

Valley County Planning and Zoning

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STAFF REPORT:	C.U.P. 22-26 Glory Ridge Subdivision - Preliminary Plat
HEARING DATE:	July 19, 2022
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT/ PROPERTY OWNER:	Victor and Carrie Kranz 2873 W Wind DR Eagle, ID 83616
ENGINEER:	Gregg Tankersley Crestline Engineers P.O. Box 2330 McCall, ID 83638
SURVEYOR:	Colleen Marks 2995 N Cole RD, STE 240 Boise, ID 83704
LOCATION:	Parcel RP16N03E033156 in the W ½ Section 3, T.16N R.3E, Boise Meridian, Valley County, Idaho
SIZE:	33.5 acres
REQUEST:	Single-Family Residential Subdivision
EXISTING LAND USE:	Single-Family Residential Rural Parcel

Victor and Carrie Kranz are requesting a conditional use permit for a 14-lot single-family residential subdivision on 33.5 acres. Proposed lot sizes range from 1 acre to 3 acres. Average lot size is 1.95 acres. Overall density is 0.42 dwelling units per acre; Valley County ordinances allows a maximum of 2.5 dwelling units per acre.

A proposed 10-ft building setback from the rim edge is proposed for Lots 1-9. Wetlands are shown on the preliminary plat.

Access would be from a new private road onto Rainbow Road (public). Shared driveways are proposed for three lots. Individual wells and individual septic systems are proposed. The property does not include any water rights.

A water storage tank will be installed for fire mitigation purposes.

FINDINGS:

1. The application was submitted on May 31, 2022.
2. Legal notice was posted in the *Star News* on June 23, 2022, and June 30, 2022. Potentially affected agencies were notified on June 14, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent June 17, 2022. The site was posted on July 1, 2022. The notice and application were posted online at www.co.valley.id.us on June 14, 2022.

3. Agency comment received:

Central District Health requires more information including an application, test holes, and engineering. (June 17, 2022)

Jeff McFadden, Road Department Superintendent, states:

- 1) Valley County owns a 70-ft right-of-way along Rainbow Road.
- 2) Impacts to transportation services on Coho Lane and Rainbow Road should be mitigated by negotiating with developer a payment of road improvement costs attributable to traffic generated by proposed development. The value of the proportionate share may be determined by several methods.
- 3) The recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Department, and developer identifying the value of road improvement costs contributed. (July 6, 2022)

Jess Ellis, Donnelly Rural Fire Marshal, listed requirements for roads, water supply, driveways, addressing, and short-term rentals. A wildfire mitigation plan should be submitted. The approved fire protection water supply will be a 10,000-gallon underground water storage tank connected to a well and have automatic fill capability. (June 20, 2022)

Paul Ashton, Parametrix, commented as the Valley County Engineer on the preliminary site grading and drainage plans. All required approvals/permits regarding wetlands must be received prior to final site grading and drainage plan approval. Recommendations include:

- A shorter cul-de-sac length or a mid-length bulb-out'
- A continuous utility and snow storage easement around the cul-de-sac; and
- Pave the first 30 feet of Rainbow Ridge approach. (July 19, 2022)

Kelly Copperi, Valley County Communications Supervisor, and Laurie Frederick, Valley County Cadastral Specialist, have no concerns with the proposed road and subdivision names. (May 31, 2022, and June 1, 2022)

4. Neighbor comment received:

Scott Henson, 13274 Rainbow RD, is concerned about the access to the proposed lots. The plat should be modified to allow tin into Nasi Lane. There also seems to be some sort of commercial enterprise of storing boats, trailers, campers on the property. (June 28, 2022)

Steve Forrey, 13264 Rainbow RD, is opposed to adding more houses with the sole access from Rainbow Road. Another access should be added to the north end of the subdivision. (July 3, 2022)

Jim and Joan Courtney, want to point out a discrepancy in the application, item 10.d; the property is subject to inundation from stormwater overflow and/or spring meltdown runoff. The north ditch of Coho Estates was built by the Army Corps of Engineers to handle the runoff from the south pasture of this property which then runs into Lake Fork Creek. In a normal year, there is about a two-week period where water flows heavily in the ditch from this property. In 2017, this runoff was so heavy that water was running down their driveway, onto Rainbow RD, and onto lots in Coho Estates. Pictures from 2017 are attached. (July 4, 2022)

Regan Berkley, 13265 Kokanee Drive, believes that this subdivision would provide additional housing that is needed. However, a second entrance from Nasi Lane should be included. This would provide additional access from both the new subdivision and Coho Estates. She also requests a decrease in the speed limit on Highway 55 to reduce the likelihood of accidents and make it easier for residents to get on and off the highway. (July 11, 2022)

Michael Cooper, 13282 Kokanee Drive, owns two lots in Coho Estates Subdivision. The eastern side of his property borders Rainbow Road. He is concerned with traffic capacity and public evacuation. Upgrading Nasi Lane to the main access to the proposed subdivision would address these issues. This solution would require a strip of Lot 10 to become part of Nasi Lane. (July 11, 2022)

Bill Ng and Carol Endres-Ng, Boise, support the application. They wish to note well known and confirmable points about the applicants. They applicants have owned numerous residential and commercial properties which they have improved to more aesthetically pleasing conditions; have been involved in appropriate economic development; and have a well-deserved reputation for honesty and ethical conduct. (July 11, 2022)

Michelle Gehrung, 13276 Rainbow Road, state that Nasi Lane should be developed for the primary access. Coho Lane and Rainbow Road should be used for secondary access. Additional traffic from the proposed subdivision plus the new storage unit facility will make it more difficult to enter or exit from Coho Lane unto Highway 55. The entrance of Coho Lane is a designated school bus stop and many parents park near the entrance of Coho Lane to meet the bus. Lot 14 does not appear to have a building site. Coho Estates has CCRs that state that snowmobiles/UTV/ATV/ dirt bikes, etc., are only allowed for ingress or egress and not to be racing around the neighborhood. Livestock is not allowed either. The proposed subdivision's CCRs should align with Coho Estates. (July 11, 2022)

Nick and Whitney Heitstuman, 13280 Rainbow Road, are opposed. The subdivision should not be allowed to access through Coho Estates Subdivision. The increase in traffic will make the area busy and loud. The proposed road would be directly behind their lot. The next few years of construction will cause disruption and major deterioration of roads in Coho Estates. (July 11, 2022)

5. Physical characteristics of the site: Rolling to flat topography with wetlands and wooded areas.
6. The surrounding land use and zoning includes:
 - North: Agriculture (Productive Forest Land / Grazing) and Single-Family Rural Parcels
 - South: Single-family Residential Subdivision (Coho Estates)
 - East: Agricultural
 - West: Agricultural and Single-Family Residential
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.

9-5-3: STANDARDS:

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

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.
 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.
- 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.

C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance

9-5A-5: FENCING:

- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5A-6: UTILITIES:

- A. Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.
- C. Probability Of Water Supply: Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.
- D. Individual Septic Systems: If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.
- E. Easements Or Rights Of Way: Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.
- F. Utility Plan: A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit. (Ord. 10-06, 8-23-2010)

9-5B-4: EMISSIONS:

- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

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:
 - a. One acre where individual sewage disposal systems and individual wells 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.

9-5B-7: FIRE PROTECTION:

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered. (Ord. 10-06, 8-23-2010)

10-4-4: STREETS:

F. Street Layout:

6. Cul-de-sac streets, designed to be so permanently, shall not be longer than nine hundred feet (900') unless specifically approved by the commission and board and shall be provided with a turnaround with a right of way radius of at least sixty feet (60').
- I. Driveways: Driveways on local streets should be offset a minimum distance of fifty feet (50') from intersections with collector or external streets. (Ord. 10-07, 8-26-2010; amd. Ord. 21-08, 6-28-2021)

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.
- C. Private Road Declaration: In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- 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".

- D. **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.

10-7-4: SUBMISSION REQUIREMENTS:

- A. **General:** All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.
- B. **Content:** The plan shall be based upon a site specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.
1. **Preparation:** The plan shall be developed by a "professional" (see definition in section [10-7-2](#) of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
2. **Format:** The plan shall consist of two (2) sections:
- a. **Wildfire Risk Assessment:** This portion of the plan includes a map and narrative describing the current status of the land to be developed. As a minimum, the following must be included:
- (1) Topographic map.
 - (2) Site description including discussion of slope(s), aspect(s), and significant topographic features.
 - (3) Narrative describing existing vegetation and fuel hazards, distribution and continuity.
 - (4) Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.
 - (5) Existing roads and bridges, including a description of widths, grade percentages and weight limits.
 - (6) Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.
 - (7) Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).
 - (8) Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).
 - (9) Current structural and wildland fire jurisdictional agencies.
 - (10) Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners.
- b. **Wildfire Risk Mitigation:** This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:
- (1) Access - planned ingress and egress routes.
 - (2) Water supply for structural and wildland fire response.

- (3) Estimated response time and distances for jurisdictional fire agencies.
- (4) Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures for systems and/or equipment.
- (5) Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc.
- (6) Safety zone locations.
- (7) Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction; and removal through commercial harvest, chipping and hauling or prescribed burning.
- (8) Long term maintenance schedule to sustain fuel treatment effectiveness.
- (9) Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented.
3. Submittal, Implementation And Verification:
 - a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
 - b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
 - c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.
4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section [10-7-2](#) of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.
5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.
6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists. (Ord. 10-07, [8-26-2010](#))

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +23.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the Donnelly Rural Fire District, is within a herd district, but not within an irrigation district
2. Is Lot 14 large enough for a structure to be sited within the setbacks?
3. The application states that water rights are to be determined. Rob Pair emailed that the property does not include any water rights. (June 7, 2022)
4. Wetlands shall be designated on the final plat. There is a minimum 30-ft setback from high water line and no construction is allowed in floodplain except for an approved road

crossing. The preliminary plat states that the property is in both Zone X and Zone A. According to the PZ GIS map, no part of the property is in the designated floodplain.

5. There should be consideration as to whether the private road right-of-way should be continued to the adjacent property to the east and Nasi Lane for future circulation through the county. Staff recommends a 70-ft Public ROW from Rainbow RD, across Lot 10 to the neighbor and Nasi Lane. Should pursue obtaining the small piece still owned by Nisula along the railroad track. The road should be privately maintained with the public ROW.
6. Who will be responsible for maintenance of the "Open Space" lot?
7. The distance to the rim setback from the property lines along Lots 1 – 9 should be shown on the plat and measurable for structure placement.
8. The proposed road name needs changed.
9. Will short-term rentals be allowed?

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Wetlands Map
- Assessor Plat – T.16N R.3E Section 3
- ROS 14-118
- Preliminary Plat
- Pictures Taken July 1, 2022
- Responses
- Rob Pair's, Crestline Engineering, email of June 7, 2022

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 shall be recorded within two years, or this permit will be null and void.
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.
3. 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.

4. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer.
5. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat.
6. Must bury conduit for fiber optics in the roadway.
7. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
8. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
9. The location of the water tank and the well supplying the water must be noted on the final plat. A Maintenance Agreement must be recorded and noted on the face of the plat.
10. All easements shall be shown on the final plat.
11. Wetlands shall be marked as "no-build areas" on final plat.
12. A Fire Mitigation Plan is required in compliance with Title 10 of the Valley County Subdivision Regulations.
13. CCR's should address lighting, wildfire prevention, noxious weeds, septic maintenance, hydrant maintenance, fire wise wildland urban interface landscaping requirements, wetlands, and limit each lot to one wood burning device.
14. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.
15. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
16. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.
17. The following notes 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."
 - "All lighting must comply with the Valley County Lighting Ordinance."
 - "Only one burning device is allowed on each lot."

END OF STAFF REPORT

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 ($1/2$) of the adjacent uses and one-fourth ($1/4$) 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. AGRICULTURAL

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
2	+2	-1	-2	-2	-2	-2		+1	+1	+1	+1	+1	+1	-1	-1	-1	-1	-1	-1	+1	+2	+2
3																						
4	+2	+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
5	-1	+2		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
6	-2	+1	+1		+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
7	-2	+1	+1	+1	+2	+2	+2	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
8	-2	+1	+1	+2	+2			+1	+1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
9	-2	+1	+1	+2	+2																	

8. REL, EDUC & REHAB

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
2	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	+1	+1	-2	-1
3	+1	+1	+1	+1	+1	+1	+1	+1	+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	+1	+1	-2	-2
4	+1	-1	-1	-1	-1	-1	+1	+1	+1		+1	-1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2
5	+1	+2	+2	+2	+2	+2	-1	-1	-1	+1	+2	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1
6	+2	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2
7	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+1	-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
8																						

13. LANDFILL or SWR. PLANT

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
2	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+1		+1	+1	+2	+1	+2	+2	-1	+1
3	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	-1	+1			-2	-2	-1	-2	+2	-1	+1
4																						

16. NEIGHBORHOOD BUS.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
2	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1
3	+2	+2	+1	+1	+1	+1	+2	+1	-1	-1	+2	-2	+1	-2				+1	+1	+1	-2	-2
4	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+2	+1	+2	+2		+1	+1
5	-2	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2		+2	-1	+2	+1	+2	-2	-2
6	-2	+2	+2	+1	+1	+1	-1	-1	-1	+1	+1	-1	+2	-2		+1	+1	+2	+1	+2	-2	-2
7																						

21. LIGHT IND.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
2	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2		+2	+1	+2	+2		+1	+1
3	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2	-1		-1	-2	-1	-2		+1	+2
4	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	+1	+1	+2	+1								

THE SOLID SQUARES AS +2

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.

Compatibility Questions and Evaluation

Matrix Line # / Use: #3

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -1 X 4 -4

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

Agricultural

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

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

S.F. Residential

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

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

See 1 & 2

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

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?

The property is large with trees.

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

5.

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

Yes - single family residential!

(+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 - single family residential

(+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?

May emit some noise.

(+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?

Yes - continuation of subdivision

(+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?

Will it taxer over cost

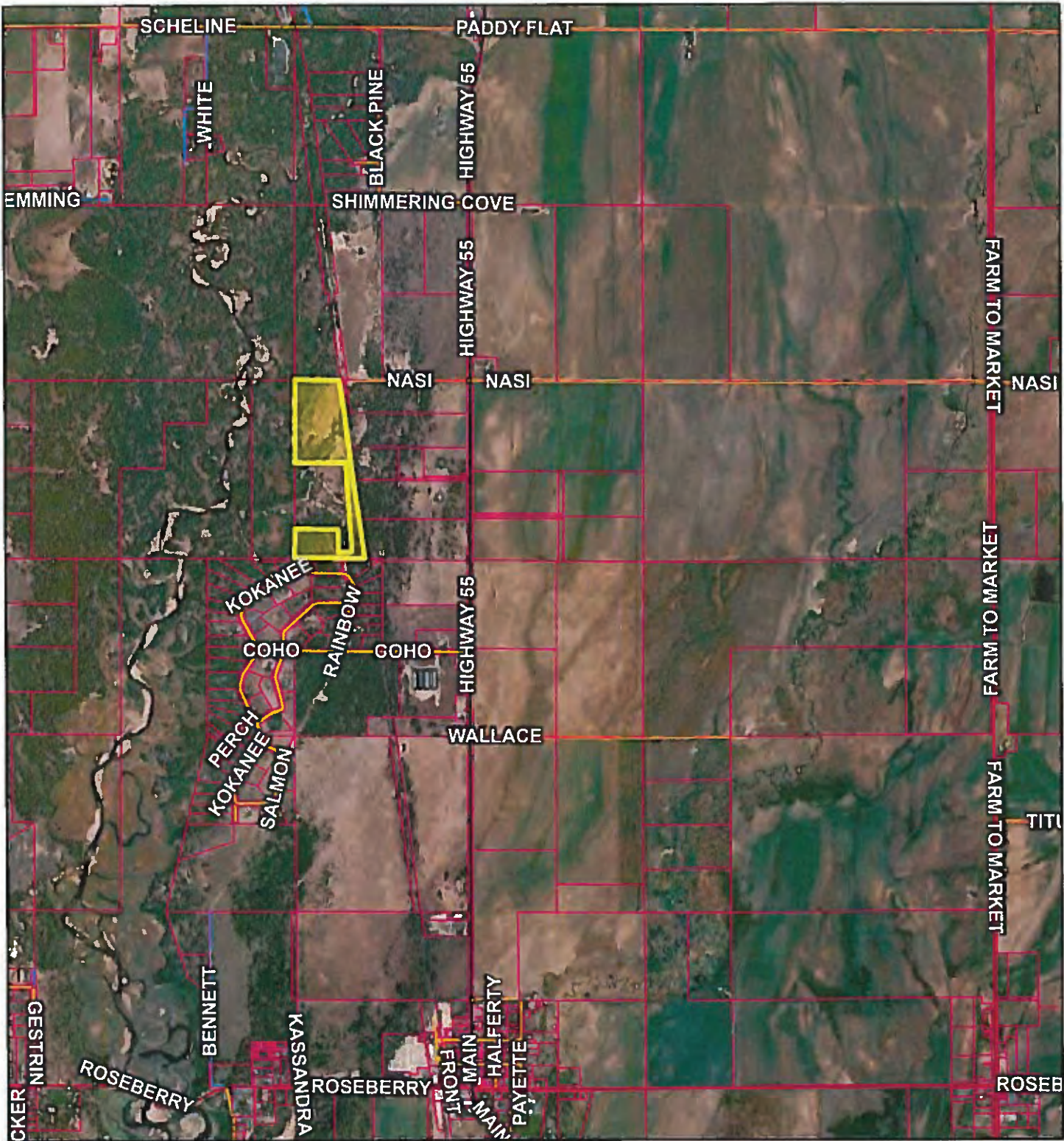
Sub-Total (+) 27

Sub-Total (-) 4

Total Score +23

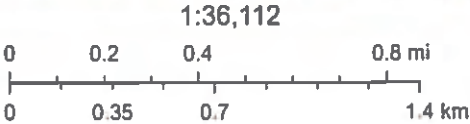
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 22-26 Vicinity Map

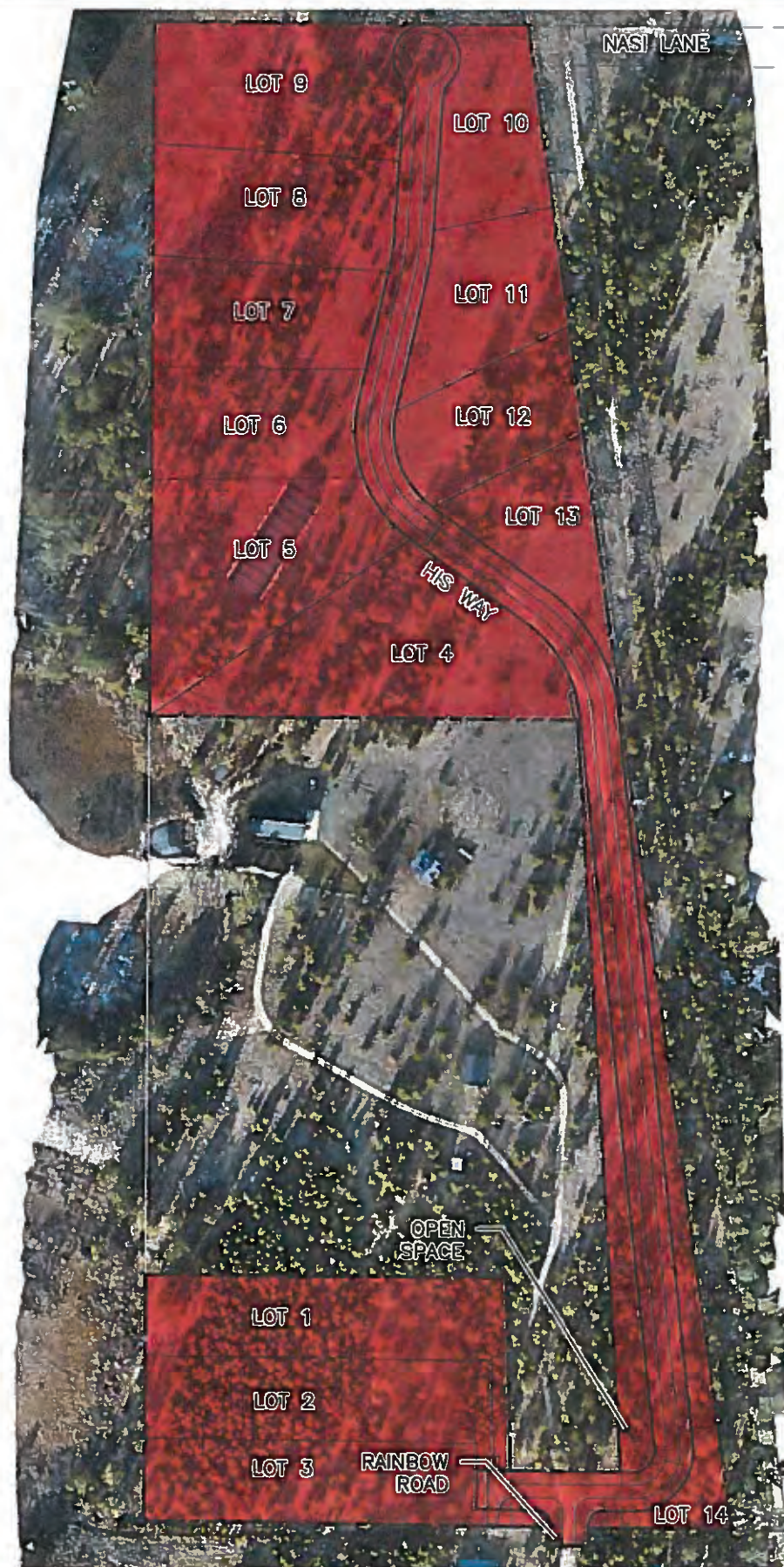


6/16/2022, 4:49:52 PM

- Parcel Boundaries
- COLLECTOR
- Roads
- URBAN/RURAL
- MAJOR
- PRIVATE



Source Esri, Maxar, Earthstar Geographics, and the GIS User Community



NORTH
SCALE: 1" = 300'

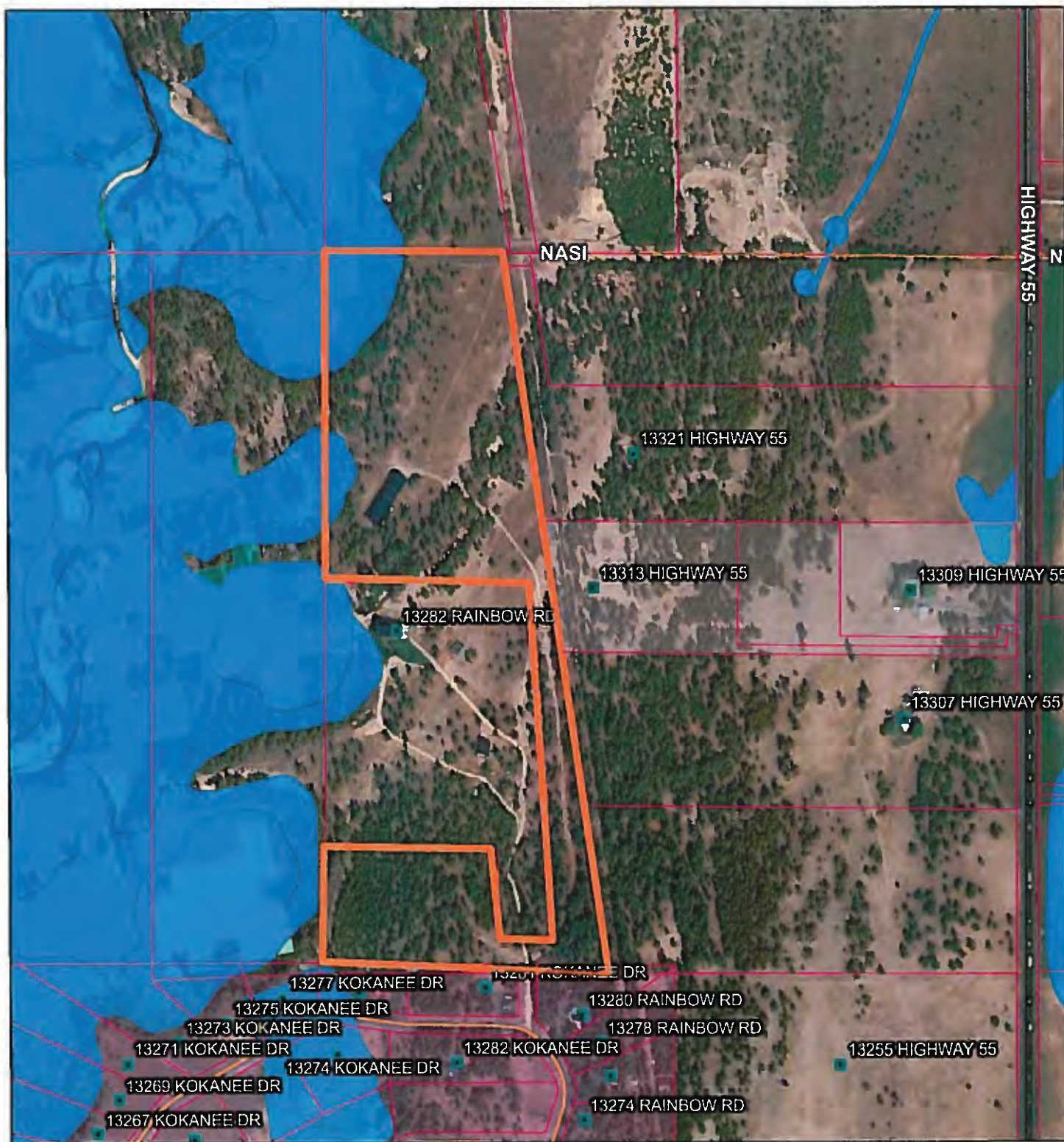
CRESTLINE
ENGINEERS

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

GLORY RIDGE SUBDIVISION
VALLEY COUNTY, IDAHO
PROPOSED SUBDIVISION STREET NAMES AND LOTS

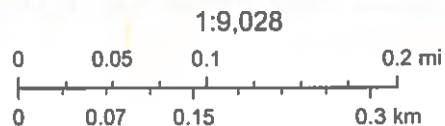
PROJECT	21074	DRAWN	FIGURE NO.
DATE	5/25/2022	RFP	1 OF 1

C.U.P. 22-26 Wetlands (USFWS)



6/16/2022, 3:24:51 PM

- Addresses
- Parcel Boundaries
- Wetlands (USFWS)
- Wetlands (NLCD)
- Emergent Herbac. Wetlands
- Woody Wetlands
- Roads
- MAJOR
- URBAN/RURAL



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Web AppBuilder for ArcGIS

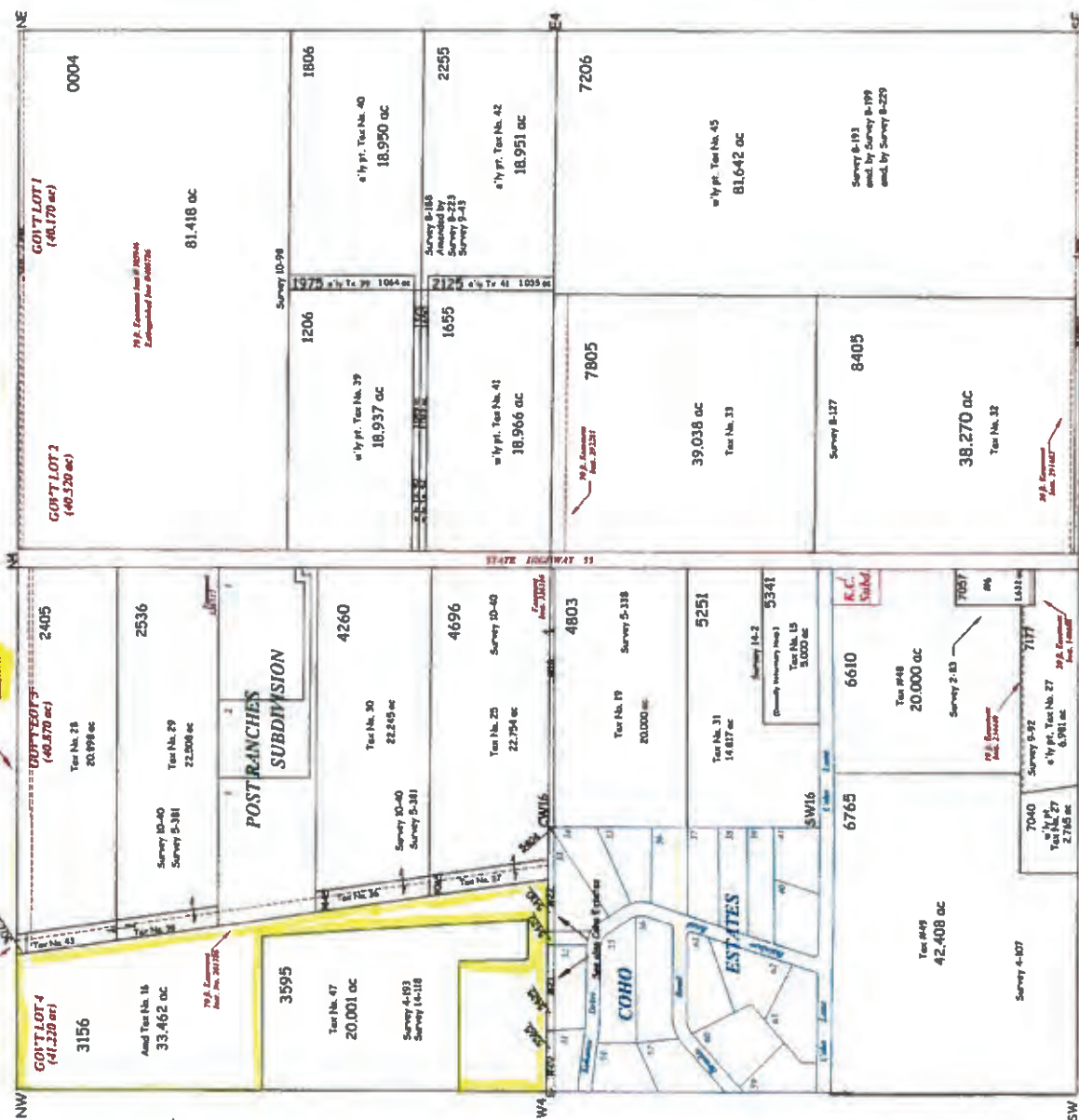
Maxar | Valley County IT | Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530. | United States Forest Service Natural Resource Manager (NRM) Infra

PLAT TITLE

T W P . 1 6 N R O 3 E S E C . 0 3

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

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 11/3/2021
Drawn by: L. Frederick



This Drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccurate or Unreliable Results.

RECORD OF SURVEY

FOR
VICTOR & CARRIE KRANZ
 PARCELS OF LAND LYING IN THE
 W1/2 OF SECTION 3, T.16N., R.3E.,
 BOISE MERIDIAN, VALLEY COUNTY, IDAHO
 2021

CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT I, COLLEEN MARKS, BEING A REGISTERED
 LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY ATTEST THAT THIS
 SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT
 IS AN ACCURATE REPRESENTATION OF THE SURVEYED LANDS
 - IDAHO CODE 55-1601 THROUGH 55-1613.

Colleen Marks
 COLLEEN MARKS, L.S. 7045



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE PROPERTY
 INTO TWO PARCELS AS SHOWN HEREON. THE FOLLOWING DATA
 WAS USED TO COMPLETE THIS SURVEY:

1. OUTCLAW DEED INSTRUMENT NOS.: 201786319304, 281899;
 USC INSTRUMENT NOS.: 273783, 328318 & WARRANTY DEED
 INSTRUMENT NO. 424601, RECORD OF VALLEY COUNTY, IDAHO.
2. REFERENCE IS MADE TO THE FOLLOWING RECORD OF SURVEY
 INSTRUMENT NOS.: 189948, 200708, 212487, 216037 & 324883,
 RECORDS OF VALLEY COUNTY, IDAHO.
3. REFERENCE IS MADE TO THE FOLLOWING SUBDIVISION PLAT:
 COHO ESTATES SUBDIVISION, INSTRUMENT NO. 207821, IN BOOK
 8 OF PLATS AT PAGE 58, RECORDS OF VALLEY COUNTY, IDAHO.

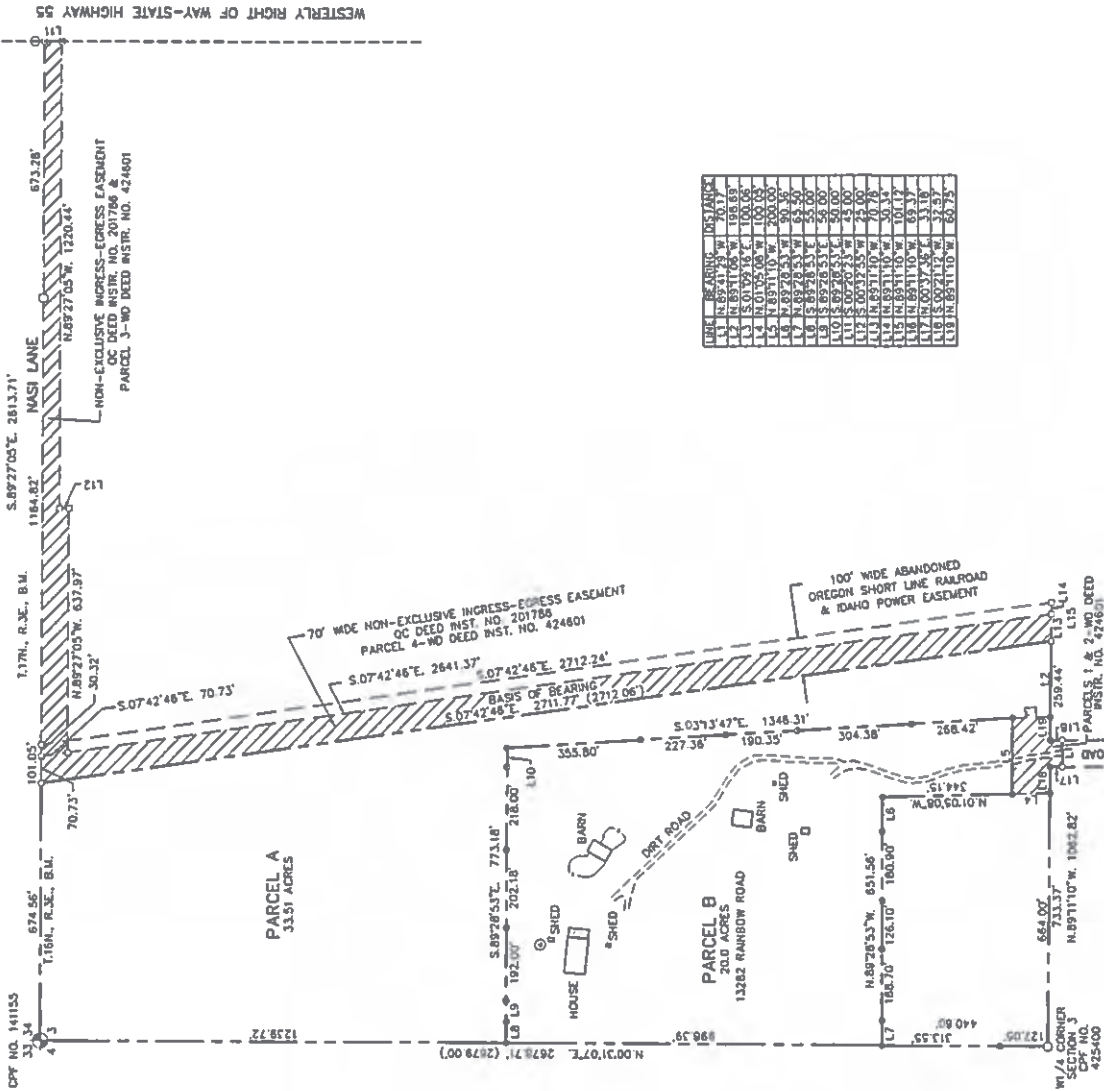
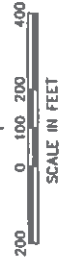
LEGEND

- SUBJECT PROPERTY LINE
- HIGHWAY RIGHT OF WAY LINE
- EASEMENT LINE
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN W/ PLASTIC
 CAP MARKED LS 7045
- POINT ON LINE-SET 1/2" IRON PIN
 W/ PLASTIC CAP MARKED LS 7045
- EXISTING WELL
- CALC POINT
- RECORD DATA
- EASEMENT AREAS

INDEX NO. 1631-03-300 & 400-000

MARKS LAND SURVEYING, LLC
 COLLEEN MARKS, L.S. 7045
 2995 N. COLE ROAD STE. 240
 BOISE, IDAHO 83704
 PH: (208) 378-7703

DATE: 02/24/21 | DRAWN BY: CM | FILE: 163102.dwg



LINE	BEARING	DISTANCE
1	N 89°27'05"E	2613.71'
2	N 89°27'05"E	1864.82'
3	S 01°02'18"E	100.06'
4	N 01°05'00"W	100.08'
5	N 89°11'10"W	30.00'
6	N 89°28'53"W	65.50'
7	S 89°28'53"E	55.00'
8	S 89°28'53"E	56.00'
9	S 89°28'53"E	56.00'
10	S 89°28'53"E	56.00'
11	S 00°43'55"W	25.00'
12	N 89°11'10"W	70.78'
13	N 89°11'10"W	50.34'
14	N 89°11'10"W	50.34'
15	N 89°11'10"W	50.34'
16	N 00°37'58"E	33.18'
17	S 00°21'12"W	37.53'
18	N 89°11'10"W	60.75'

COHO ESTATES SUBDIVISION
 BOOK 8 AT PAGE 58

PRELIMINARY PLAT-GLORY RIDGE

A RESIDENTIAL SUBDIVISION LOCATED IN
THE T1/4 OF SECTION 3
T18N R3E, B1M
VALLEY COUNTY, IDAHO
2022

NOTES:

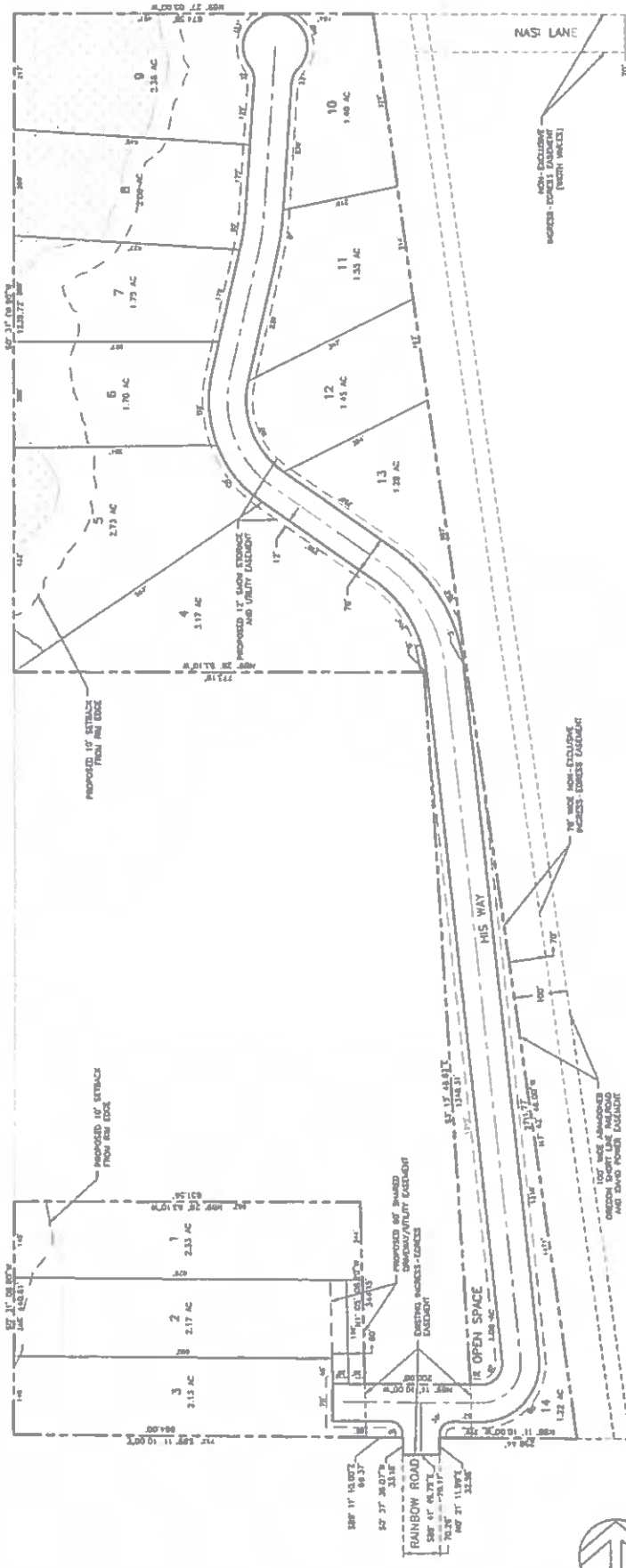
1. THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS:
SECTION 3, T18N R3E, B1M
VALLEY COUNTY, IDAHO
2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
JAMES LAND SURVEYING, LLC
1000 S. VALLEY ROAD, SUITE 210
BOZEMAN, IDAHO 83725
3. THE EXISTING LAND USE/ZONING IS RESIDENTIAL
R2.1(1) ZONES.
4. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY
27.31 ACRES.
5. NOT TO SCALE.
6. SETBACKS WILL COMPLY WITH VALLEY COUNTY REQUIREMENTS.

LEGEND:

- PROPERTY BOUNDARY
 - ADJACENT PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY
 - EXISTING EASEMENT LINE
 - ROAD CENTER LINE
 - PROPOSED LOT LINE
 - PROPOSED EASEMENT LINE
 - EXISTING WETLAND AREA (APPROX.)
- DEVELOPMENT DATA:
- | | |
|---------------------------|-------------|
| PROPERTY AREA | 33.81 ACRES |
| PRIMATE RIGHT-OF-WAY AREA | 3.31 ACRES |
| LOT(S) AREA | 27.31 ACRES |
| OPEN SPACE AREA | 1.86 ACRES |

FLOOD PLAIN NOTE:

FROM FIRM PANELS: 16060-16000
FIRM EFFECTIVE DATES: 2/1/2018
FLOOD ZONE(S): TIME 1 AND TIME A
BASE (FLOOD ELEVATION): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL
LAND WITHIN A FLOODPLAIN OR FLOODPLAIN IS PROTECTED BY
FIRM 0 AND FIRM 11 OF THE VALLEY COUNTY CODE



0 50 100 200 300
SCALE: 1" = 100'

NORTH

REVISION

DATE

DESIGN

BY

CHECKED

BY

APPROVED

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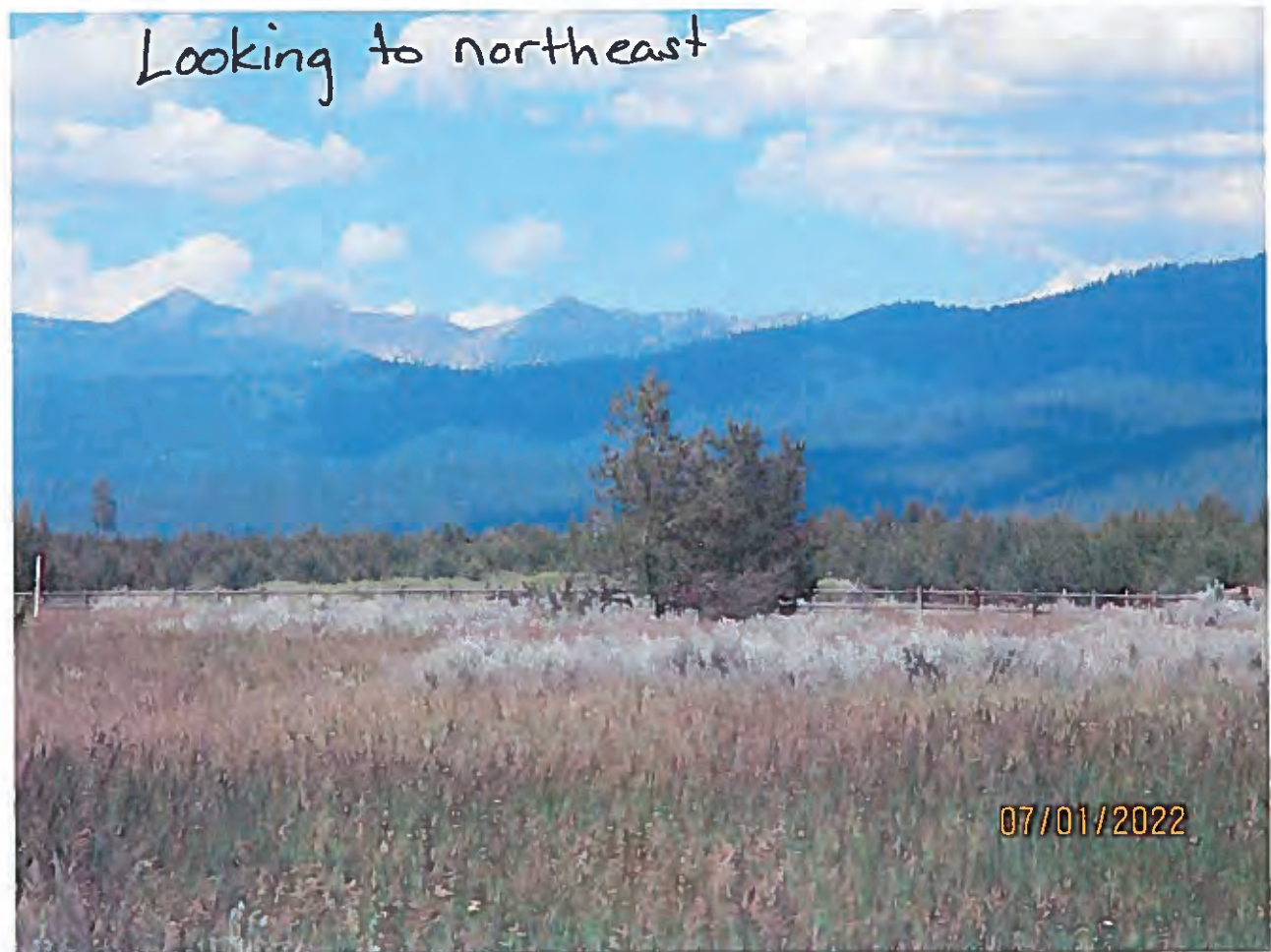
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BY









Looking towards north - northeast





Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 22-26

Preliminary / Final / Short Plat Glory Ridge Sub

- ☐ 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, Test holes, & Engineering Required.

Reviewed By: [Signature]

Date: 6/17/22



Valley County Road & Bridge

PO Box 672 • Cascade, Idaho 83611

Jeff McFadden
Superintendent



C.U.P. 22-26

July 6, 2022

The Valley County Road Dept. was asked to review this CUP and provide comments related to the anticipated impact to the local roads that will be utilized for accessing the proposed subdivision. CUP 22-26 is a preliminary plat submitted by Victor and Carrie Kranz/Glory Ridge Subdivision seeking approval of a 14 lot single-family subdivision on 33.5 acres.

County maintained roads that will see increased traffic by the addition of the proposed development if the plat is approved include Coho Lane and Rainbow Road. It is expected that transportation services including all season road maintenance, road resurfacing, road rebuilds provided by Valley County Road Dept. will be impacted by the increased traffic.

- Valley County owns a 70' Right of Way along Rainbow Road
-
- Recommendation (1): Mitigate impacts to transportation services on those roads identified above by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development. The value of the developers proportionate share may be determined by several methods: (1) reference 2007 Capital Improvement Program cost comparisons for the Cruzen CIP with a predetermined cost per lot contribution by developer; (2) engage a qualified engineering firm to conduct a traffic study based on proposed development to provide recommendation for proportionate share to be attributed to the developer; (3) negotiate in-kind construction credits for immediate road improvements needs that can be mitigated by developer.

Any or all of the above recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Dept. and developer identifying the value of road improvement costs contributed.

Valley County Road Superintendent

A handwritten signature in black ink, appearing to read "Jeff McFadden".

Jeff McFadden



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

June 20, 2022

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: C.U.P. 22-26 Glory Ridge Subdivision

After review, the Donnelly Rural Fire Protection District (DRFPD) will require the following.

- All roads shall be built to Valley County Road Department standards or **Section 503.2 IFC 2018**
- **Section D103.4 IFC 2018** Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turn around provisions in accordance with table D103.4
- All roads shall be inspected and approved by the DRFPD prior to final plat
- Slash, dead timber, ladder fuels and debris shall be removed throughout the subdivision
- Developer shall submit a wildfire mitigation plan
- **Section 507.1 IFC 2018** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction
- The approved fire protection water supply will be a 10,000 gallon underground water storage tank, water tank shall be connected to a well and have automatic fill capability. Fire Department connections shall be a minimum of 4 inch diameter pipe and have a 5 inch Storz connector
- Water tank shall be installed in an approved location. Tank design and specifications shall be submitted for review prior to installation
- **Section 503.7 IFC 2018** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and 20 feet in width may require turnouts in addition to turnarounds.
- **Section 503.7.5 IFC 2018** all buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions

of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter.

- **Section 503.7.8 IFC 2018** Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all weather driving capabilities
- In accordance with **Section 503.7.6 IFC 2018** the gradient for driveways cannot exceed 10 percent unless approved by the fire code official
- Driveways shall be inspected and approved by Donnelly Rural Fire Protection District personnel prior to certificate of occupancy being issued
- Any residence utilized as a short term rental shall comply with Valley County Ordinance 19-09 Liquified Petroleum Gas.

Please call [REDACTED] with any questions.

Jess Ellis



Fire Marshal
Donnelly Fire Department

TECHNICAL MEMORANDUM

DATE: July 19, 2022
TO: Cynda Herrick, AICP
Valley County Planning and Zoning Administrator
FROM: Paul Ashton, PE
SUBJECT: July 19, 2022, Planning and Zoning Agenda Items
CC: Cody Janson, PE
PROJECT NUMBER: 314-4875-011
PROJECT NAME: Valley County Engineering Services

The following comments are for the item listed in the on the July 19, 2022, Valley County (VC) Planning and Zoning Commission agenda we were directed to review:

New Business:

1. C.U.P 22-26 Glory Ridge Subdivision – Preliminary Plat

Preliminary site grading and drainage plans were submitted to Valley County with the C.U.P. application for review. This project will require review and approval by Valley County of the final site grading and drainage plans, drainage calculations, erosion control measures and best management practices prior to final plat approval. After reviewing the C.U.P. application, we have the following preliminary comments:

- The Applicant is requesting a variance for a cul-de-sac length greater than 900 feet; however, the VC Private Road Standards do not specify a 900-ft maximum length, as is required for public roads. For reference, the approximate length of the proposed cul-de-sac is 2900 feet. We recommend a shorter cul-de-sac length or a mid-length bulb-out.
- Though not required, we recommend that the Applicant provide a continuous utility and snow storage easement around the cul-de-sac.
- Wetlands are identified on the site plan. The Applicant will need to coordinate with all applicable agencies and receive all required approvals/permits prior to County approval of the final site grading and drainage plans.
- The main road in the subdivision (His Road) accesses Rainbow Road which is a public gravel road but is accessed from a paved road. We recommend the first 30 feet of the Rainbow Road approach be paved but this is outside of the subdivision.

Please contact me if you have any questions.

Sincerely,

PARAMETRIX
Valley County Engineer

A handwritten signature in blue ink, appearing to read "Paul S. Ashton", is written over a light blue rectangular background.

Paul Ashton, PE

Re: proposed names - Glory Ridge Subdivision

Laurie Frederick <lfrederick@co.valley.id.us>

Wed 6/1/2022 1:28 PM

To: Kelly Copperi [REDACTED], Lori Hunter [REDACTED]

No concerns here.

Laurie Frederick

Cadastral Specialist

Cartography Dept.

Valley County



Service

Transparent

Accountable

Responsive

From: Kelly Copperi [REDACTED]

Sent: Tuesday, May 31, 2022 3:30 PM

To: Lori Hunter [REDACTED], Laurie Frederick [REDACTED]

Subject: Re: proposed names - Glory Ridge Subdivision

Not a fan, but.....

Sgt. Kelly Copperi

Valley County Sheriff's Office

Communications Supervisor

Office [REDACTED]

Cell: [REDACTED]



From: Lori Hunter [REDACTED]

Sent: Tuesday, May 31, 2022 15:29

To: Kelly Copperi [REDACTED], Laurie Frederick [REDACTED]

Subject: proposed names - Glory Ridge Subdivision

Your thoughts on these proposed names?

Glory Ridge Subdivision

His Way

From: Scott Henson [REDACTED]
Sent: Tuesday, June 28, 2022 4:30 PM
To: Cynda Herrick [REDACTED]
Subject: CUP22-26 Glory Ridge Subdivision Plat

Dear Planning and Zoning Commissioners

I reside at 13274 Rainbow Rd Donnelly (lot 36 of Coho Estates). I wish to comment on the proposed development adjacent to our neighborhood.

I'm not opposed to the development of the 14 single family lots north of Coho Estates however I am concerned about the access to the properties.

I do not object to the desire to use Rainbow Road for the primary access but I believe it would be a lost opportunity not to play the subdivision to not have access to Nasi Lane for at least the future if not now. The current design would prevent any access to Nasi. I would request the plat be modified to allow tie in to Nasi Lane.

While I don't expect a big increase of traffic on Rainbow caused by only 14 lots, we have already experienced a significant increase of drivers towing recreational equipment at very high speed going to the subject property.

There seems to be some sort of commercial enterprise of storing boats, trailers, campers and the like on the property (located on what is between lots 1 and 4 of the plat). The vehicles going back and forth, retrieving and returning the equipment and is very upsetting to those of us on Rainbow Rd due to the high speed at which they travel as well as the frequency of the trips. I question if this activity is an allowed use on this property and request the County to look into the matter as part of this CUP. I find the situation to be unacceptable and dangerous to allow this activity to pass through a residential subdivision.

Additionally I request that speed limit, and "slow, residential" signs be posted on Rainbow and Coho.

Thank you for your consideration.

Sent from my iPhone
Scott Henson
[REDACTED]

From: Steve Forrey [REDACTED]
Sent: Sunday, July 3, 2022 8:40 PM
To: Cynda Herrick [REDACTED]
Subject: C.U.P. 22-26 Glory Ridge Subdivision Preliminary Plat

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
[REDACTED]

As a current fulltime resident in the Coho Estates subdivision living on Rainbow Rd, I am opposed to the current plan of adding more houses with the sole access from Rainbow rd. Another access should be added to the north end of the subdivision probably off Nasi Ln. Currently, we have one entrance and exit to Coho Estate using Coho Ln. Even with another access to the proposed subdivision, the traffic from Coho Ln down Rainbow road will increase which should necessitate a higher priority of road care and maintenance from the county.
Thank you for your consideration of my concerns.

Steve Forrey
13264 Rainbow Rd
[REDACTED]

From: JCourtney [REDACTED]
Sent: Monday, July 4, 2022 2:12 PM
To: Cynda Herrick <[REDACTED]>
Subject: C.U.P. 22-26 Glory Ridge Subdivision

Hello Cynda,

We are writing to comment on the proposed Glory Ridge subdivision. Our comments are not meant to imply that we are opposed to this plan, however, we need to point out a discrepancy within the plat application, specifically item 10.d. The applicant responded "no" to the question "Will any part of the property be subject to inundation from stormwater overflow or spring meltdown runoff?" The current owner of the property has not been here for a typical spring meltdown runoff as the past few winters have been gradual meltdowns, not the typical meltdowns that have created flooding in the south pasture of this property that runs into the north ditch of Coho Estates.

The north ditch of Coho Estates was built by the Army Corps of Engineers to handle the runoff from the south pasture of this property which then runs into Lake Fork Creek. In a normal year, there is about a 2 week period where water flows heavily in the ditch from this property. In 2017, this runoff was so heavy that water was running down their driveway, onto Rainbow Rd and also onto our property as well as other Coho properties near their driveway. The water flowing down their driveway avoided the ditch by traveling across their "bridge" over the ditch, snow plowed on either side of their driveway funneled the water away from the ditch. The previous owner told us that she had 2' of water in her driveway near her barn (just above her tractor floorboard). We have attached photos that show the runoff from 2017.







Please send a quick reply to let us know you received this email and photos.

Respectfully,
Jim & Joan Courtney

From: Regan Berkley [REDACTED]
Sent: Monday, July 11, 2022 10:12 AM
To: Cynda Herrick [REDACTED]
Subject: CUP 22-26 Glory Ridge Subdivision

Hello Valley County P&Z Commission,

I am writing to offer input on the proposed Glory Ridge Subdivision, which is immediately adjacent to the existing Coho Estates Subdivision.

Overall, I believe the county is in need of additional housing, and this subdivision is consistent with that goal.

However, I am concerned that the only entrance and exit from the proposed subdivision is through the Coho Subdivision. I ask that this subdivision have a second entrance off Nasi Ln. This would benefit both subdivisions in several ways:

- 1.) It would provide both subdivisions with an additional entrance and exit, in case of emergencies such as wildfire.
- 2.) It would allow residents a way to get in and out of both subdivisions in the event of road construction. Last summer, when the highway was being resurfaced, there were very long waits for residents to get into and out of the one entrance.
- 3.) Similarly, last fall there was an accident at the entrance to the subdivision. Residents had no way in or out for 2 hours. A second entrance would have alleviated this.

Coho subdivision is growing, with at least 3 new homes being built this summer. Add to that a new subdivision, and it would be very helpful for both areas to have more than one entrance and exit. Similarly, as more homes and subdivisions are proposed and built between Donnelly and McCall it would be nice to slow the highway speed between those two towns down to 55 - it would decrease the likelihood of accidents and make it easier for residents to get in and out of their homes. If requesting this is within the P&Z's purview, I'd encourage that.

Thank you for your attention to this,
Regan Berkley
13265 Kokanee Drive
McCall, ID 83638

From: [REDACTED]
Sent: Monday, July 11, 2022 10:18 AM
To: Cynda Herrick [REDACTED]
Subject: C.U.P.22-26 Glory Ridge Subdivision

Valley County Planning and Zoning Commission
Cynda Herrick, Planning and Zoning Director

My name is Michael Cooper and I own Lots 55 & 56 in Coho Estates Subdivision. The eastern side of my property borders Rainbow Road the proposed entrance access to Glory Ridge Subdivision.

I have a few comments/concerns regarding this being sole access:

Traffic Capacity

1. With 71 lots in Coho Subdivision averaging 2 cars per household that's 142 vehicles. Add 14 lots for Glory Ridge Subdivision that's an additional 28 vehicles for a total of 170 vehicles using the same road system. With many roads in Valley County already at full traffic capacity why compound the problem with this project only having one entrance/exit for access?
2. At Peak commuter hours in the morning and evening, this current one road access to Hwy 55 will exacerbate the existing bottleneck. With two roads to allow the merging of traffic on to Hwy 55 this will help facilitate a more safe and efficient flow of traffic during peak driving hours.

Public Safety/Evacuation

1. After the microburst weather event of 2010, the Lakefork River bottom is in some places 5 feet deep with log-jam deadfall. If a fire ever occurs in the river bottom, the proposed subdivision will be directly uphill and adjacent to the path of the fire. With only one escape route for residents of Glory Ridge Subdivision and only one way in/out for emergency services this could possibly result in fatalities during a wildfire emergency.
2. If Nasi Lane is upgraded as the Main access to the proposed subdivision it would address all these issues. It would also make snowplowing for the county easier in winter without having to deal with a cul-de-sac dead end. This solution would require a strip of Lot 10 on the northern border of the project to become part of Nasi Lane.

In conclusion, every subdivision project development should have it's own main entrance in principal, with it's own subdivision sign located at the main entrance. The main entrance should not be tucked away inside another subdivision with it's sign in between two existing private residential properties. It should be out front on Hwy 55.

Thank you,

Michael Cooper
Coho Estates Subdivision
13282 Kokanee Dr.
P.O. Box 268
Donnelly, ID 83615

July 11, 2022

Via email transmission to [REDACTED]

Cynda Herrick, AICP, CFM
Planning & Zoning Director
Valley County Planning & Zoning Commission

Re: Application C.U.P. 22-26: Glory Ridge Subdivision

Dear Director Herrick:

My name is Bill Ng (pronounced Eng). My wife is Carol Endres-Ng. I am a retired Assistant General Counsel at the U.S. Environmental Protection Agency. My wife is a prominent American folk artist. Carol is the mother of applicant Carrie Kranz.

We are writing to support the application of Carrie and Victor Kranz because Carrie and Victor's neighbors, friends and business associates may not be available to speak or write in support of their application. For this reason, we simply wish to bring out a few well known and easily confirmable points about Carrie and Victor.

1. Land use and environmental sensitivity. Carrie and Victor have owned numerous residential and commercial properties in the State of Idaho. Each time, they have improved their properties, demonstrated serious stewardship for their land and structures, and have passed their land and structures onto the new owners in a better more aesthetically pleasing condition than before.
2. Appropriate economic development. Carrie and Victor have managed their properties in a manner that not only improves the economy of their communities, but which also is consistent with the nature and identity of their communities. Most recently this has been demonstrated by their ownership and management of Lake Cascade Sport and Marine which provided needed services and products, but which was also consistent with

the resort nature of the businesses and community of Cascade.

3. Business and personal integrity. Carrie and Victor have a well deserved reputation for honesty, and ethical business and personal conduct. This can be easily confirmed by their customers, banks, and vendors.
-

In conclusion, we believe that granting Carrie and Victor's application will enhance the beauty of the Cascade community, be consistent and support the nature/businesses of Cascade, and that the planned development of their project will (as always) be conducted in an ethical and sensitive manner.

Sincerely,

Bill Ng & Carol Endres-Ng


5750 W Dry Creek Rd
Boise, ID 83714

7/11/22

Re: CUP22-26 Glory Ridge Subdivision Plat

Dear Planning and Zoning Commissioners

My husband and I are full time residents at 13276 Rainbow Rd. In Coho Estates.

I would like to make some comments/suggestions regarding the development of the 14 single family lots proposed to the North of Coho Estates.

We would desire that Nasi Ln be developed for their primary access. We don't disagree using Coho Ln. and Rainbow Rd. for secondary access into the subdivision; However we believe primary access should be from Nasi Ln.

It has become clear that the Kranz' have been and are continuing to operate a commercial business on the current parcel which has caused a significant increase in traffic. On any given day we have witnessed several boats and trailers (some days there are dozens) coming out of that property at high speeds. Coho Estates is a pretty quiet family neighborhood and it is putting our children and dogs lives at jeopardy. We would like P&Z to look into this.

During busy times it is very difficult to exit onto Hwy 55 with the added traffic from the storage unit facility that was allowed access onto Coho Ln. and now adding 14 additional homesites to access through Coho Estates it will only become more difficult to enter or exit on any given day.

The entrance of Coho Ln. is currently a designated school bus stop. This added access and traffic could put our children lives at risk. Many parents park near the entrance to pick up their children.

If there were a fire, medical emergency or anything of that sort, response times could be compromised.

Looking at the Plat map, lot #14 does not look to have a clear build site with the road placement as it exists.

We thank you for your time and consideration,

Michelle Gehrung
[REDACTED]

Re: CUP22-26 Glory Ridge Subdivision Plat

Dear Planning and Zoning

I sent out a letter earlier this afternoon and forgot to mention another item.
I reside at 13276 Rainbow Rd. in Coho Estates.

Our subdivision has current CC&Rs that specifically state that any vehicle such as a snowmobile, UTV, ATV, dirt bike etc. is only allowed for ingress or egress and not to be racing around our neighborhood. Coho does not allow livestock either. We would request the developers craft thoughtful CC&Rs that align with Coho Estates CC&Rs.

Once again, thank you for your time and consideration,
Michelle Gehrung
[REDACTED]

From: Whitney Heitstuman [REDACTED]
Sent: Monday, July 11, 2022 3:28 PM
To: Cynda Herrick [REDACTED]
Subject: Comments for proposed Glory Ridge Subdivision

To Whom it may concern,

As year-round homeowners of address 13280 Rainbow Rd in Coho Estates we oppose the Glory Ridge Subdivision for the following reasons:

1. The Glory Ridge Subdivision should not be allowed gain access through the Coho Estates Subdivision. There should be a separate entrance for the new proposed Subdivision off of Hwy 55 for reasons of road deterioration & a significant increase in traffic.
2. The increase in traffic will make our once quiet and "off grid" Subdivision busy and loud - meaning no more tranquility. We have two young children and the road is already busy enough.
3. For our home specifically, we will lose the quietness of our backyard and the privacy we once had as there is now a proposed road running directly behind us.
4. The next few years of construction will cause disruption and major deterioration of the Coho Estates Subdivision road.

Again, we ask that the new proposed Glory Ridge Subdivision find another point of access & not use Coho Estates established & conveniently paved road of Coho. We would rather not see our beautiful small community be torn down by yet another Subdivision - we oppose the new Subdivision all together but very much oppose accessing it through Coho Estates.

Thank you,
Nick & Whitney Heitstuman

Glory Ridge Subdivision Water Rights

Rob Pair <[REDACTED]>

Tue 6/7/2022 3:45 PM

To:

- Cynda Herrick <[REDACTED]>

Cc:

- Kyle Hickman <[REDACTED]>
- Lori Hunter <[REDACTED]>

- [REDACTED]
- [REDACTED]

Cynda,

At the time of completing the application for Glory Ridge Subdivision it was undetermined whether or not the property had any water rights. We received information today from Lake Irrigation District as well as Idaho Department of Water Resources that the property does not include any water rights and is dry. I thought it would be best to pass this information along to you to possibly remove any forthcoming questions or conditions of approval. Please let me know if I can provide any additional information.

Thank you,

Rob

Rob Pair, E.I.T. | Associate Engineer

Crestline Engineers, Inc.

323 Deinhard Lane, Suite C

PO Box 2330 | McCall, Idaho 83638

[REDACTED]

www.crestline-eng.com