

Valley County Planning and Zoning

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STAFF REPORT:	C.U.P. 22-31 Ashton Meadows - Preliminary and Final Plat
HEARING DATE:	August 11, 2022
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT/ PROPERTY OWNER:	Charles H Silzly 267 W River Meadow DR Eagle ID 83616
REPRESENTATIVE:	Heidi Schneider 291 Ashton Lane McCall, ID 83638
SURVEYOR:	Chip Bowers Bowers Land Surveys, Inc. PO Box 976 Cascade, ID 83611
LOCATION:	295 Ashton Lane Part of parcel RP17N04E073755 NW ¼ Section 7, T.17N, R.4E, Boise Meridian, Valley County, Idaho
SIZE:	7.65 acres
REQUEST:	Single-Family Residential Subdivision
EXISTING LAND USE:	Single-Family Residential Rural Parcel and Agricultural (Grazing)

Charles Silzly is requesting a conditional use permit for a 1-lot single-family residential subdivision on 7.65 acres from a parent parcel of 39 acres. This request is to correct an illegal property split that occurred in 2022 (warranty deed recorded as Instrument # 447332). The property was originally split in 1992, but was to remain in the same ownership as the adjacent parcel since it was split for mortgage purposes. The property was sold to new owners who did a lot line adjustment and sold 7.65 acres to a new owner. The only way to correct the split is with a one lot subdivision.

An individual well and individual septic system are proposed. The property does not have water rights. The septic permit has been issued.

Wetland delineation has been completed. An U.S. Army Corps of Engineers Nationwide Permit No. 29 for Residential Developments has been obtained (NWW-2020-00462). The plat shows an area reserved as a "compensatory mitigation site" for the wetland mitigation.

Access would be from Ashton Lane (public).

The site is addressed as 295 Ashton Lane.

FINDINGS:

1. The application was submitted on July 7, 2022.
2. Legal notice was posted in the *Star News* on July 21, 2022, and July 28, 2022. Potentially affected agencies were notified on July 12, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent July 13, 2022. The site was posted on July 29, 2022. The notice was posted online at www.co.valley.id.us on July 12, 2022.
3. Agency comment received:

Jess Ellis, Donnelly Rural Fire Marshal, listed requirements for driveways and addressing. (July 18, 2022)

Joel Droulard, Acting Valley County Surveyor, reviewed the final plat. Other than a minor correction, the plat conforms with State and County regulations, and he recommends approval. (July 21, 2022)

Kelly Copperi, Valley County Communications Supervisor, has no issues with the subdivision name. (July 26, 2022)

Central District Health requires an application, test holes, and engineering. (July 29, 2022)

4. Neighbor comment received:

Melissa Rood, 12 Woodpecker Place, is opposed. Her home sits just above the proposed site and had bought an adjacent lot to preserve the open space. She had understood that the property could not be subdivided. (July 31, 2022)

Marty Rood, 12 Woodpecker Place, is opposed. The new driveway entrance is on a double S turn and is very hard to see vehicles entering and exiting Ashton RD. The new drainage area seems to be draining the current pond in Jughandle Estates. The wet area is sandhill Crane habitat. (August 3, 2022)

5. Physical characteristics of the site: Relatively flat topography with wetlands.
6. The surrounding land use and zoning includes:
 - North: Jughandle "Open Space" Parcel and Jug Mountain Ranch PUD
 - South: Single-family Residential Parcel
 - East: Single-Family Residential Subdivision – Jughandle Estates No. 1
 - West: Single-Family Residential Subdivision - Ashton Ridge Ranch Subdivision
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (c) Subdivision for single-family subdivision.

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

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.

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.

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.

10-5-1: STREET AND UTILITY IMPROVEMENTS:

- B. Acceptance By County: The county shall not accept the dedication of any public rights of way and any easements shown on the plat, together with appurtenant facilities lying therein which the county would have a duty to maintain after dedication, which are not improved, or construction thereof guaranteed in accordance with the provisions of this title or with the policies, standards, designs and specifications set forth in the road and street specifications adopted by Valley County. The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed. All plats shall contain in their notes this statement: "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."

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

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

10-7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

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.
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.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +34.

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. It is not within an irrigation district nor a herd district.
2. Base Flood Elevations (BFE) are required.
3. The plat shows an area reserved as a "compensatory mitigation site" for the wetland mitigation. This should also be marked as a "No Build Area"
4. Are the deed restrictions that were included in warranty deed instrument # 447332 still valid once the plat is recorded? The application did not include CCRs.
5. Deed Restriction # 14 refers to fire prevention. No other reference in the application to a Wildland Urban Interface Fire Protection Plan.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Floodplain Map
- Assessor Plat – T.17N R.4E Section 7
- ROS 14-198
- Preliminary Plat
- Pictures Taken July 29, 2022
- Responses

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
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.
5. A Declaration of Installation of Utilities shall be noted on the face of the plat.
6. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
7. All easements shall be shown on the final plat.
8. The area shown on the final plat as "compensatory mitigation site" shall be labeled as a "No Build Area".
9. Must place a base flood elevation on the face of the plat.
10. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.
11. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
12. 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

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

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

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

Sub-Total (+) _____

Sub-Total (--) _____

Total Score _____

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

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

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

B. Purpose; Use:

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

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

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

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

E. Terms:

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

1. Comprises at least one-half ($1/2$) 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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #3

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

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

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

S.F. Subdivision Map

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

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

Agricultural 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 mostly #1 - add some agricultural

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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

It is open but similar to adjacent parcels

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

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

larger than adjacent

(+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 - same

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

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

Yes - same

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

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

(+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?

No Impact

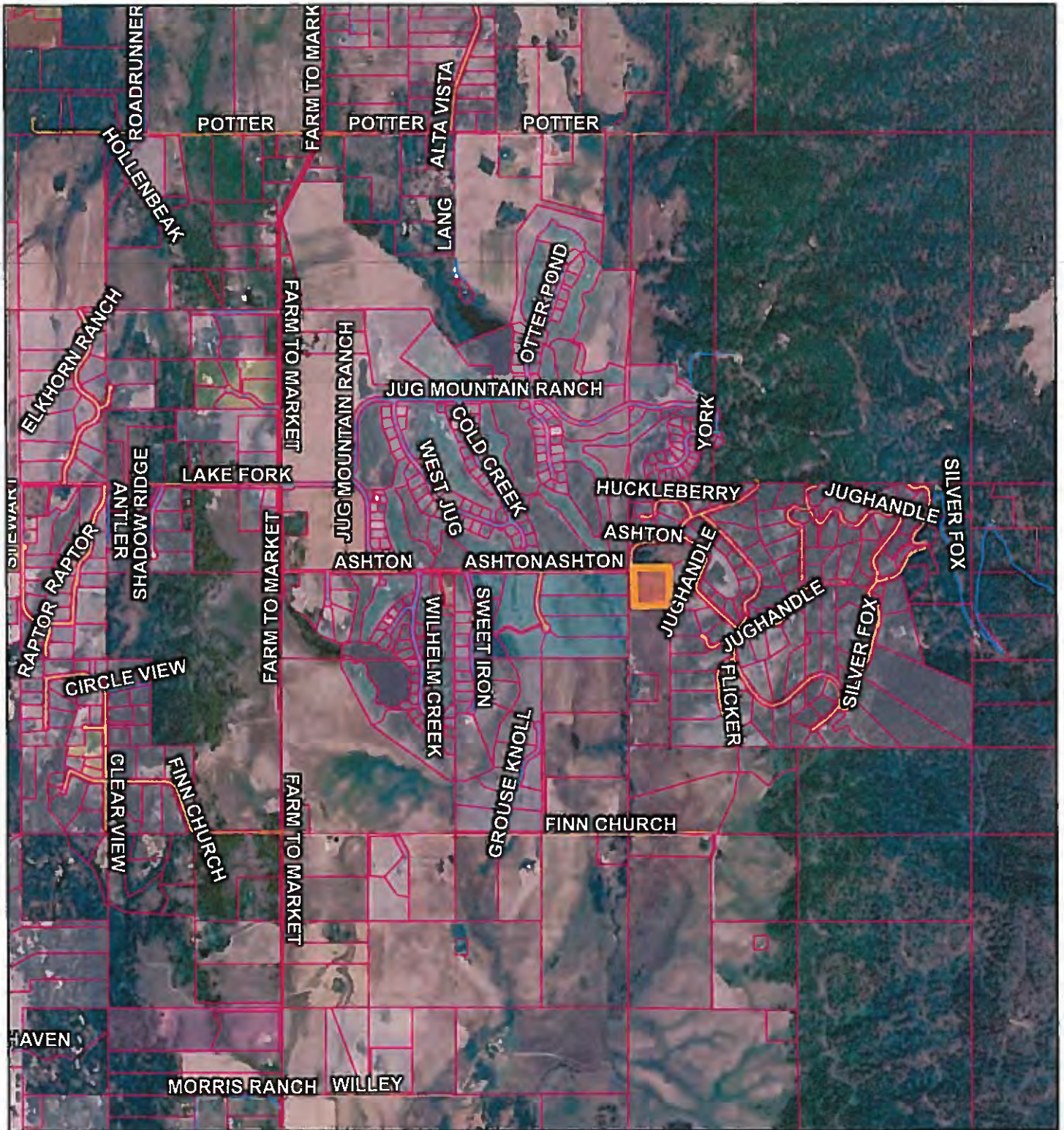
Sub-Total (+) 34

Sub-Total (-) -

Total Score +34

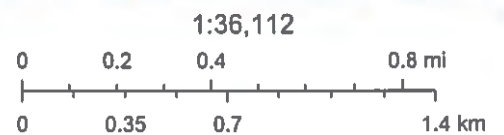
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 22-31 Vicinity Map



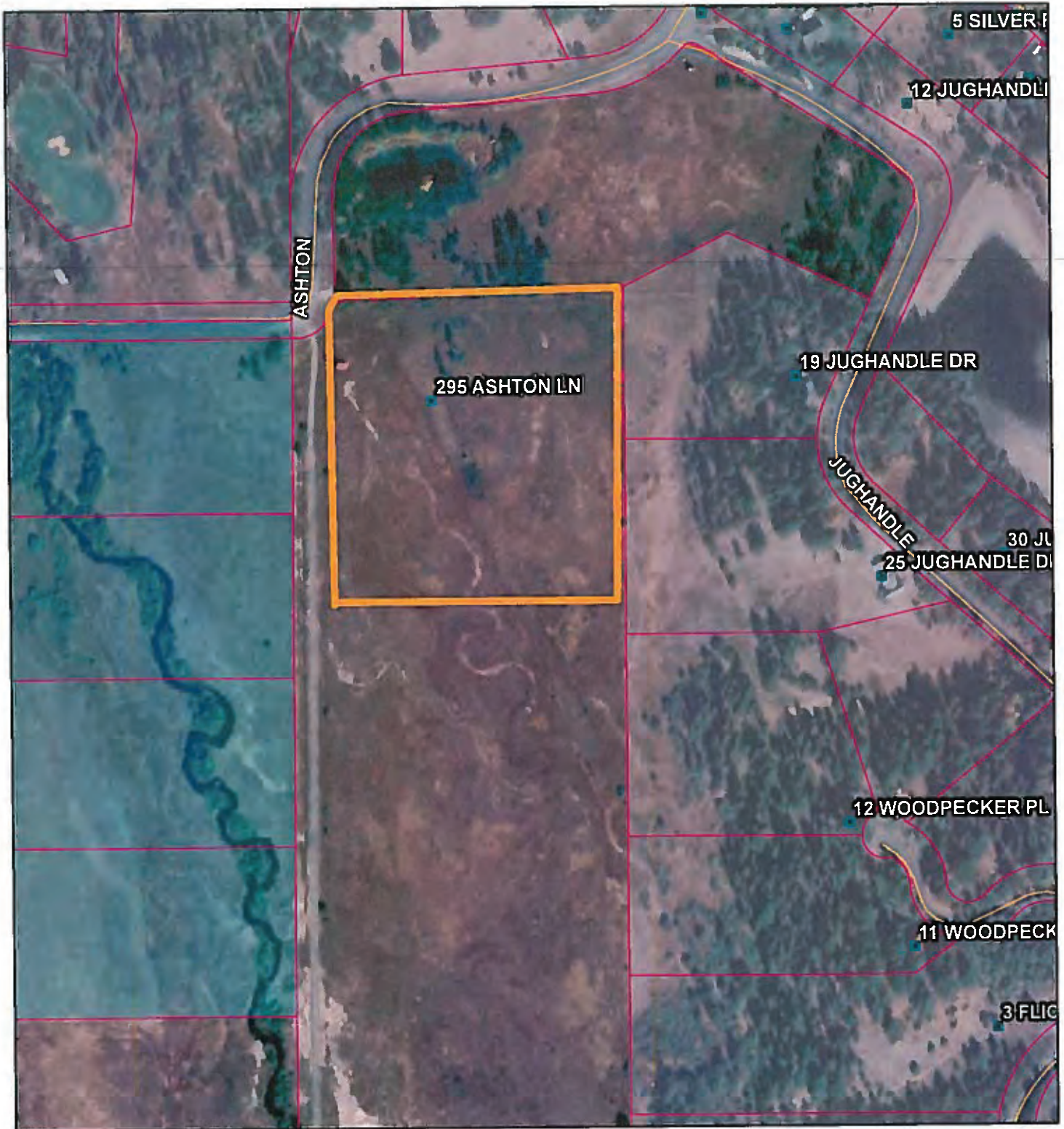
7/12/2022, 9:02:47 AM

- Parcel Boundaries
- URBAN/RURAL
- PRIVATE
- COLLECTOR



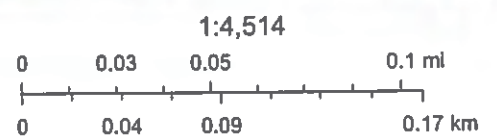
Maxar

C.U.P. 22-31 Aerial



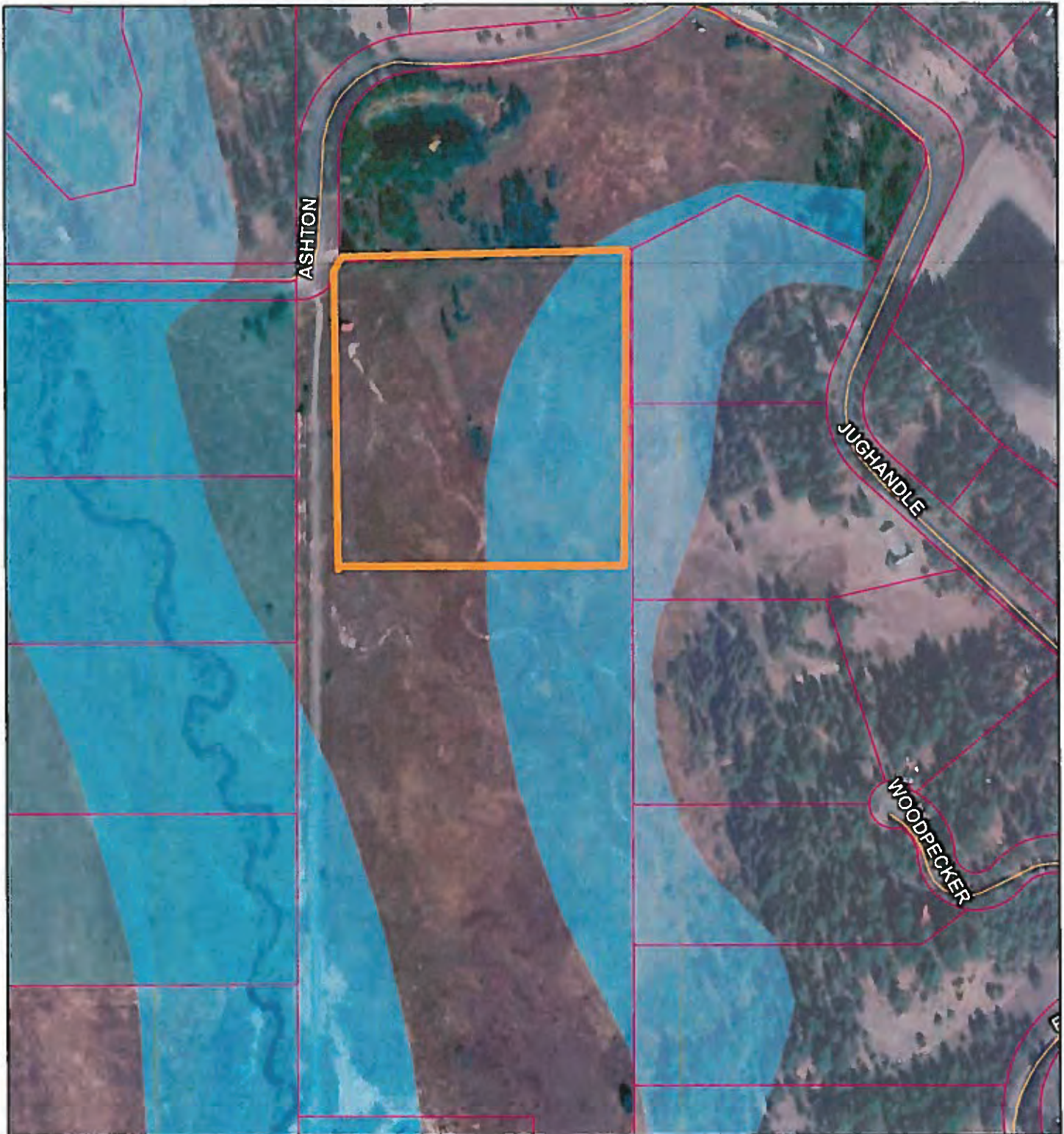
7/12/2022, 9:09:48 AM

- Address Points
- Parcel Boundaries
- Roads
- URBAN/RURAL



Maxar

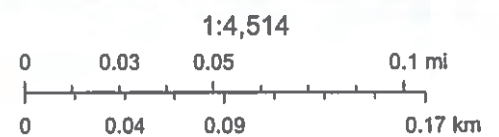
C.U.P. 22-31 Floodplan Map



7/12/2022, 9:05:54 AM

Floodplain

- A (1% Annual Chance, 100-Year)
- AE (1% Annual Chance, 100-Year)
- Floodway (1% Annual Chance, 100-Year)



Valley County IT, Maxar

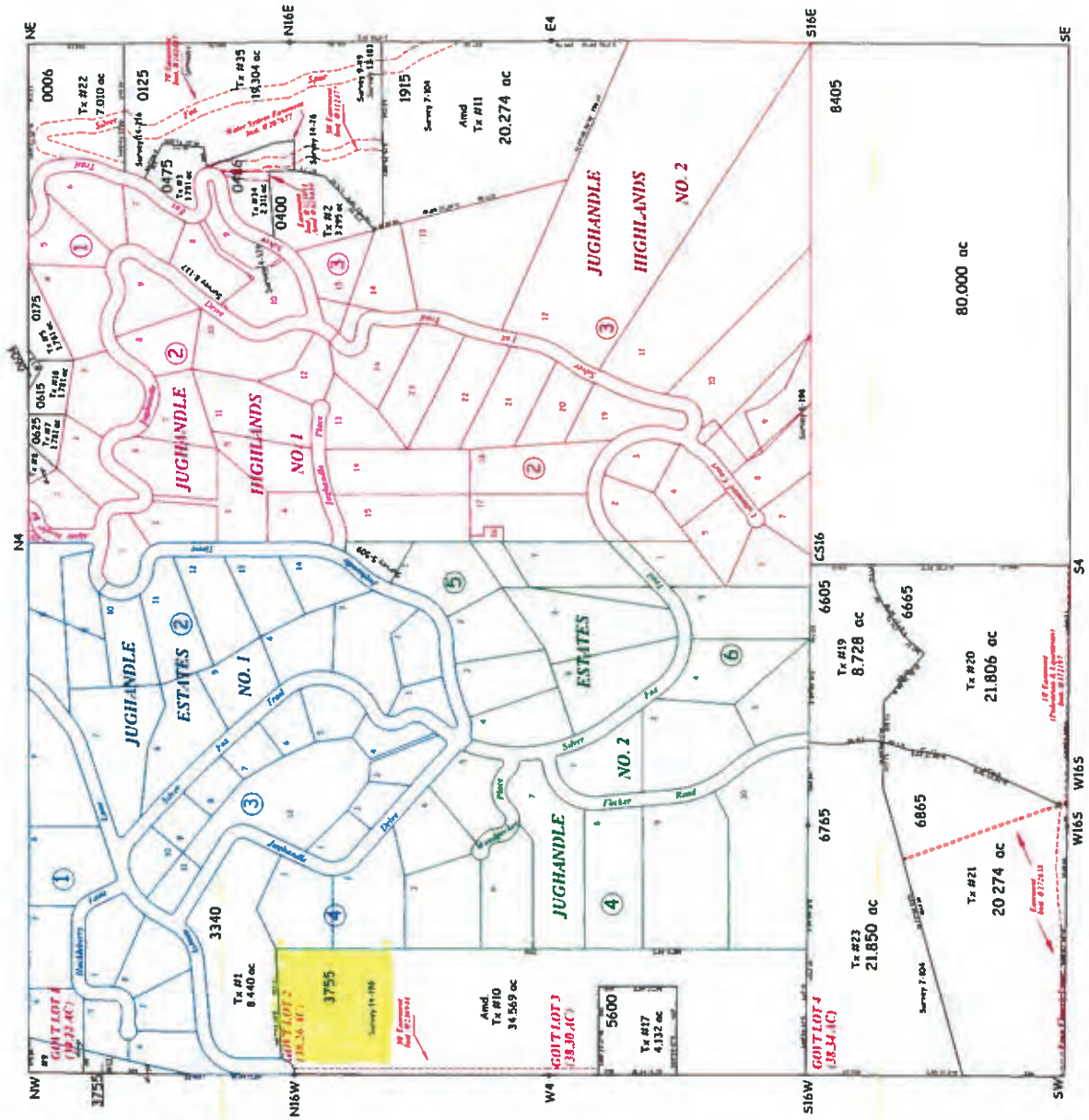
TWP. 17N R04E SEC. 07

Filename:
Valley County Base Map

Scale: 1" = 400 ft.

Date: 5/27/2022

Drawn by: L. Frederick



RECORD OF SURVEY

PARCEL LINE ADJUSTMENT

FOR

RYAN & HEIDI SCHNEIDER

SITUATE IN A PORTION OF
GOWENBERRY LOTS 2 & 3
TOWNSHIP 12 NORTH RANGE 4 EAST, B.M.,
VALLEY COUNTY, IDAHO
2022



GRID NORTH



HORIZONTAL SCALE IN FEET

BASIS OF BEARINGS

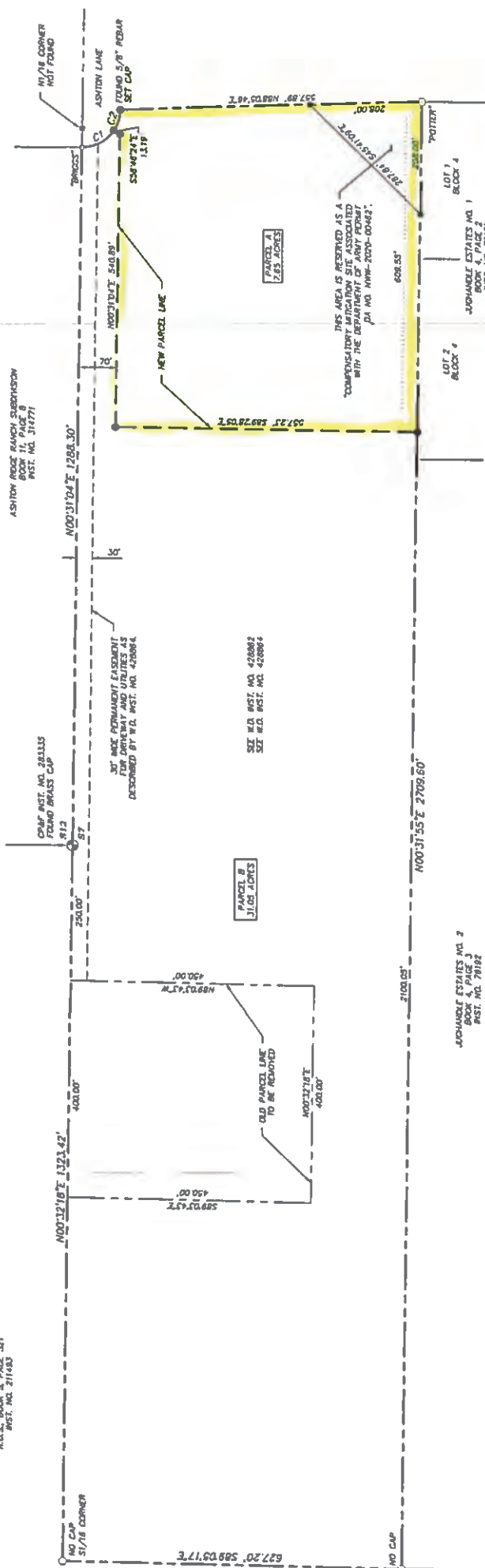
BEARINGS ARE GRID IDAHO WEST STATE PLANE ZONE.
DISTANCES ARE TRUE HORIZONTAL DISTANCES.
CALCULATED POINT NO MONUMENT SET OR FOUND
TRUE HORIZONTAL DISTANCES.

SURVEY NARRATIVE

THIS SURVEY WAS REQUIRED TO COMPLETE A PARCEL LINE
ADJUSTMENT. ALL MONUMENTS WERE ACCEPTED AND FIELD.

R.O.S., BOOK 5, PAGE 371
WEST. NO. 211453

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
CT	70.00'	70.00'	057°17'13"	N61°32'08"E 87°12'
CP	38.85'	70.00'	032°42'07"	N16°53'18"E 38.41'



CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, DO HEREBY CERTIFY THAT I AM A REGISTERED
PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT
THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE
GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THIS MAP IS AN
ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE
CURRENT LAWS OF THE STATE OF IDAHO PERTAINING TO PLATS AND SURVEYS.

- BOUNDARY LINE
- OLD PARCEL LINE
- NEW PARCEL LINE
- SET 5/8" x 24" REBAR WITH PLASTIC CAP 1514217
- FOUND 5/8" REBAR AS NOTED
- FOUND 1/2" REBAR AS NOTED
- FOUND BRASS CAP
- CALCULATED POINT NO MONUMENT SET OR FOUND



STREET 1 OF 1
25 COYOTE TRAIL
CASCADE, ID 83411
PHONE: (208) 634-8596
WWW.DUNNANDSURVEYS.COM



ASHTON SUBDIVISION

SITUATE IN A PORTION OF
GOVERNMENT LOTS 1, 2 & 3
OF SECTION 7
TOWNSHIP 17 NORTH, RANGE 4 EAST, B.M.,
VALLEY COUNTY, IDAHO
2022



125 0 125 250
HORIZONTAL SCALE IN FEET

Notes

1. This plat is being recorded to show the lots as offered herein. All monuments were accepted and held.

Survey Narrative

This plat is being recorded to show the lots as offered herein. All monuments were accepted and held.

CURVE	LENGTH	RADIUS	BEARING	CHORD
CT	70.00	70.00	N16°32'08"E	87.12
CP	38.95	70.00	N16°32'08"E	38.41

A.B.E. BOOK 5, PAGE 27
REV. NO. 211613

CHIR ACCT. NO. 263335
FOUND BRASS CAP
8.12 IN. 3 IN.
5.7 IN. 4 IN.

ASHTON MOORE RANCH SUBDIVISION
BOOK 11, PAGE 8
REV. NO. 211771

N00°19'19"E
1,323.42'

N00°19'19"E
1,288.30'

N00°19'19"E
1,288.30'

N00°19'19"E
1,288.30'

NO CAP
3/16 CORNER

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

N89°05'17"W
827.20'

S00°31'55"W
1100.05'

S00°31'55"W
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S00°31'55"W
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Book _____

Page _____

CCR's _____

Legend

- FENCE BOUNDARY LINE
- LOT/PAVEL LINE
- FLOODWAY BOUNDARY
- 6 SECTION MONUMENT AS NOTED
- C FOUND 5/8 INCH REBAR
- U FOUND 1/2 INCH REBAR
- Δ CALCULATED POSITION, NO MONUMENT SET OR FOUND

CURVE	LENGTH	RADIUS	BEARING	CHORD
CT	70.00	70.00	N16°32'08"E	87.12
CP	38.95	70.00	N16°32'08"E	38.41

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ASHTON MOORE RANCH SUBDIVISION
BOOK 11, PAGE 8
REV. NO. 211771

N00°19'19"E
1,323.42'

N00°19'19"E
1,288.30'

N00°19'19"E
1,288.30'

N00°19'19"E
1,288.30'

NO CAP
3/16 CORNER

POINT OF BEGINNING

POINT OF BEGINNING

POINT OF BEGINNING

N89°05'17"W
827.20'

S00°31'55"W
1100.05'

S00°31'55"W
1100.05'

S00°31'55"W
1100.05'

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Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

July 18, 2022

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

RE: C.U.P 22-31 Ashton Meadows Subdivision

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

- **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

Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in black ink, appearing to read "Jess Ellis".

Fire Marshal
Donnelly Fire Department

DROULARD LAND SURVEYING, INC.

JOEL W DROULARD, PRES
Professional Land Surveyor, License No. 5357

POST OFFICE BOX 69
McCALL, IDAHO 83638

July 21, 2022

Cynda Herrick
Valley Co. P&Z Administrator
Valley County Courthouse
Cascade, Id. 83611

RE: Final Plat Review "Ashton Subdivision"

Dear Cynda,

This letter is in response to your request for me to review the final plat for the above referenced subdivision as the Acting Valley County Surveyor.

I have the following comments:

Both subdivision sheets are labeled Sheet 1 of 1. They should be labeled Sheet 1 of 2 and Sheet 2 of 2.

Other than the above comment, I find that this plat conforms with State and County regulations, and recommend approval.

Sincerely,



Joel W. Droulard, Acting Valley County Surveyor

Re: proposed subdivision name = Ashton Meadows Subdivision

Kelly Copperi <[REDACTED]>

Tue 7/26/2022 3:38 PM

To: Lori Hunter <[REDACTED]>

No issues

Sgt. Kelly Copperi
Valley County Sheriff's Office
Communications Supervisor
Office: [REDACTED]
Cell: [REDACTED]



From: Lori Hunter <[REDACTED]>

Sent: Tuesday, July 26, 2022 15:34

To: Kelly Copperi <[REDACTED]>; Laurie Frederick <[REDACTED]>

Subject: proposed subdivision name = Ashton Meadows Subdivision

any issues with the proposed name of Ashton Meadows Subdivision?
A one-lot subdivision to correct an illegal split. Maps attached.

Lori Hunter
Valley County Planning & Zoning Assistant Planner
[REDACTED]
219 N. Main Street • P.O. Box 1350
Cascade, ID 83611

Service **T**ransparent **A**ccountable **R**esponsive



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 22-31

Preliminary / Final / Short Plat Achton Mendocino 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
☐ interm 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, Testholes, & Engineering required.

Reviewed By: [Signature]

Date 7/29/22

From: Melissa at CANYONS River Company [REDACTED]
Sent: Sunday, July 31, 2022 2:00 PM
To: Cynda Herrick [REDACTED]
Subject: C.U.P. 22-31 objection

I am writing in opposition of C.U.P. 22-31, Ashton Meadows Subdivision. My home at 12 Woodpecker Place sits just above this proposed 7.65 acres. When we saw the For Sale sign go up on this piece of property we were surprised, as we had understood the property could not be subdivided. When we then saw that excavation work was being done on the property, we became concerned and, frankly, very curious as to how work could have begun, without a permit. Much of the reason we built our home here was because we had open space around us; we bought the lot next to us to preserve that open space, and we understood that the property below us could not be subdivided. What is the point of having a rule saying a property cannot be subdivided (or can only be subdivided a certain number of times), if the property owner can simply apply for a conditional use permit and that rule just goes out the window? Please do not approve C.U.P. 22-31. Thank you for your consideration.

Melissa Rood



Canyons River Company
Idaho's Middle Fork & Main Salmon River Vacations
[REDACTED]

From: Marty Rood [REDACTED]
Sent: Wednesday, August 3, 2022 7:01 AM
To: Cynda Herrick [REDACTED]
Subject: Land at C.U.P. 22-31, Ashton Meadows Subdivision

I am writing in opposition of C.U.P. 22-31, Ashton Meadows Subdivision. My home at 12 Woodpecker Place sits just above this proposed 7.65 acres. One reason for opposition is the blind corner coming into Jug Handle estates. The new entrance is on a double S turn and is very hard to see cars/trucks entering and exiting Aston Rd.

The second reason: There has been a pond or drainage area dug into the new subdivision and the current lot has been brought up above grade by about 3 feet in preparation for building. It seems to be draining the current pond in Jug Handle estates or it is there to mitigate building in an extremely wet area.

The third reason for opposition is for protection of Sandhill Crane habitat in the aforementioned wet area.

What is the point of having a rule saying a property cannot be subdivided (or can only be subdivided a certain number of times), if the property owner can simply apply for a conditional use permit and that rule just goes out the window? Please do not approve C.U.P. 22-31. Thank you for your consideration.

--
Marty Rood
[REDACTED]