

**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](mailto: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 2<sup>nd</sup> 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  Check # \_\_\_\_\_ or  Cash or  Card  
FILE # CUP 26-012 FEE \$ \_\_\_\_\_  
ACCEPTED BY \_\_\_\_\_ DEPOSIT \_\_\_\_\_  
CROSS REFERENCE FILE(S): \_\_\_\_\_ DATE 4/27/2026  
PROPOSED USE: Commercial Lease Space

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](http://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](http://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) RP 12NO4E172646 (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 <sup>st</sup> Floor _____	1 <sup>st</sup> Floor _____
2 <sup>nd</sup> Floor _____	2 <sup>nd</sup> 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):

a. Handicapped spaces proposed: <u>0</u>	<b><u>Office Use Only</u></b> 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

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15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
*Power stubed to the parcel.*

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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](http://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.

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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

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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 → ).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction → ).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: \_\_\_\_\_

**Also, provide the following documentation:**

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

**=====Applicant Acknowledgement=====**

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

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

Signed: Ryan Schnsider  
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 created through the storage bulidng as that has been existiitng for the last 5 years. 4 trips per days (in/out/in/out) is excted 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 equipmnet 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 gravelled 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

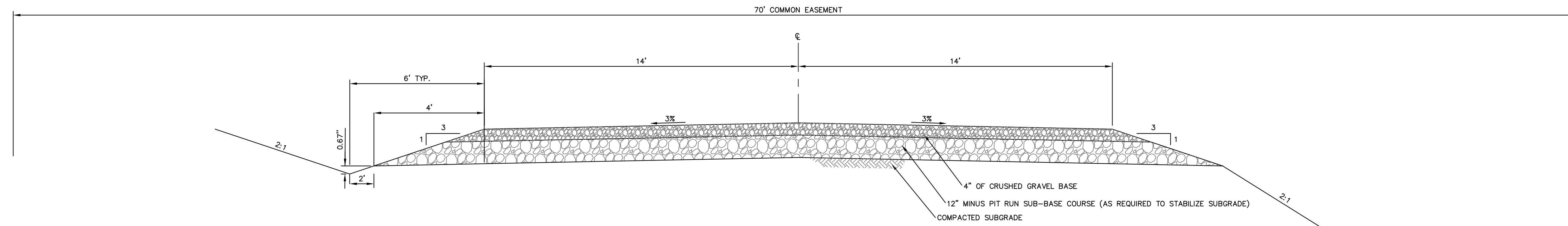
CASCADE, ID 83611

**MAILING**

3199 S SELATIR PLACE

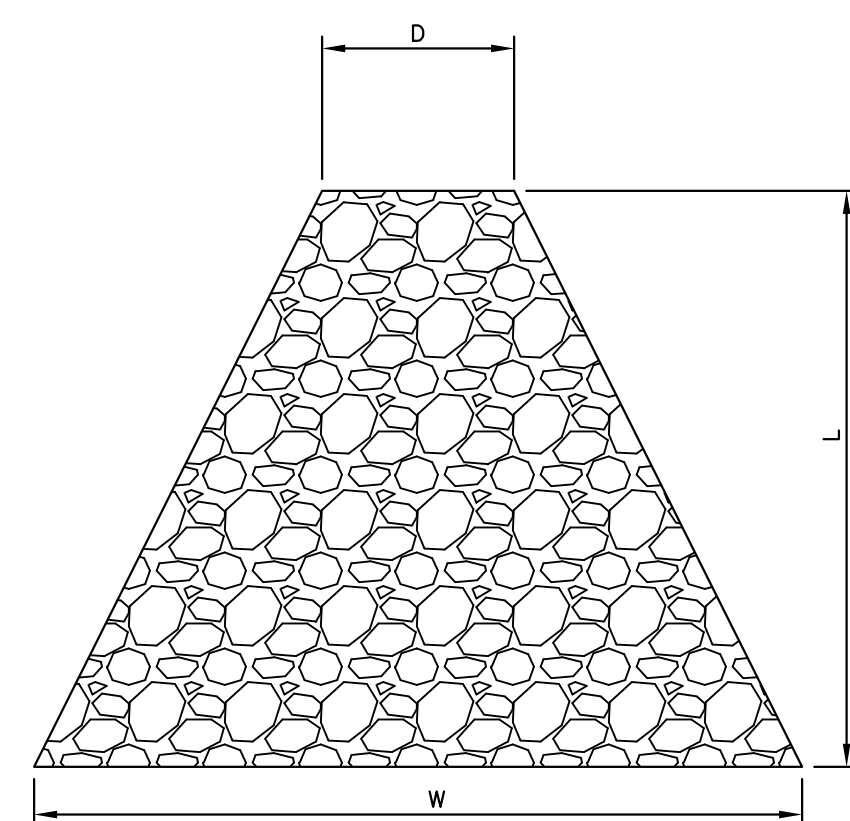
MERIDIAN ID 83642





SKY HORSE DRIVE & 4.3 ACRE ROAD TYPICAL SECTION

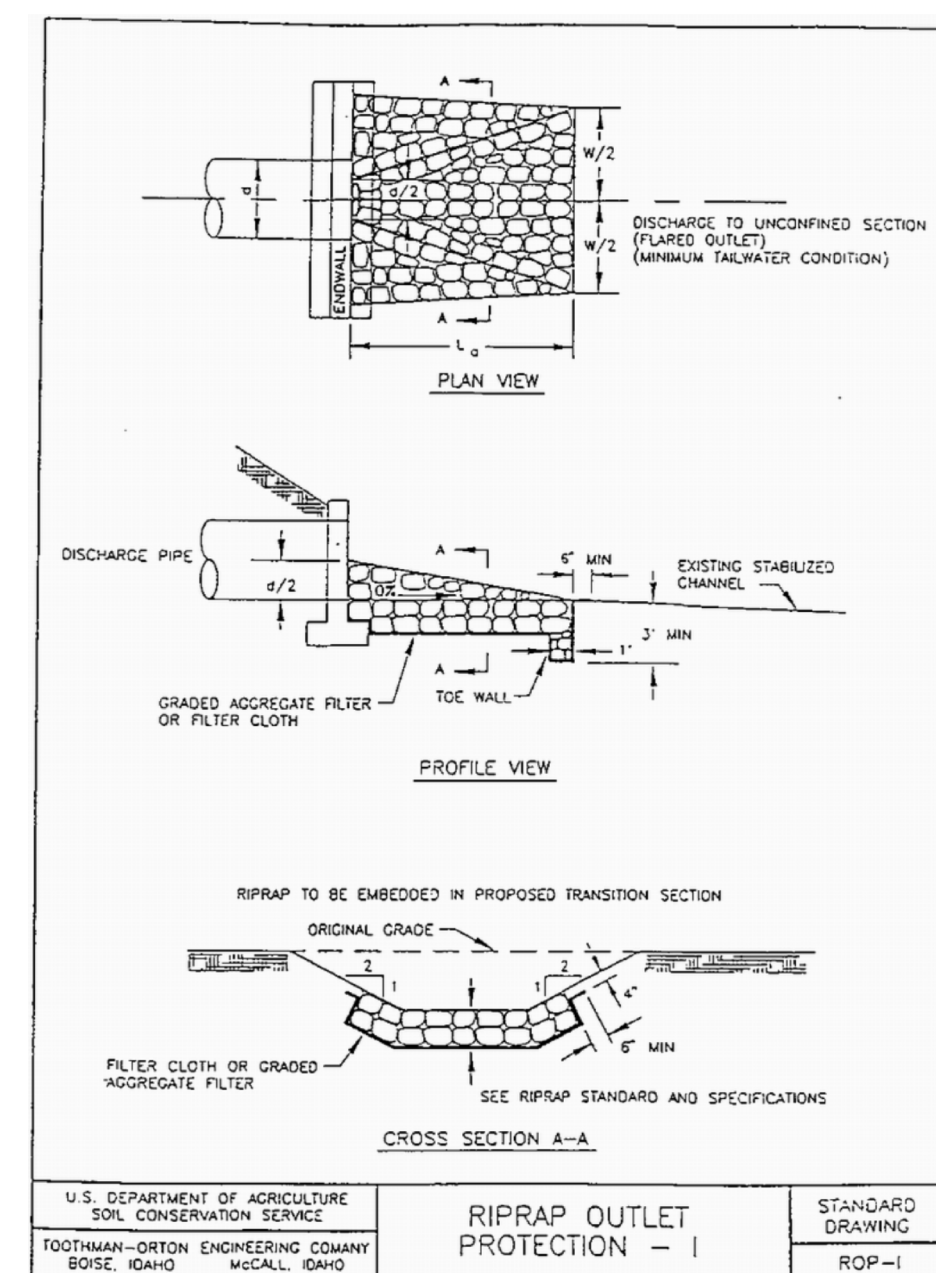
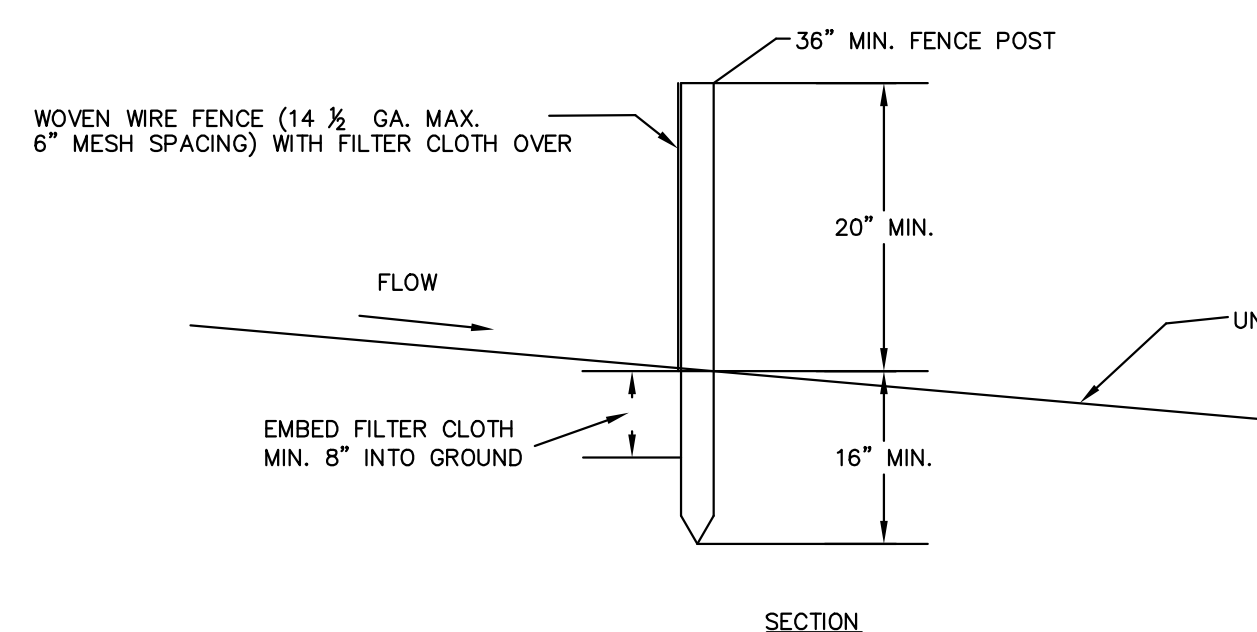
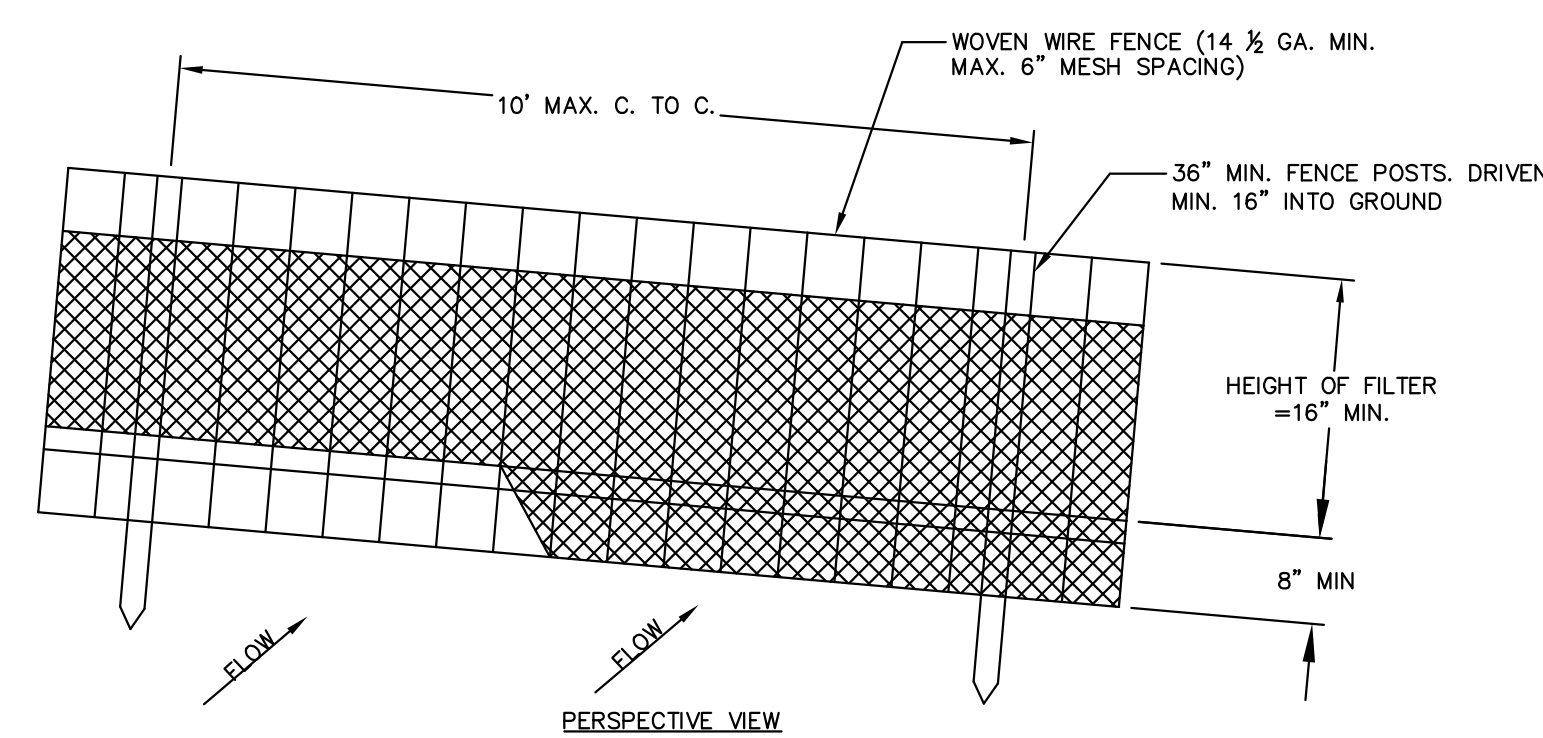
NTS



OUTLET RIPRAP DIMENSIONS AND SIZES				
CULVERT SIZE (INCHES)	D50 (INCHES)	D (INCHES)	W (FEET)	L (FEET)
12	3	6	3	11
18	3	9	4.5	17
24	6	12	6	22
30	6	15	7.5	28
36	6	18	9	36
42	6	21	10.5	38

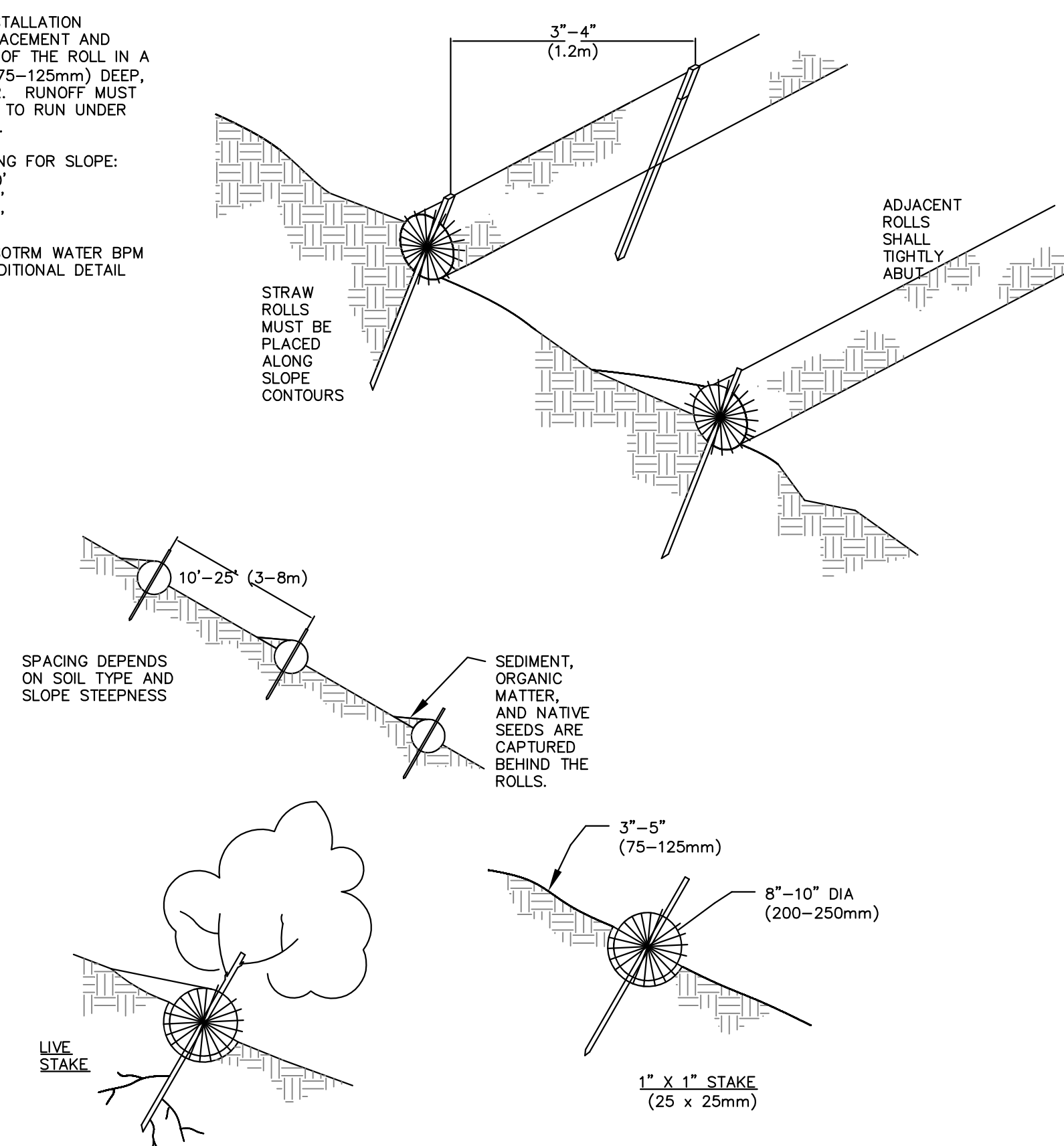
CULVERT OUTLET EROSION PROTECTION (PERMANENT)

NTS



- NOTE:
- STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
  - MAXIMUM SPACING FOR SLOPE:  
 $< 4:1 = 20'$   
 $4:1 - 4:1 = 15'$   
 $> 2:1 = 10'$
  - REFER TO IDEO STORM WATER BPM CATALOG FOR ADDITIONAL DETAIL.

STRAW ROLL DETAIL



ROADWAY NOTES

- ALL ROAD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT VALLEY COUNTY PRIVATE ROAD STANDARDS.
- ALL PROPOSED ROADWAYS ARE PRIVATE ROADS.
- CULVERTS SHOWN HEREON HAVE BEEN SIZED IN ACCORDANCE WITH VALLEY COUNTY STANDARDS.
- FILL SLOPES SHALL BE NO STEEPER THAN 2:1, AND CONTAINED WITHIN THE RIGHT-OF-WAY OR PERMANENT EASEMENTS.
- CUT SLOPES SHALL BE NO STEEPER THAN 2:1, AND CONTAINED WITHIN THE RIGHT-OF-WAY OR PERMANENT EASEMENTS.
- ALL CUT AND FILL SLOPES WHEN FINISHED SHALL BE RE-SEEDED WITH AN APPROVED NATIVE GRASS SEED MIXTURE AT THE RECOMMENDED APPLICATION RATE.
- ALL ROADWAY AREAS SHALL BE STRIPPED TO REMOVE THE ENTIRE ROOT ZONE. STRIPPING DEPTHS ARE ESTIMATED BETWEEN 6" AND 12", BUT SHOULD BE VERIFIED IN THE FIELD DURING CONSTRUCTION BY A QUALIFIED PERSON(S). STRIP DEPTHS MAY BE ADJUSTED AS APPROPRIATE. STOCK PILE SUITABLE TOPSOIL MATERIAL FOR LATER USE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- ALL SUBGRADE SHALL BE PROOF ROLLED.
- ALL FILL SHALL BE COMPACTED TO NOT LESS THAN NINETY-FIVE (95%) PER AASHTO T-99 PROCTOR DENSITY.

GENERAL NOTES

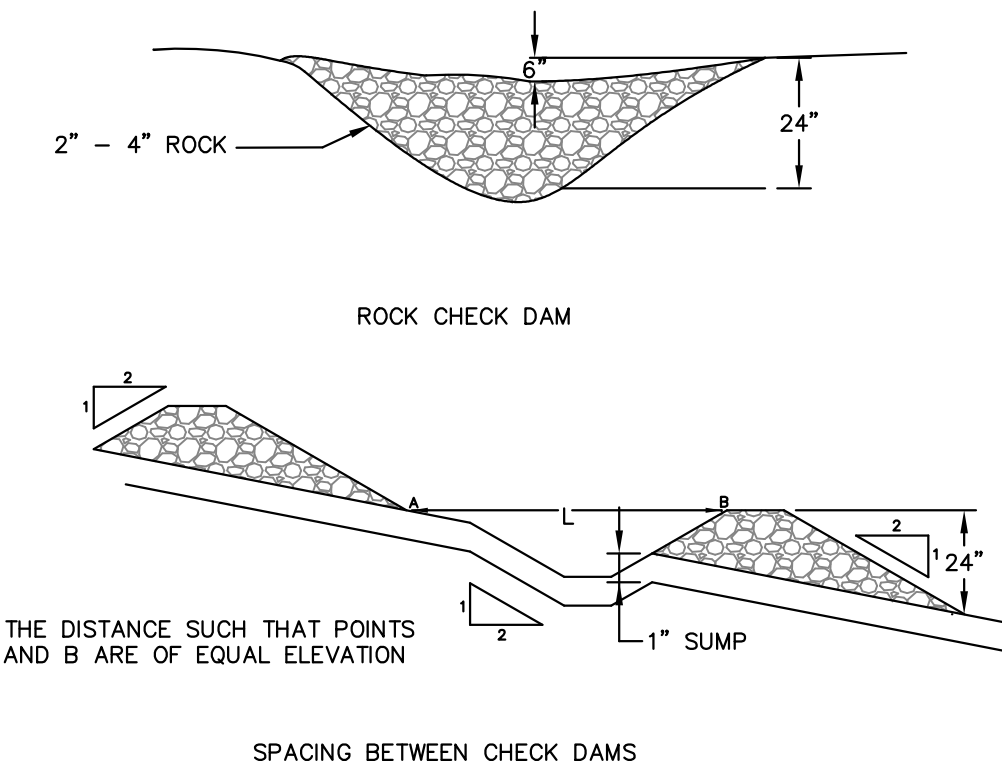
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPCW), AND VALLEY COUNTY STANDARDS, AND VALLEY COUNTY BEST MANAGEMENT PRACTICES MANUAL. VALLEY COUNTY STANDARDS WILL TAKE PRECEDENCE OVER ISPCW.
- SEE THE PLAT FOR BOUNDARY AND LOT DIMENSIONS, EASEMENTS AND ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
- ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTACT DIGLINE (208) 342-1585.
- ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY CONSTRUCTION PERMIT FROM THE VALLEY COUNTY ROAD DEPARTMENT AND/OR THE IDAHO TRANSPORTATION DEPARTMENT AS APPROPRIATE.
- SEE SHEET C4.0 FOR BMP BEST MANAGEMENT PRACTICES

ADDITIONAL ROAD WIDTH OF HORIZONTAL CURVES

RADIUS	1-LANE WIDENING	2-LANE WIDENING
40 FEET TO 79 FEET	5 FEET	5 FEET
80 FEET TO 99 FEET	3 FEET	3 FEET
100 FEET TO 149 FEET	2.5 FEET	2.5 FEET
150 FEET TO 249 FEET	1.5 FEET	1.5 FEET
250 FEET TO 400 FEET	1 FOOT	1 FOOT
MORE THAN 400 FEET	NOT REQUIRED	NOT REQUIRED

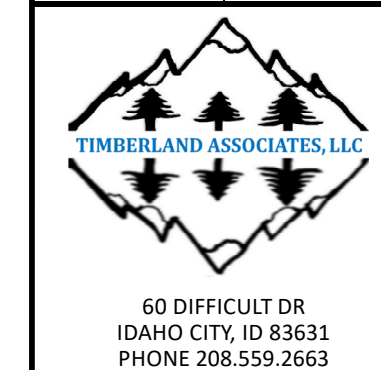
WIDENED TRAVELWAYS SHALL BE EASED BACK TO STANDARD WIDTHS BY TRANSITION FLARES WITH RATES OF CHANGE NOT GREATER THAN ONE FOOT OF WIDTH CHANGE PER TEN FEET OF LONGITUDINAL TRAVEL.

- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  - FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT TOP AND MID-SECTION.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES AND FOLDED.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
  - REFER TO IDEO STORM WATER BPM CATALOG FOR ADDITIONAL DETAIL.
- POSTS: STEEL EITHER "I" OR "U" TYPE OR 2" HARDWOOD.  
 FENCE: WOVEN WIRE, 14 GAGE, 6" MAX. MESH OPENING  
 FILTER: CLOTH: FILTER X, MIRAFIL 100X, STABILINKA T140N OR APPROVED EQUAL.  
 PREFABRICATED UNIT: GEOFAB, ENVIROFENCE OR APPROVED EQUAL.



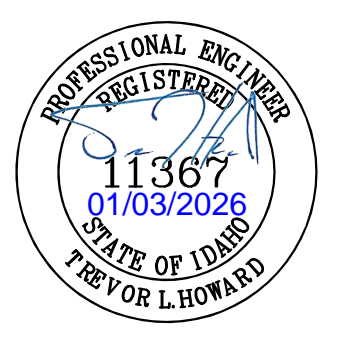
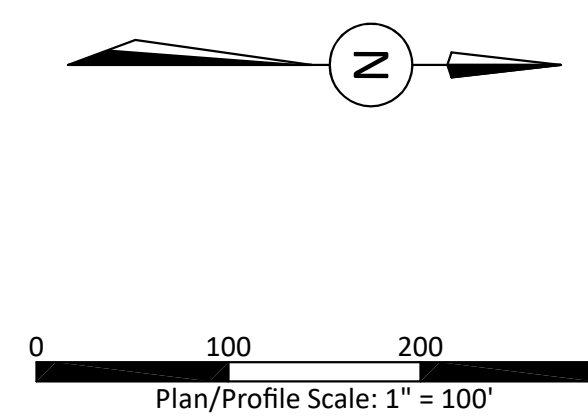
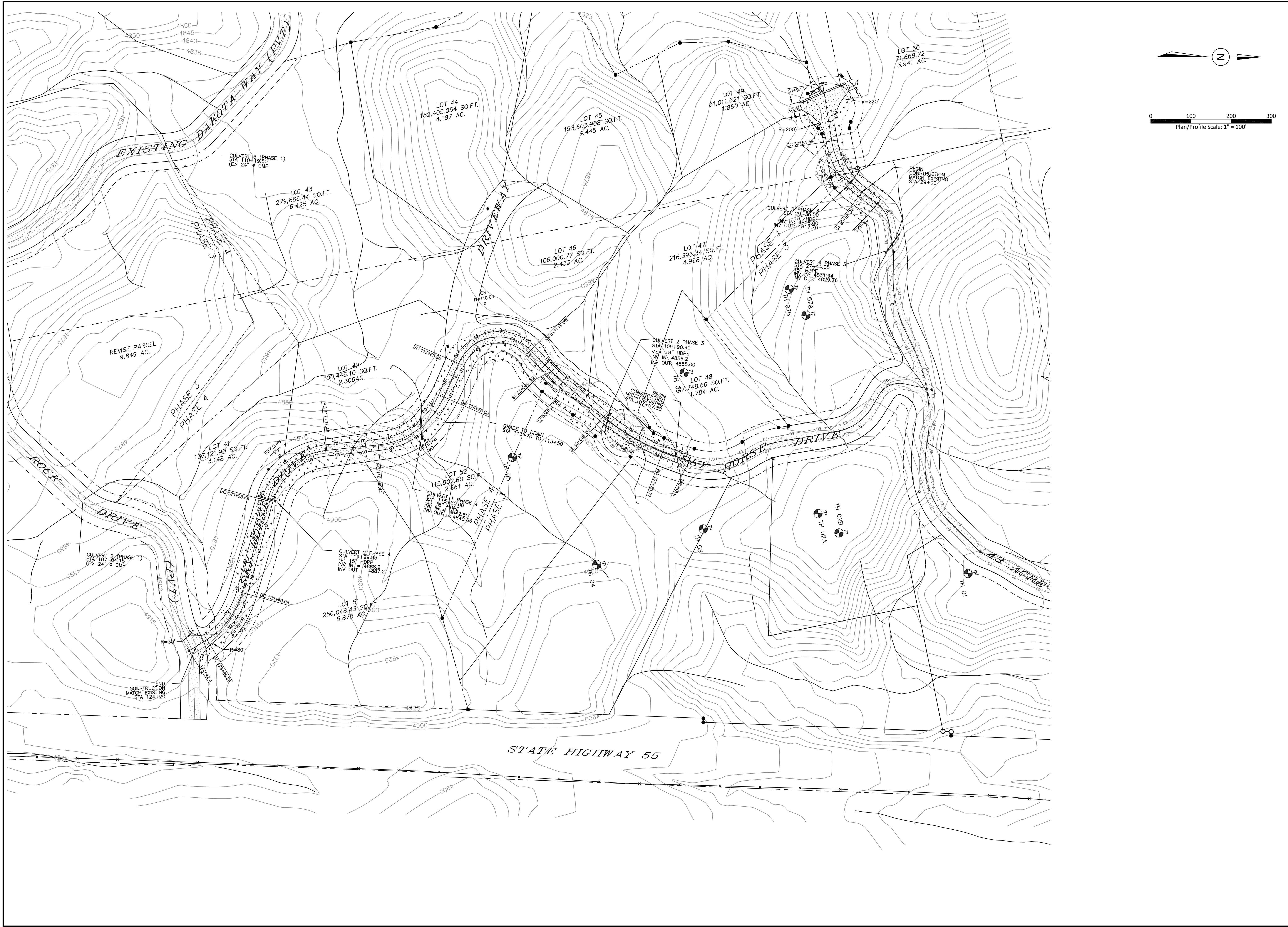
NO.	REVISIONS	DATE

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



60 DUFFCUT DR  
 IDAHO CITY, ID 83631  
 PHONE 208.559.2663

DESIGN BY: TLH  
 DRAWN BY: TLH  
 CHECKED BY: TLH  
 DATE: 01/03/2026  
 PROJECT: 25-31



NO.	REVISIONS	DATE

**SADDLE ROCK SUBDIVISION PHASE 4**  
**SECTIONS 8, 17, AND 18, T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO**  
**GRADING AND DRAINAGE PLANS**  
 43 ACRE ROAD & SKY HORSE DRIVE



60 DIFFICULT DR  
 IDAHO CITY, ID 83631  
 PHONE 208.559.2663

DESIGN BY:	TLH
DRAWN BY:	GPH
CHECKED BY:	TLH
DATE:	01/03/2026
PROJECT:	25-31



**GENERAL NOTES**

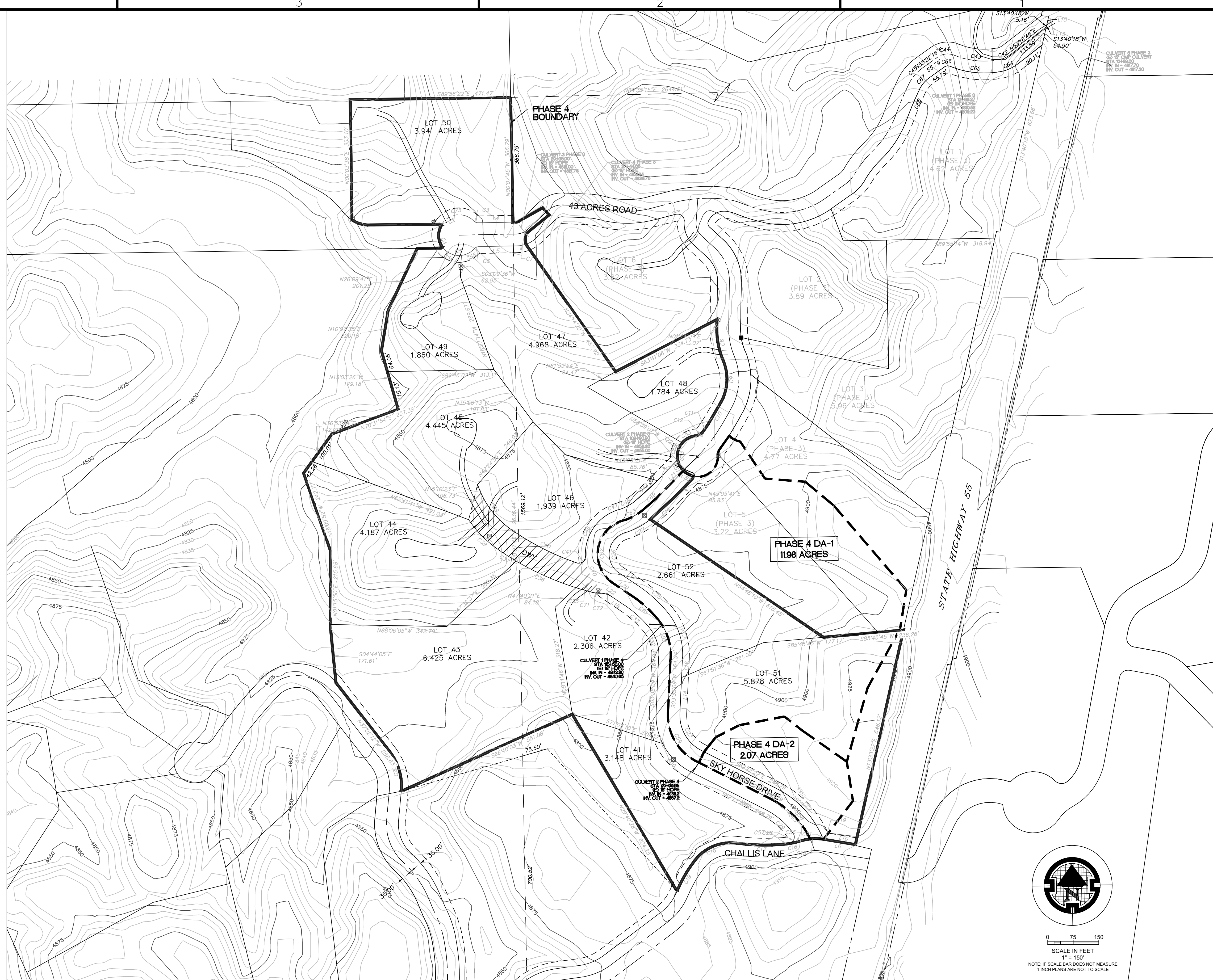
1. CULVERTS SHALL BE PLACED UNDER PROPOSED ROADWAYS AT MAJOR AND MINOR DRAINAGE CROSSINGS AND ELSEWHERE AS DEEMED APPROPRIATE BY THE DESIGN ENGINEER TO ADEQUATELY MANAGE STORM WATER. ALL CULVERTS SHALL BE SIZED IN ACCORDANCE WITH VALLEY COUNTY STANDARDS AND/OR PER THE DESCRIPTION OF THE DESIGN ENGINEER.
2. DELINEATED WETLANDS, IF ANY, SHALL BE PROTECTED AS REQUIRED BY LOCAL, STATE AND FEDERAL JURISDICTION WHERE WETLAND CROSSINGS OCCUR, APPROPRIATE PERMITS SHALL BE OBTAINED TO DO SO PRIOR TO CONSTRUCTION. PERMITS TO FILL WETLANDS SHALL BE OBTAINED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
3. PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED PROJECT WIDE AS SO DESCRIBED ON THE APPROVED STORM WATER POLLUTION PREVENTION PLAN.
4. INSTALL CHECK DAMS PER GRADING AND DRAINAGE PLANS SHEET C0.1.

**BEST MANAGEMENT PRACTICES**

- BMP #1 CONSTRUCTION SHALL BE SCHEDULED DURING TIMES OF LOW EROSION, POTENTIAL SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED AS CONSTRUCTION PROGRESSES.
- BMP #3 PRESERVATION OF EXISTING VEGETATION- CLEARING LIMITS FOR ROADS, BUILDING SITES, AND DRIVEWAYS SHALL BE LIMITED TO THE EXTENTS OF THE CUT AND FILL SLOPES. BUILDING SITES SHALL LOCATED TO MINIMIZE CLEARING OF THE FOREST.
- BMP #7 DUST CONTROL- CONSTRUCTION SHALL MINIMIZE THE AMOUNT OF EXPOSED SOILS. SEEDING SHALL BE PHASED AS WORK PROGRESSES. WATERING, SURFACE ROUGHENING, AND PLACEMENT OF GRAVEL SHALL BE CONDUCTED TO MINIMIZE DUST.
- BMP #15 MULCHING- APPLY HAY OR DISPLACED SOD FOR A MULCH TO AID SEEDING, CONTROL EROSION ON SLOPES STEEPER THAN 2:1, AND REDUCE DUST.
- BMP #21 SEEDING- REVEGETATE AND STABILIZE DISTURBED AREAS WITH AN APPROVED NATIVE GRASS SEED MIXTURE AT THE RECOMMENDED APPLICATION RATE.
- BMP #25 SLOPE ROUGHENING- SLOPES SHALL BE ROUGHENED BY DRIVING A CRAWLER TRACTOR OVER THE CUT AND FILL SLOPES PERPENDICULAR TO THE SLOPES.
- BMP #30 RIP RAP SLOPE AND OUTLET PROTECTION- THE UP GRADIENT SLOPES AT WETLAND CROSSINGS AND CULVERT INLETS AND OUTLETS SHALL BE PROTECTED WITH A LAYER OF PLACED ROCK.
- BMP #32 CHECK DAMS- PLACE STONES ON FILTER FABRIC EITHER BY HAND OR USING APPROPRIATE MACHINERY; DO NOT SIMPLY DUMP THEM IN PLACE. KEEP SIDE SLOPES 1:2 OR FLATTER. LINING THE UPSTREAM SIDE OF THE DAM WITH A LAYER OF 0.8 TO 1.1 IN. GRAVEL AND 12 IN. DEEP IS A SUGGESTED OPTION FOR ADDITIONAL CHANNEL PROTECTION.
- BMP #35 FIBER ROLLS- FIBER ROLLS WILL BE PLACED AT THE TOE AND/OR THE FACE OF SLOPES TO INTERCEPT RUNOFF, REDUCE FLOW VELOCITY, RELEASE THE RUNOFF AS SHEET FLOW, AND REMOVE SEDIMENT FROM THE RUNOFF.
- BMP #36 SILT FENCE WILL BE PLACED AT THE PERIMETER OF DISTURBED AREAS AND/OR ALONG THE TOE OF FILL SLOPES TO REDUCE THE AMOUNT OF SEDIMENT LEAVING THE SITE.

NOTE: BASE LAYER AND CONTOURS FROM PRELIMINARY PLAT FOR SADDLE ROCK SUBDIVISION PHASE 4 BY DUNN LAND SURVEYS, INC., DATED OCTOBER 27, 2025. BASE LAYER ROAD ALIGNMENT FROM PHASE 4 GRADING AND DRAINAGE PLANS BY TIMBERLAND ASSOCIATES, LLC., DATED DECEMBER 30, 2025.

LOCATIONS AND ELEVATIONS SHOWN ARE PROVIDED FOR INFORMATION ONLY. SUCH INFORMATION MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AGENCIES INVOLVED AND VERIFYING LOCATIONS OF ALL UTILITIES THAT MAY BE IMPACTED BY HIS/HER WORK.



REVISIONS	BY

**PACIFIC AFFILIATES**  
CONSULTING ENGINEERS

205 111 STREET SUITE B, EUREKA, CA 95501  
TEL (707) 445-3001 • FAX (707) 445-3003

**PHASE IV DRAINAGE AREA MAP**

PACIFIC AFFILIATES, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW AND STATUTORY RIGHTS AND DOES NOT WARRANT THAT THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION OF PACIFIC AFFILIATES, INC. OBTAINING WRITTEN PERMISSION AND CONSENT IS REQUIRED.

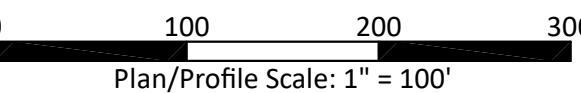
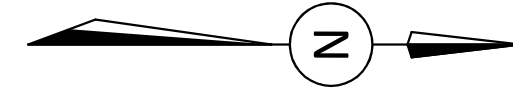
**SADDLE ROCK**  
SADDLE ROCK SUBDIVISION  
VALLEY COUNTY, ID

Date: DECEMBER 31, 2025  
Scale: AS NOTED  
Drawn by: BA

SHEET NUMBER  
**C3.0**

JOB NUMBER  
25-2969

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

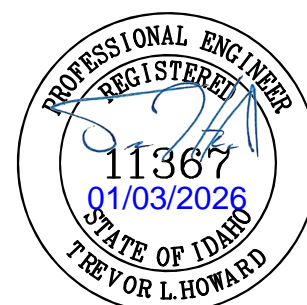


**GENERAL NOTES**

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- PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED PROJECT WIDE AS SO DESCRIBED ON THE APPROVED STORM WATER POLLUTION PREVENTION PLAN.

**BEST MANAGEMENT PRACTICES**

- 1 Construction shall be scheduled during times of low erosion, potential soil stabilization measures shall be implemented as construction progresses.
- 3 Preservation of existing vegetation— Clearing limits for roads, building sites, and driveways shall be limited to the extents of the cut and fill slopes. Building sites shall be located to minimize clearing of the forest.
- 7 Dust Control— Construction shall minimize the amount of exposed soils. Seeding shall be phased as work progresses. Watering, surface roughening, and placement of gravel shall be conducted to minimize dust.
- 15 Mulching— Apply hay or displaced sod for a mulch to aid seeding, control erosion on slopes steeper than 2:1, and reduce dust.
- 21 Seeding— Revegetate and stabilize disturbed areas with an approved native grass seed mixture at the recommended application rate.
- 25 Slope Roughening— Slopes shall be roughened by driving a crawler tractor over the cut and fill slopes perpendicular to the slopes.
- 30 Rip rap Slope and Outlet Protection— The up gradient slopes at wetland crossings and culvert inlets and outlets shall be protected with a layer of placed rock.
- 32 Check Dam — Check dams shall be placed perpendicular to the flow of water and form a triangle when viewed from the side. The maximum spacing between the dams shall be such that the toe of the upstream dam is at the same elevation as the top of the downstream dam.
- 35 Fiber Rolls — Fiber rolls will be placed at the toe and/or the face of slopes to intercept runoff, reduce flow velocity, release the runoff as sheet flow, and remove sediment from the runoff.
- 36 Silt Fence will be placed at the perimeter of disturbed areas and/or along the toe of fill slopes to reduce the amount of sediment leaving the site.



NO.	REVISIONS	DATE

**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**



60 DIFFICULT DR  
 IDAHO CITY ID 83631  
 PHONE 208.559.2663

DESIGN BY:	TLH
DRAWN BY:	GPH
CHECKED BY:	TLH
DATE:	01/03/2026
PROJECT:	25-31

SHEET NO. **C4.0**

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



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**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).

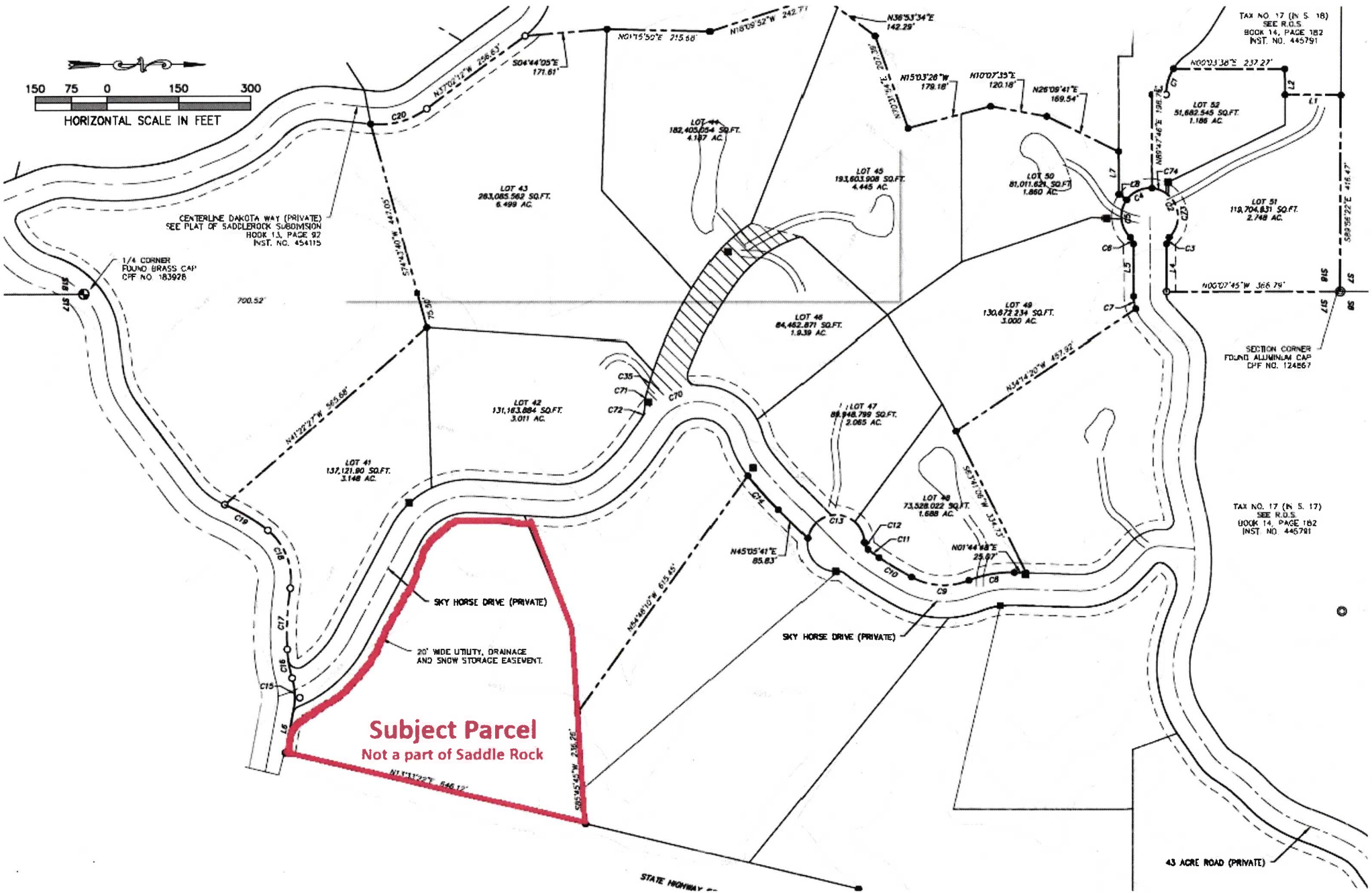
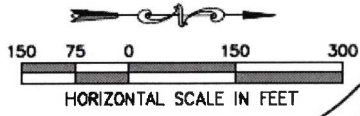
The use is expected to generate minimal additional traffic. Operations would occur Monday through Friday only and are anticipated to result in no more than four trips per day (arrival in a personal vehicle, departure in a work truck, return in the truck, and departure in the personal vehicle).

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*







4840ft

Storage of Empty Tanks

Future Shop, not a part of EOP

4820ft

100 Gal Propane Storage Tank on Chassis

4880ft

