, we respectfully request that the application be scheduled for the Valley County Planning and Zoning agenda on June 11, 2026.

Project Description:

The proposed project consists of leasing approximately 2 acres of a 5.88-acre improved parcel to a propane distribution company for the purpose of propane tank storage and operation of a bobtail delivery truck for local service. The site will be used for tank storage and the filling of a single bobtail truck, which will be dispatched for delivery routes.

The site was originally planned as a separate parcel within Saddle Rock – Phase 4 and has historically been used for equipment and material storage during the build-out of the Saddle Rock subdivision. When it was determined that the area needed to remain dedicated to construction support, the parcel was removed from the Phase 4 final plat. This adjustment occurred after site grading and stormwater management improvements had already been completed. As a result, the site is currently graded and hard surfaced.

Operations under the CUP are expected to be low intensity, with one primary vehicle accessing the site to park, load the bobtail truck, depart for deliveries, and return. The operator will then leave the site in a personal vehicle. Proposed hours of operation are Monday through Friday, 8:00 a.m. to 5:00 p.m. Refilling of the on-site tank is anticipated approximately once every 8 to 10 weeks. Traffic impacts are expected to be minimal, limited primarily to a single delivery vehicle and periodic fuel deliveries.

The site will be developed in compliance with all applicable safety standards. All storage, handling, and operational procedures will meet requirements established by Cascade Fire, as coordinated with Fire Marshal Steven Hull, as well as all applicable state and local regulations.

Of the total 5.88-acre parcel, approximately 2 acres are included in this CUP request for propane storage. The remaining 3.88 acres will continue to be used for personal purposes and are not part of, nor subject to, this application. A future shop for equipment storage may be constructed on the retained portion of the property but is not included in this CUP application. Any such structure will be permitted separately through the applicable building permit process.

Please let us know if you need any additional information. We appreciate your time and consideration.

Regards,

Ryan & Heidi Schneider

Valley County Planning and Zoning

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



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

DISCLAIMER

Pre-application meetings with Valley County Staff are required prior to submitting an application.

Please note that information provided in a pre-application meeting or over the phone does not guarantee approval by either the Planning and Zoning Commission nor the Valley County Board of Commissioners. Planning and Zoning staff cannot give you legal advice. You should seek the advice of an attorney if you have specific legal questions regarding the sufficiency of your application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cynda Herrick".

Cynda Herrick, AICP, CFM
Planning and Zoning Director

Valley County Code:

9-5H-1: PREAPPLICATION CONFERENCE:

A. Conference Required: Prior to the formal filing of an application, the applicant shall confer with the administrator or staff to obtain proper forms, information, and guidance.

B. Familiarity With Standards, Goals And Objectives: The applicant shall familiarize himself with the standards of this title, the goals and objectives of the comprehensive plan, and review procedure and submittal requirements, which will affect the proposal.

C. Meeting At Site Or Other Investigations: The preapplication conference may include a meeting at the proposed site and other investigations deemed necessary by the administrator or staff.

Conditional Use Permit Process

- Pre-Application Conference with PZ Director Required – 208-382-7115.**
- Contact Road & Bridge Director for pre-application appointment – 208-382-7195.**
- Submit Application:** Deadline is 45 days prior to a PZ Commission meeting. Public Hearings are typically held on the 2nd Thursday of every month, starting at 6:00 p.m.
- Staff will review, place on agenda, and notice.**
- PZ Staff prepares a Staff Report.**
- Public Hearing:**
 - Staff Report to Commissioners, Exhibits, and Questions for Staff
 - Presentation by Applicant
 - Testimony of Proponents.
 - Testimony of Undecided
 - Testimony of Opponents
 - Rebuttal by the Applicant
 - If new information is provided, must reopen for other testimony.
 - The public hearing is closed for Commissioner deliberation
 - Commissions approve a motion or table to a future date for more information.
 - There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

Valley County Planning and Zoning Department

700 S. Main ST
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____	or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE # _____		FEE \$ _____	
ACCEPTED BY _____		DEPOSIT _____	
CROSS REFERENCE FILE(S): _____		DATE _____	
PROPOSED USE: _____			

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.
A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: Ryan Schneider Date: 4/22/2026

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

- A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- A **lighting plan**.
- Names and addresses of property owners within 300 feet of the property lines.** Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- Three (3) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- A **Development Agreement may be required.** Possible road mitigation should be discussed with the Valley County Road and Bridge Director, 208-382-7195.

We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

Date of Pre-Application Meeting with Staff: 04/21/2026

Staff Name(s): Cynda Herrick

CONTACT INFORMATION

APPLICANT Ryan and Heidi Schneider PHONE [REDACTED]
Owner Purchaser Lessee Renter

MAILING ADDRESS 291 Ashton Lane, McCall ID ZIP 83638

EMAIL [REDACTED]

PROPERTY OWNER Saddle Rock LLC.

MAILING ADDRESS 291 Ashton Lane, McCall ID ZIP 83638

EMAIL [REDACTED]

AGENT / REPRESENTATIVE _____ PHONE [REDACTED]

MAILING ADDRESS 291 Ashton Lane, McCall ID ZIP 83638

EMAIL [REDACTED]

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY TBD Challis Lane, Cascade ID 83611

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

TAX PARCEL NUMBER(S) RP12NO4E172646 (a portion of) **Remainder Parcel to Saddle Rock Phase 4

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 5.88 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Equipment storage, material storage.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: None.

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

North Un-sold residential (developed by applicant) Saddle Rock Phase 3

South Private Roadway and large residential parcel - 27 acres (developed by applicant)

East HWY 55

West Un-sold residential (developed by the applicant) Saddle Rock Phase 4

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: NA

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of <u>Proposed</u> Structures: _____	Number of <u>Existing</u> Structures: <u>0</u>
<u>Proposed Gross Square Feet</u>	<u>Existing Gross Square Feet</u>
1 st Floor _____	1 st Floor _____
2 nd Floor _____	2 nd Floor <u>NA</u>
Total _____	Total <u>NA</u>

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence Multiple residences on one parcel

8b. TYPE OF STRUCTURE: Stick-built Manufacture Home Mobile Home Tiny Home Other _____

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): NA

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: NA

8d. DENSITY OF DWELLING UNITS PER ACRE: NA

9. SITE DESIGN:

Percentage of site devoted to building coverage: 0
 Percentage of site devoted to landscaping: 10.93%
 Percentage of site devoted to roads or driveways: .04%
 Percentage of site devoted to other uses: 89.03, describe: Gravel Hard Surface
Total: 100%

10. PARKING (If applicable):

		<u>Office Use Only</u>
a. Handicapped spaces proposed: <u>0</u>		Handicapped spaces required: _____
b. Parking spaces proposed: <u>0</u>		Parking spaces required: _____
c. Number of compact spaces proposed: <u>0</u>		Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: <u>0</u>		
e. Are you proposing off-site parking: <u>None</u>		

11. SETBACKS:

	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	_____	_____	<u>220'</u>	_____
Rear	_____	_____	<u>200'</u>	_____
Side	_____	_____	<u>210'</u>	_____
Side Street	_____	_____	<u>220'</u>	_____

12. NUMBER OF EXISTING ROADS: 1 Width: Challis Lane (built to County Spec)

Existing roads will be: Publicly maintained? Privately Maintained? or Combination of both?
 Existing road construction: Gravel Paved or Combination of both?

13. NUMBER OF PROPOSED ROADS: 0 Proposed width: NA

Proposed roads: Publicly maintained? Privately Maintained? or Combination of both?
 Proposed road construction: Gravel Paved or Combination of both?

Anticipated Trip Generation [Refer to ITE – Trip Generation Manual within Roads Policy Manual] _____

Primarily heavy truck traffic? Yes No Combination

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes No

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

Power stubbed to the parcel.

16. PROPOSED UTILITIES: None needed for CUP.

Proposed utility easement widths NA Locations NA

17. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility
Portable toilet. Name: _____

18. POTABLE WATER SOURCE: Public Water Association Individua Well:

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well _____ Depth _____ Flow _____
No water needed.

19. DRAINAGE (Proposed method of on-site retention): See Saddle Rock, Phase 4 approved grading and drainage plans.

Any special drains? Attached Plans (Please attach map)

Soil type(s): 3' silty loam, 4' soft DG, 2' hard DG.

(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

There will be no grading or drainage changes to the current site. Grading and drainage plans already approved.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?

(Information can be obtained from the Planning & Zoning Office) Yes No

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes No

22. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes No

23. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.

Yes No

24. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes No

If yes, explain:

Site is already to grade. Has been used as equipment storage and material storage for the build-out and maintenance of Saddle Rock Subdivision.

25a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes No

Are you proposing any alterations, improvements, extensions or new construction? Yes No

If yes, explain: 50x50 sq ft shop

25b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district. Submit letter from Irrigation District, if applicable.

26. COMPLETE ATTACHED WEED CONTROL AGREEMENT

27. COMPETE ATTACHED IMPACT REPORT

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction \rightarrow).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction \longrightarrow).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: _____

Also, provide the following documentation:

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed: Ryan Schneider
Applicant

Date: 04 / 22 / 2026



VALLEY COUNTY WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: Ryan Schnsider
Applicant

By: Valley County Weed Supervisor

Date: 04/22/2026

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

Parcel is accessed off of Challis Lane, a private road, built to county spec, off of HWY 55. No additional traffic will be created through the storage building as that has been existing for the last 5 years. 4 trips per day (in/out/in/out) is expected from the propane storage. Parcel was already approved as a portion of Phase 4 final plat but later removed from the final plat.

2. Provision for the mitigation of impacts on housing affordability.

NA

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

No additional noise is expected. If anything there could be a reduction in noise with some equipment being stored inside.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

Possible heat and glare from existing parked equipment and autos. If there is lighting on the building it will comply with Valley County code.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

Site is currently graveled and hard packed. Minimal dust.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

No well on site. No water needed. Saddle Rock Phase 1,2,3 and 4 all have underground water storage tanks for fire suppression. Drainage for the site was approved by Valley County Engineer during Saddle Rock Phase 4 review. No grading and drainage to the site will occur.

The site is already graded and hard surfaced.

7. **Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.**

Per Fire Chief Steven Hull, to minimize hazards required tank safety features will include: (1) Internal Emergency Shut-off valve (2) Hydrostatic Relief Valve (3) Pressure Relief Valve

8. **Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.**

None.

9. **Include practices that will be used to stabilize soils and restore or replace vegetation.**

No impacts to current site. Grading and storm-water plan already approved by Valley County Engineer.

10. **Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.**

None. No impacts to current site conditions. Landscaping will be the natural vegetation surrounding the parcel on all sides. Vegetation has been thinned and mulched for a park like setting per the prepared and approved WUI for Saddle Rock Phase 4. that is not visible from any other property including HWY 55.

11. **Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.**

No site grading required, site has previously been graded and hard surfaced and signed off. Drainage plans were approved during the Valley County Engineer's review of Saddle Rock Phase 4.

12. **Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.**

Not visible from any other property including HWY 55. Mature timber surrounds on the site on all sides.

13. **Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.**

Easy access, large, rocked, flat. No impact to the public or view corridor of HWY 55.

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

Ag exemption will no longer apply to the parcel. Lessee could potentially employ local resident(s).

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

New propane company will create competition for current companies, which will provide residents of the County with other price options for their propane servicing.

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

No impacts. Nothing to compare it to.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

None.

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

None. The site is already prepared.

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

No residential proposed. 2 acres of the flat gravled area will be leased to propane company for storage.

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

Upon approval of CUP, lessee plans to move onto the site.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

Competitive market rate.

Property Tax Exemption

New and expanding business ***may*** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

Name & Mailing Address of Adjoining Property Owners

1.

PARCEL NO

RP12N04E174125

OWNER / ATTN.

SNYDER FAMILY TRUST

SITUS

10 SADDLE ROCK DR

CASCADE, ID 83611

MAILING

3199 S SELATIR PLACE

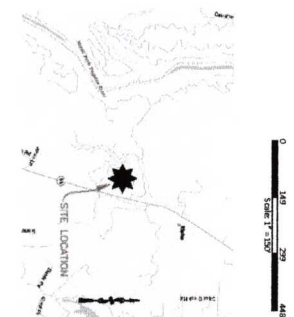
MERIDIAN ID 83642



Horizontal Control
 Horizontal control was established from the Idaho State Plane, NAD 83, using a total station. All points were checked to ground by leveling to a known benchmark of 1022.722222 to ground. The horizontal accuracy is within the limits of the Idaho State Plane. The vertical accuracy is within the limits of the Idaho State Plane. The horizontal accuracy is within the limits of the Idaho State Plane. The vertical accuracy is within the limits of the Idaho State Plane.

- Legend**
- ADJUSTED
 - CONCRETE APPROVAL
 - GRAVEL
 - CRUSTAL MOVEMENT
 - LANDMARK
 - SPRINKLER HEAD
 - EXTENSION BOUNDARY LINE
 - PAVING LINE
 - CUT/PALL BOUNDARY LINE
 - EDGE OF SHOULDER
 - ROADWAY CENTER
 - ROADWAY

- CHANGES**
 CHANGES TO THE ORIGINAL PLAN SHALL BE INDICATED BY A DASHED LINE. CHANGES TO THE ORIGINAL PLAN SHALL BE INDICATED BY A DASHED LINE. CHANGES TO THE ORIGINAL PLAN SHALL BE INDICATED BY A DASHED LINE. CHANGES TO THE ORIGINAL PLAN SHALL BE INDICATED BY A DASHED LINE.
- SHEET INDEX**
- 000 COVER SHEET
 - 001 SECTION 8 AND 17
 - 002 SECTION 17 AND 18
 - 003 SECTION 18 AND 17
 - 004 SECTION 17 AND 18
 - 005 SECTION 18 AND 17
 - 006 SECTION 17 AND 18
 - 007 SECTION 18 AND 17
 - 008 SECTION 17 AND 18
 - 009 SECTION 18 AND 17
 - 010 SECTION 17 AND 18



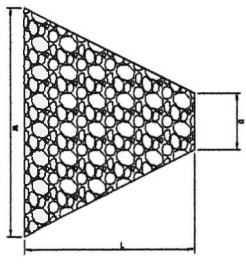
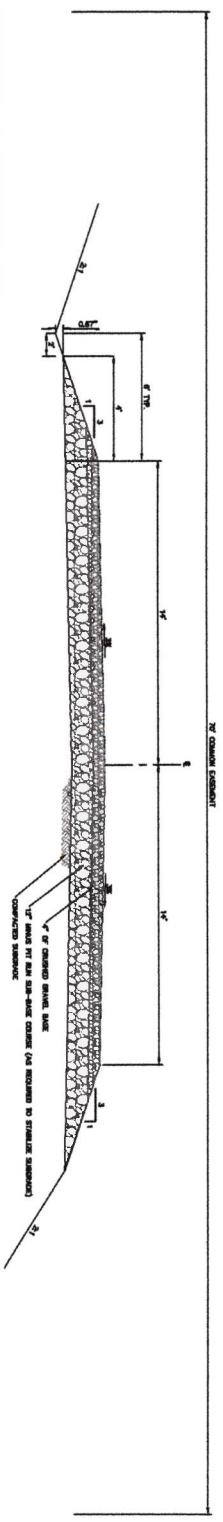
REVISIONS

NO.	DATE	DESCRIPTION

DATE 11/18/87
SCALE 1" = 400'
PROJECT SADDLE ROCK SUBDIVISION PHASE 4
SECTION 8, 17, AND 18, T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO
DESIGNER [Signature]
CHECKED BY [Signature]
DATE 11/18/87
PROJECT NO. 8-23
SHEET NO. 00.0

SADDLE ROCK SUBDIVISION PHASE 4
SECTIONS 8, 17, AND 18, T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO
GRADING AND DRAINAGE PLANS
COVER SHEET

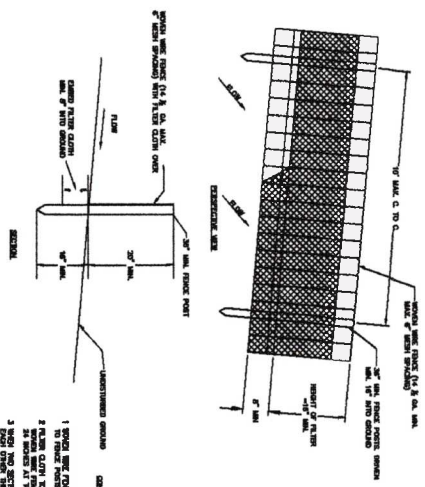
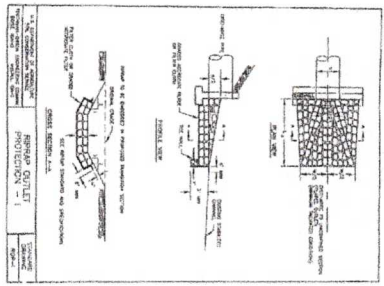
SKY HORSE DRIVE & 43 MOSE ROAD TYPICAL SECTION



OUTLET STRAW DIMENSIONS AND SIZES

DIAMETER	LENGTH	WEIGHT	AREA	PERCENT
12"	12'	1.0	1.0	100
10"	10'	0.7	0.7	70
8"	8'	0.4	0.4	40
6"	6'	0.2	0.2	20
4"	4'	0.1	0.1	10
3"	3'	0.05	0.05	5
2"	2'	0.02	0.02	2
1"	1'	0.01	0.01	1

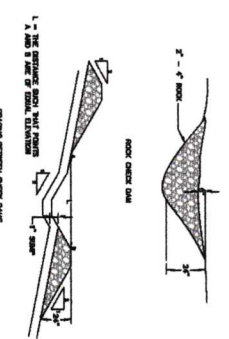
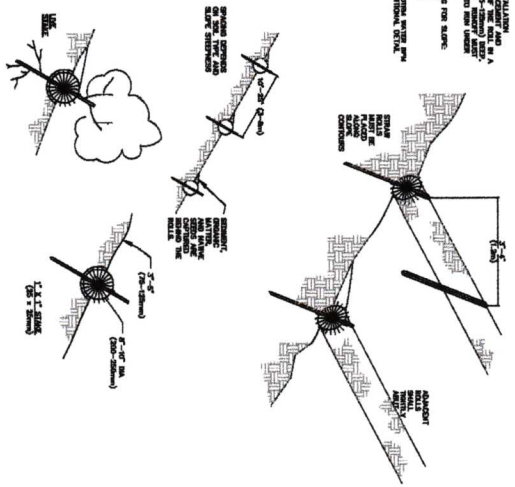
CLAMBERT OUTLET EROSION PROTECTION (PERMANENT)



1. STRAW ROLL SHALL BE PLACED IN POSITION OF EROSION PROTECTION TO BE INSTALLED.
2. STRAW ROLL SHALL BE PLACED IN POSITION OF EROSION PROTECTION TO BE INSTALLED.
3. STRAW ROLL SHALL BE PLACED IN POSITION OF EROSION PROTECTION TO BE INSTALLED.
4. STRAW ROLL SHALL BE PLACED IN POSITION OF EROSION PROTECTION TO BE INSTALLED.
5. STRAW ROLL SHALL BE PLACED IN POSITION OF EROSION PROTECTION TO BE INSTALLED.

STRAW ROLL DETAIL

1. STRAW ROLL INSTALLATION SHALL BE PLACED IN POSITION OF EROSION PROTECTION TO BE INSTALLED.
2. STRAW ROLL SHALL BE PLACED IN POSITION OF EROSION PROTECTION TO BE INSTALLED.
3. STRAW ROLL SHALL BE PLACED IN POSITION OF EROSION PROTECTION TO BE INSTALLED.
4. STRAW ROLL SHALL BE PLACED IN POSITION OF EROSION PROTECTION TO BE INSTALLED.
5. STRAW ROLL SHALL BE PLACED IN POSITION OF EROSION PROTECTION TO BE INSTALLED.



ROADWAY NOTES

1. ALL ROAD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DISTRICT COUNTY ENGINEERING SPECIFICATIONS.
2. ALL IMPROVED ROADWAYS SHALL BE IN ACCORDANCE WITH THE DISTRICT COUNTY ENGINEERING SPECIFICATIONS.
3. ALL IMPROVED ROADWAYS SHALL BE IN ACCORDANCE WITH THE DISTRICT COUNTY ENGINEERING SPECIFICATIONS.
4. ALL IMPROVED ROADWAYS SHALL BE IN ACCORDANCE WITH THE DISTRICT COUNTY ENGINEERING SPECIFICATIONS.
5. ALL IMPROVED ROADWAYS SHALL BE IN ACCORDANCE WITH THE DISTRICT COUNTY ENGINEERING SPECIFICATIONS.

GENERAL NOTES

1. ALL ROAD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DISTRICT COUNTY ENGINEERING SPECIFICATIONS.
2. ALL IMPROVED ROADWAYS SHALL BE IN ACCORDANCE WITH THE DISTRICT COUNTY ENGINEERING SPECIFICATIONS.
3. ALL IMPROVED ROADWAYS SHALL BE IN ACCORDANCE WITH THE DISTRICT COUNTY ENGINEERING SPECIFICATIONS.
4. ALL IMPROVED ROADWAYS SHALL BE IN ACCORDANCE WITH THE DISTRICT COUNTY ENGINEERING SPECIFICATIONS.
5. ALL IMPROVED ROADWAYS SHALL BE IN ACCORDANCE WITH THE DISTRICT COUNTY ENGINEERING SPECIFICATIONS.

ADDITIONAL ROAD WIDTH OF HORIZONTAL CURVES

ROAD WIDTH	1-LANE ROADWAY	2-LANE ROADWAY
12 FEET	1.5 FEET	1.5 FEET
14 FEET	1.5 FEET	1.5 FEET
16 FEET	1.5 FEET	1.5 FEET
18 FEET	1.5 FEET	1.5 FEET
20 FEET	1.5 FEET	1.5 FEET
22 FEET	1.5 FEET	1.5 FEET
24 FEET	1.5 FEET	1.5 FEET
26 FEET	1.5 FEET	1.5 FEET
28 FEET	1.5 FEET	1.5 FEET
30 FEET	1.5 FEET	1.5 FEET

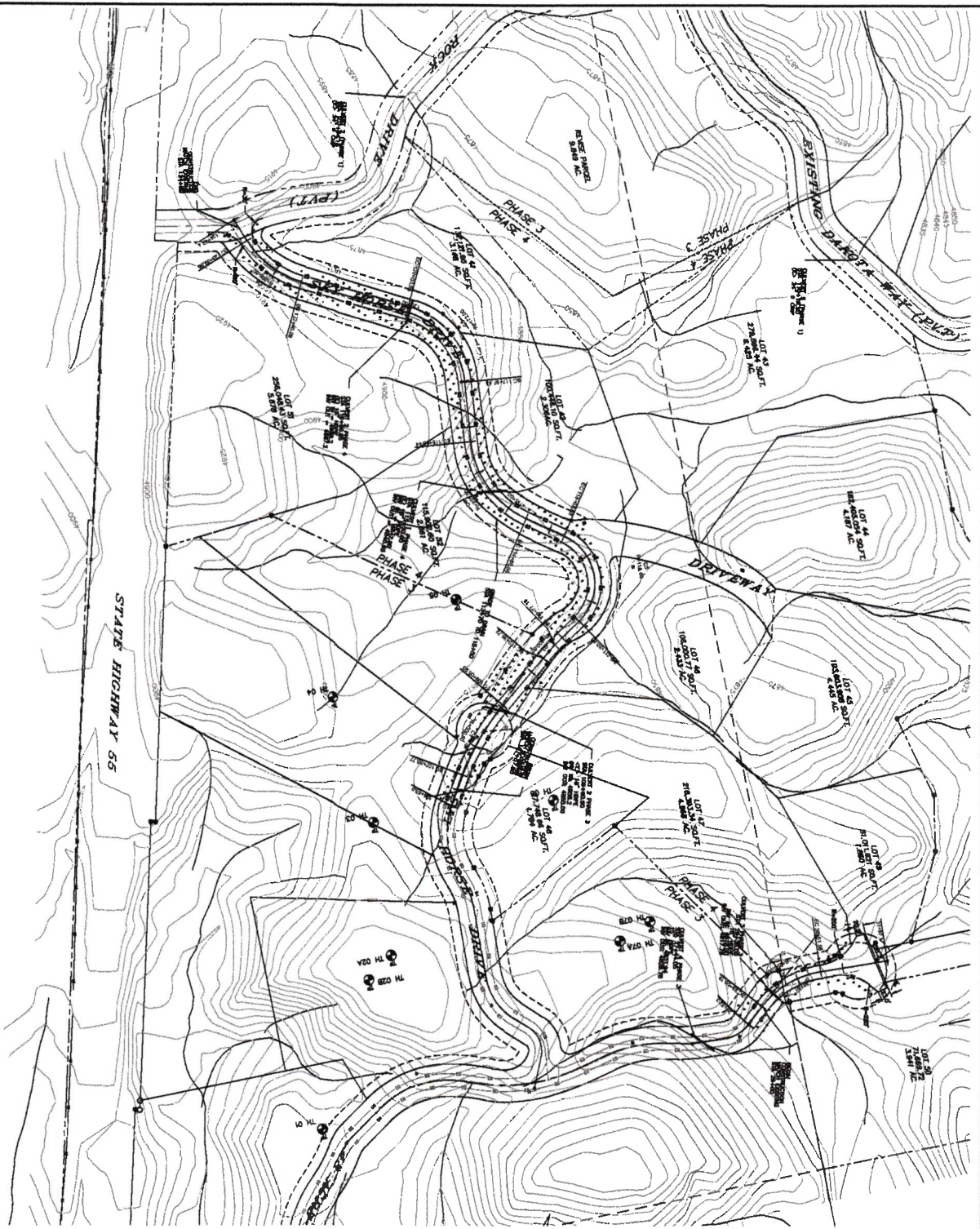
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: 10/1/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]
 SHEET NO. C0.1

SADDLE ROCK SUBDIVISION PHASE 4
 SECTIONS 8, 17, AND 18.T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO
 GRADING AND DRAINAGE PLANS
 DETAILS AND NOTES





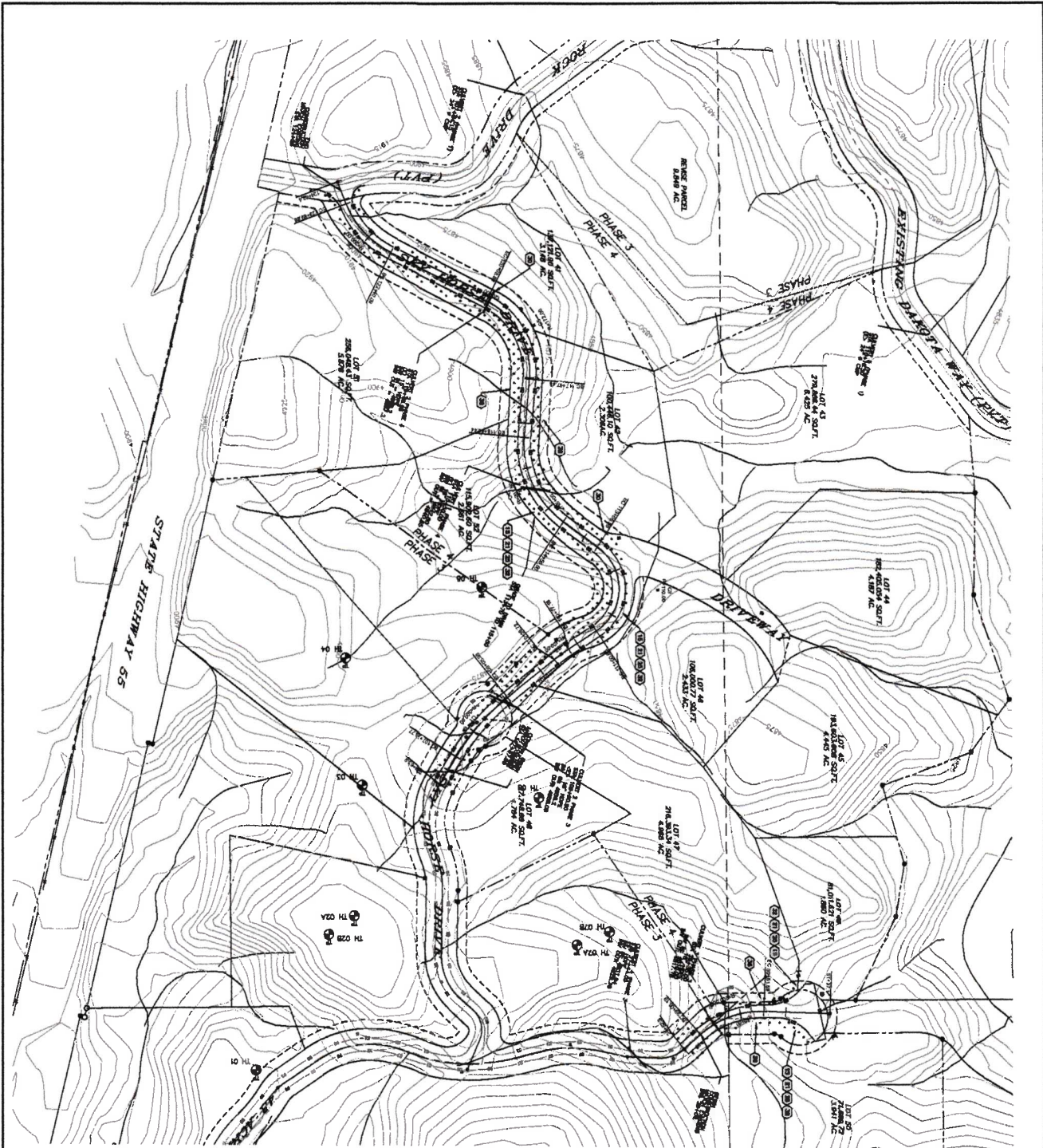
	<p>DESIGNED BY: [Name]</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>DATE: [Date]</p> <p>PROJECT: [Project Name]</p> <p>SHEET NO. C10</p>
--	--

SADDLE ROCK SUBDIVISION PHASE 4
 SECTIONS 8, 17, AND 18, T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO

GRADING AND DRAINAGE PLANS
 PLAN
 43 ACRE ROAD & SKY HORSE DRIVE

REVISIONS		
NO.	DESCRIPTION	DATE





 NORTH		<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. CONSULT WITH THE LOCAL JURISDICTIONS AND THE DESIGNER TO DETERMINE THE REQUIREMENTS FOR THE SUBDIVISION. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION AND THE REQUIREMENTS FOR THE SUBDIVISION SHALL BE THE DESIGNER'S RESPONSIBILITY. 2. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION AND THE REQUIREMENTS FOR THE SUBDIVISION SHALL BE THE DESIGNER'S RESPONSIBILITY. 3. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION AND THE REQUIREMENTS FOR THE SUBDIVISION SHALL BE THE DESIGNER'S RESPONSIBILITY. 4. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION AND THE REQUIREMENTS FOR THE SUBDIVISION SHALL BE THE DESIGNER'S RESPONSIBILITY. 5. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION AND THE REQUIREMENTS FOR THE SUBDIVISION SHALL BE THE DESIGNER'S RESPONSIBILITY. 6. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION AND THE REQUIREMENTS FOR THE SUBDIVISION SHALL BE THE DESIGNER'S RESPONSIBILITY. 7. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION AND THE REQUIREMENTS FOR THE SUBDIVISION SHALL BE THE DESIGNER'S RESPONSIBILITY. 8. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION AND THE REQUIREMENTS FOR THE SUBDIVISION SHALL BE THE DESIGNER'S RESPONSIBILITY. 9. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION AND THE REQUIREMENTS FOR THE SUBDIVISION SHALL BE THE DESIGNER'S RESPONSIBILITY. 10. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SUBDIVISION AND THE REQUIREMENTS FOR THE SUBDIVISION SHALL BE THE DESIGNER'S RESPONSIBILITY. 											
	SADDLE ROCK SUBDIVISION PHASE 4 SECTIONS 8, 17, AND 18, T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO	GRADING AND DRAINAGE PLANS EROSION CONTROL PLAN 43 ACRE ROAD & SKY HORSE DRIVE	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">NO.</th> <th style="width: 50%;">REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS								
NO.	REVISIONS												
SHEET NO. CA.0	DRAWING NO. 2024-001	DATE: 10/20/2024	SCALE: AS SHOWN										

Parametrix No. 314-4875-001 – Task 02.128

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672 Cascade, ID 83611

Re: Saddle Rock Subdivision Phase 4 – Grading and Drainage Plans and Drainage Report


Dear Kerstin:

I have reviewed the above-referenced documents against the current Valley County (VC) Private and Public Road standards. Per my review, the plans and drainage report meet the required standards; therefore, I am recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX



Paul Ashton, PE

cc: Cynda Herrick, AICP, CFM/Valley County Planning and Zoning Director
Jeff McFadden/Valley County Road Department



Kendra Conder <Kendra.Conder@itd.idaho.gov>
To: Heidi Schneider [REDACTED]
Cc: Ryan Schneider [REDACTED]

Mon, Apr 27, 2026 at 10:16 AM

Hi Heidi,

Thank you for checking in! 4 trips/day does not pose any concerns for us. Please keep me updated if you feel that anticipated trips will change.

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



From: Heidi Schneider [REDACTED]
Sent: Wednesday, April 22, 2026 4:05 PM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Cc: Ryan Schneider [REDACTED]
Subject: Re: Turn lane Construction

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Kendra,

We have a small company interested in leasing approximately 2 acres from us, with access off Challis Lane (the entrance to Saddle Rock Subdivision).

The use is expected to generate minimal additional traffic. Operations would occur Monday through Friday only and are anticipated to result in no more than four trips per day (arrival in a personal vehicle, departure in a work truck, return in the truck, and departure in the personal vehicle).

I don't anticipate this creating any concerns for the existing approach, but I wanted to check in with you to confirm.

Please let me know your thoughts, thank you!

Thank you!

Heidi Schneider

