

Valley County Planning and Zoning

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Cascade, ID 83611-1350



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STAFF REPORT: Private Road Validation – Collier Ridge Road
HEARING DATE: December 5, 2022
TO: Board of County Commissioners
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
LOCATION: Unnamed Shared Driveway & Access Road
Ponderosa Shores No. 2 Subdivision
NW ¼ Section 12, T.13N, R.3E,
Boise Meridian, Valley County, Idaho
REQUEST: Validate a Private Road (access easement) and
Assign an Official Road Name.

The proposal is to validate an existing shared driveway and platted access easement as the following:

- a private road and
- assign Collier Ridge Road as the official road name.

The purpose of this proposal is to improve the ease of assigning addresses that are in compliance with the standard protocols of the 911 system and GIS mapping so that buildings can be located during an emergency, etc. There are no available addressing numbers to use for properties that are primarily accessed by this shared driveway and/or access road (see attached aerial with addresses). In example, 468 Collier View RD is in the proper sequence, but actually the owners access their building site between 478 and 480 Collier View RD.

Currently this proposed road is an unnamed shared driveway and platted 30-ft access easement within Ponderosa Shores 2. This subdivision plat was recorded as Instrument #94566, Book 7, Page 3, on January 9, 1978. The CCRs (#94566 and #95012) do not specifically reference the access easement. A shared driveway variance V-7-05 was approved in 2005. A response letter submitted for V-7-05 (attached) stated that the “driveway” has been used as a roadway to access lots 87, 88, and 90 for over 10 years.

Only part of the platted access road has been constructed at this time.

If approved, the following would take place in sequence:

- The road name would be added to the Official Road Name List and Valley County Maps
- Road signs would be ordered
- Lots using the access easement for access would be readdressed.
- Address change notification letters would be sent to property owners and applicable agencies once road sign has been placed at the intersection, likely in Spring 2023. This would be the effective date.

FINDINGS:

1. Legal notice was posted in the *Star News* on November 17, 2022, and November 23, 2022. Potentially affected agencies, including the Assessor's Office and 911 Dispatch Supervisor, were notified on November 7, 2022. **All property owners within Ponderosa Shores Subdivision No. 2** were notified by fact sheet sent November 7, 2022. The site was posted on November 22, 2022. The notice was posted in the Valley County Courthouse and also online at www.co.valley.id.us on November 7, 2022.

2. Agency comment received:

Kelly Copperi, Valley County Communications Supervisor, responded in favor of naming the shared driveway/access road and using the name Collier Ridge Road. She highly suggests not using A and B in physical addresses as it is confusing for first responders. (Oct. 21, 2022, Nov. 1, 2022)

Central District Health requires verification that there are no septic drainfields located within the 30' easement of the proposed road. (Nov. 7, 2022)

Steven Hull, Cascade Fire Chief, has some concerns/questions on the proposed road. Collier View is a terrible road and not maintained. He has difficulty allowing more homes in this area due to poor access, especially in the winter. People are building in terrible places and still expecting services. (Nov. 15, 2022)

3. Public comment received:

Mike Falconer, 10192 W Purple Ash DR, Star, Idaho, is opposed. Why is the County involved in an abandoned driveway and unmaintained platted road after 40 years and who benefits? Does this unnamed platted road intersect with Collier View RD, a public road that has not been maintained since 1978 by the County? Who will maintain this private road? All properties are accessible from either Hilltop RD or Collier View RD. Who reimburses property owners for the expense to change legal documents and other accounts to reflect County-directed address changes? He objects to the lack of transparency, information, and timeline on which lot owners are expected to respond. (Nov. 28, 2022)

4. Valley County Code:

5-4-4: DESIGNATION OF ROAD NAMES:

- A. Applicability; Official Road Name List: It is hereby established in the unincorporated areas of the county that the following rules and regulations for the naming of roads shall apply. The board shall, by resolution, establish the official road name list. Thereafter, all new roads shall be established in accordance with the standards hereinafter set forth. It is anticipated that the incorporated cities will cooperate with standards and approval processes established for the sake of public safety and operation of the 911 system.
- B. Standards For Determining And Approving Road Dedications: The following standards shall be used in determining and approving road names:
 1. Duplications: There shall be no duplication of road names by sound or spelling in the county. Differentiation shall not be by the addition of suffixes, such as road, lane, etc.
 2. Submittal Of Names For Future Road Dedications: Names for future road dedications shall be submitted to the Valley County Planning and Zoning Administrator or their designee for approval as requested by the person or agency proposing the road dedication, subject to all provisions of this chapter.
 - a. The proposed road name shall be "saved" for a period of two (2) years before another person or agency can assume the name, unless withdrawn by the applicant.

- b. The proposed road name shall be sent for comment to the Assessor and the 911 dispatch supervisor for consideration and comment.
- 3. Alignment: A proposed road shall be considered in general alignment with an existing road if it is no farther than one hundred fifty feet (150') from centerline to centerline. Where a proposed road is in the same alignment as an existing road and is a continuation of that road, the name of the existing road shall be maintained with the appropriate designation.
- 4. Connection With Two Differently Named Roads: Where a proposed road or lane connects two (2) differently named roads located on the same alignment, the planning and zoning administrator shall designate the name, giving consideration to the length, collector status, period of usage and number of residents affected.
- 5. Cul-De-Sac:
 - a. Less Than One Hundred Feet: A cul-de-sac (court or place) which has an overall length of one hundred feet (100') or less (as measured from the centerline of the principal road to the point of radius or centroid of the cul-de-sac) shall carry the same name and the same designation of the road from which it emerges. When a proposed court or place, which has an overall length of one hundred feet (100') or less, is in alignment with a road, it shall carry the same name of the roadway from which it emerges and the appropriate designation.
 - b. More Than One Hundred Feet: A cul-de-sac (court or place) which has an overall length of more than one hundred feet (100') (as measured from the centerline of the principal road to the point of radius) shall carry a new name, and must be named in accordance with the provisions herein.
- 6. Aligns With Existing Road: A proposed road which aligns with an existing road shall carry the correct road designation (road, drive, avenue or way), even though the existing road designation may be incorrect.
- 7. L Shaped Road: Both portions of an "L" shaped road shall carry the same name if either leg is one hundred feet (100') or less in length; all others shall carry two (2) names.
- 8. Obvious Change In Direction: If the Planning and Zoning Administrator determines that a road makes a very obvious change in direction, a new road name shall be assigned except as herein provided. Whenever this situation occurs, the change of the road name shall occur at the intersection rather than the point where the direction changes.
- 9. Limited To Ten Letters: In general, road names shall not be over ten (10) letters in length including spaces, unless otherwise approved by the board. All road names shall conform to this limitation except where existing names are to be continued due to alignments.
- 10. Lack Of Compliance: Any lack of compliance for the initial maps and road names adopted shall be permitted.
- C. Suffixes: The following suffixes shall be used in designating road names:
 - 1. Avenue: A road generally running in a straight line, which provides vehicular and/or pedestrian access to adjacent properties, the dedication of which has been accepted by the board.
 - 2. Boulevard: A road which is a broad thoroughfare and provides vehicular and/or pedestrian access to adjacent properties, the dedication of which has been accepted by the board and which is separated by a raised median strip, usually landscaped.
 - 3. Circle: A road which returns back to the road from which it originates.
 - 4. Court: A dead end cul-de-sac connecting to a road at one end only, runs generally north or south, which provides vehicular and/or pedestrian access to adjacent properties, the dedication of which has been accepted by the board.
 - 5. Drive: A road which is generally meandering one or more directions, which provides vehicular and/or pedestrian access to adjacent properties, the dedication of which has been accepted by the board.
 - 6. Lane: A road which runs generally east or west.
 - 7. Parkway: A road which is generally meandering one or more directions, which provides vehicular and/or pedestrian access to adjacent properties, the dedication of which has been accepted by the board.
 - 8. Place: A dead end road connecting to a road at one end only, runs generally east or west, which provides vehicular and/or pedestrian access to adjacent properties, the dedication of which has been accepted by the board.
 - 9. Road:
 - a. Rural Areas: A designated road which extends through generally rural areas, runs generally north or south, which provides vehicular and/or pedestrian access to adjacent properties, the

- dedication of which has been accepted by the board.
- b. Urban Areas: A road generally running in a straight line through generally urban areas, which provides vehicular and/or pedestrian access to adjacent properties, the dedication of which has been accepted by the board.
10. Trail: A road which is generally meandering one or more directions, which provides vehicular and/or pedestrian access to adjacent properties, the dedication of which has been accepted by the board.
 11. Way: A road generally meandering in one or more directions, which provides vehicular and/or pedestrian access to adjacent properties, the dedication of which has been accepted by the board.
 12. Street Or Boulevard: The use of the term "Street" or "Boulevard" shall be determined and approved by the board. (Ord. 90-2, 7-23-1990; amd. 2011 Code; amd. Ord. 20-01, 11-25-2019)

5-4-5: PRIVATE LANES:

- A. Application For Private Road Names: Private roads shall be approved by the board. Applications for private road names shall be made to the Planning and Zoning Administrator or their designee. Road names must be approved by the Planning and Zoning Administrator. Officially accepted private roads shall be listed on the official road name list with the accompanying designation "Pvt". Private road names shall be in full compliance with this chapter.
- B. Installation And Maintenance Of Signs: The Board shall install and maintain private road signs within the public right of way and shall only install signs for those private roads which intersect public roads. The applicant will be charged a fee by the Board to manufacture and install said signs. Required interior private road signs for mobile home courts, etc., shall not be installed or maintained by the Board. In those cases, the applicant shall obtain the road signs from private sources and shall be responsible for their installation and maintenance. Private road signs shall conform to the standards of subsection 5-4-7 E of this chapter.
- C. Indication Of Private Road: All private roads shall have signs indicating that it is a "private" road with "PVT" in two inch (2") letters following the name in white letters on blue background. (Ord. 90-2, 7-23-1990; amd. 2011 Code; amd. Ord. 20-01, 11-25-2019)

5-4-7: CHANGES IN ROAD NAMES AND PUBLIC/PRIVATE DECLARATION:

- A. Application: Where necessary or desirable, any person may make application to the Planning and Zoning Administrator to change a road name, or the Planning and Zoning Administrator may do so for reasons of duplication, similar pronunciation or spelling or for other reasons relating to public safety or convenience. The Board shall not change signs without compensation or agreement from the applicant.
- B. Changes Necessitated Due To Duplication: In the case of road name changes necessitated due to duplication, similar pronunciation or spelling, the Planning and Zoning Administrator shall determine the road name to be changed and select the new name to be used. The Planning and Zoning Administrator shall take into consideration the number of existing addresses on the roads in question, the length of time each road has used the name in question, the date of the original dedication of said road(s), each road's compliance with this chapter and any other factor pertinent to resolving the similar pronunciation or spelling. No road name(s) may be changed until the proposed names have been checked against the official road name map and list.
- C. Public Hearings: The board shall hold public hearings on this matter. All property owners and residents having frontage on the affected road shall be notified by mail under the following procedures:
 1. The applicant shall submit a list of addresses of all dwellings located on the affected road to the planning and zoning administrator or their designee along with a fee as adopted by resolution.
 2. The Planning and Zoning Administrator or their designee shall compare the submitted list to the land ownership records and mail notification to all affected residents and property owners.
 3. The Planning and Zoning Administrator shall mail notification to political subdivisions, other interested parties, and publish in the newspaper a minimum of fifteen (15) days prior to the hearing.
 4. The Planning and Zoning Administrator shall also place a sign on the road at least one week prior to the hearing if it is reasonable to do so.
 5. The board shall hold a public hearing on the road name change thirty (30) to forty five (45) days after the receipt and acceptance of the road name change application.

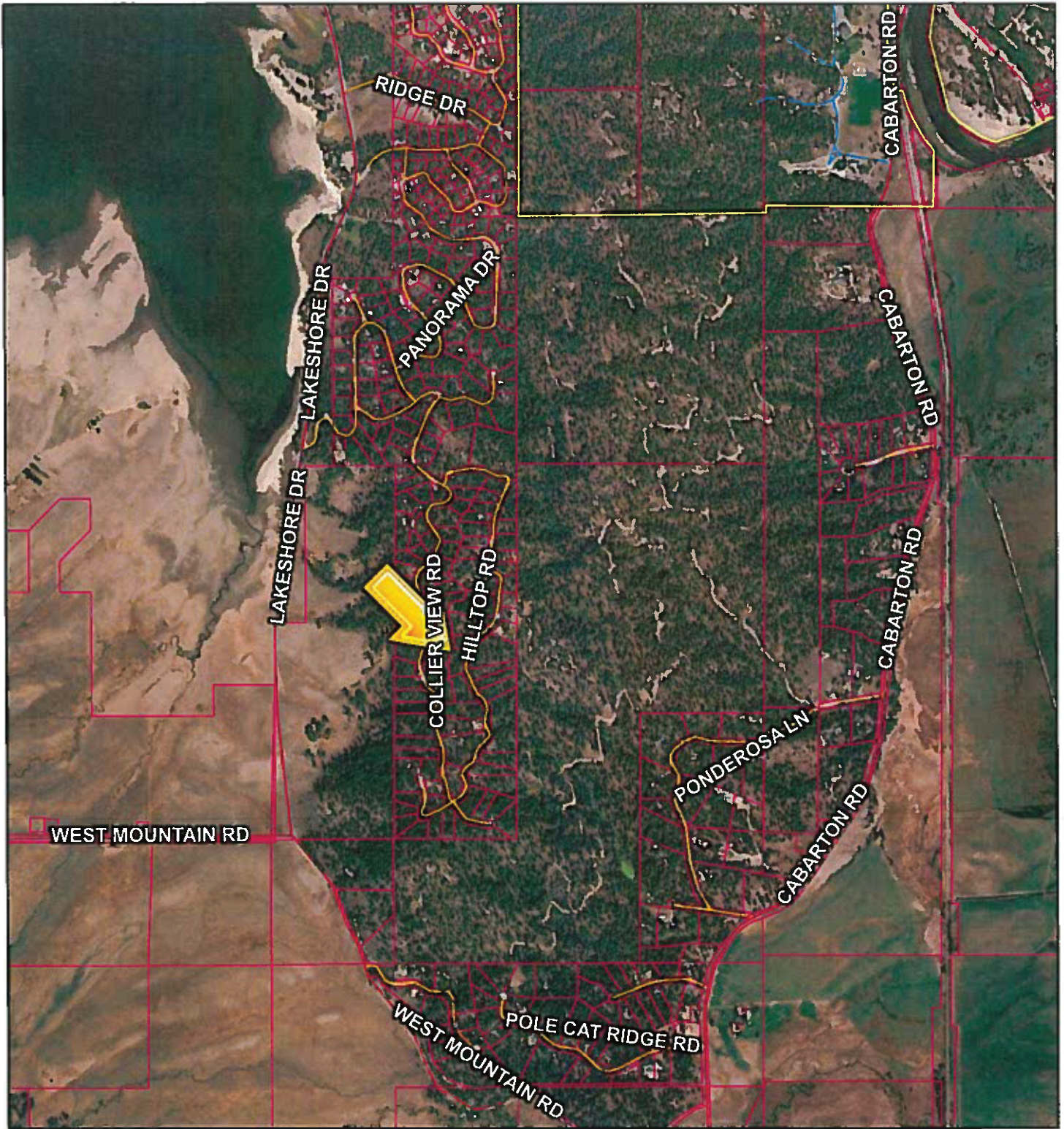
6. Failure of the planning and zoning administrator or his designee to mail said notice to all residents and property owners in no way shall affect the validity of such procedures; provided, that such failure shall have occurred in good faith.
- D. Manner Of Making Changes: All changes shall be made in such a manner as to create the least possible inconvenience to residents and property owners in the area.
1. No change shall become effective for at least fifteen (15) days after official action by the board.
 2. No change shall become effective until the road sign is changed or installed.
 3. All residents and property owners shall be mailed notification of the board's final decision within seven (7) days of said action. Notice shall state that the name change is not official until the sign is placed.
 4. The Planning and Zoning Administrator shall make the change in the Official Road Name List and on the Official Road Name Map when the change is effective.
- E. Location Of Signs: All road name signs shall be located in such a manner as to be clearly visible to persons operating vehicles on the road. The minimum letter size shall be four inches (4") in height and placed on a six inch (6") x variable length blank. Existing names exceeding the ten (10) letter length restriction shall use four inch (4") lettering, if deemed necessary by the board. All signs shall be reflectorized or illuminated in addition to having contrasting colors. All dedicated road signs shall be green, all private road signs shall be blue, all lettering shall be white. All road name signs shall have the names lettered on both sides and shall be positioned so that the name is visible from both directions of the road. (Ord. 90-2, 7-23-1990; amd. 2011 Code; amd. Ord. 20-01, 11-25-2019)
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ATTACHMENTS:

- Vicinity Map
- Aerial Map with Addresses
- Aerial Map without Address Points
- Assessor's Plat with Access Road Highlighted
- Recorded Plat: Book 7, Page 2
- Pictures of Intersection
- Proposed Resolution
- V-7-5 Exhibit #1
- Responses

END OF STAFF REPORT

Approximate Location of Proposed Collier Ridge Road



November 4, 2022

1:25,103



Override 1

Municipalities

Parcel Boundaries

Roads

COLLECTOR

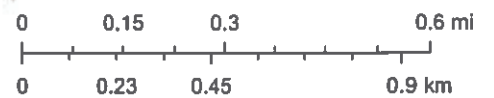
URBAN/RURAL

PRIVATE

OTHER

County Boundaries

VALLEY COUNTY Maxar



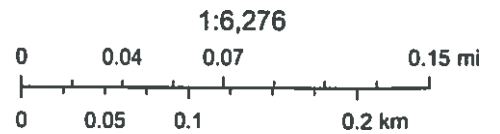
Valley County Planning and Zoning



November 29, 2022

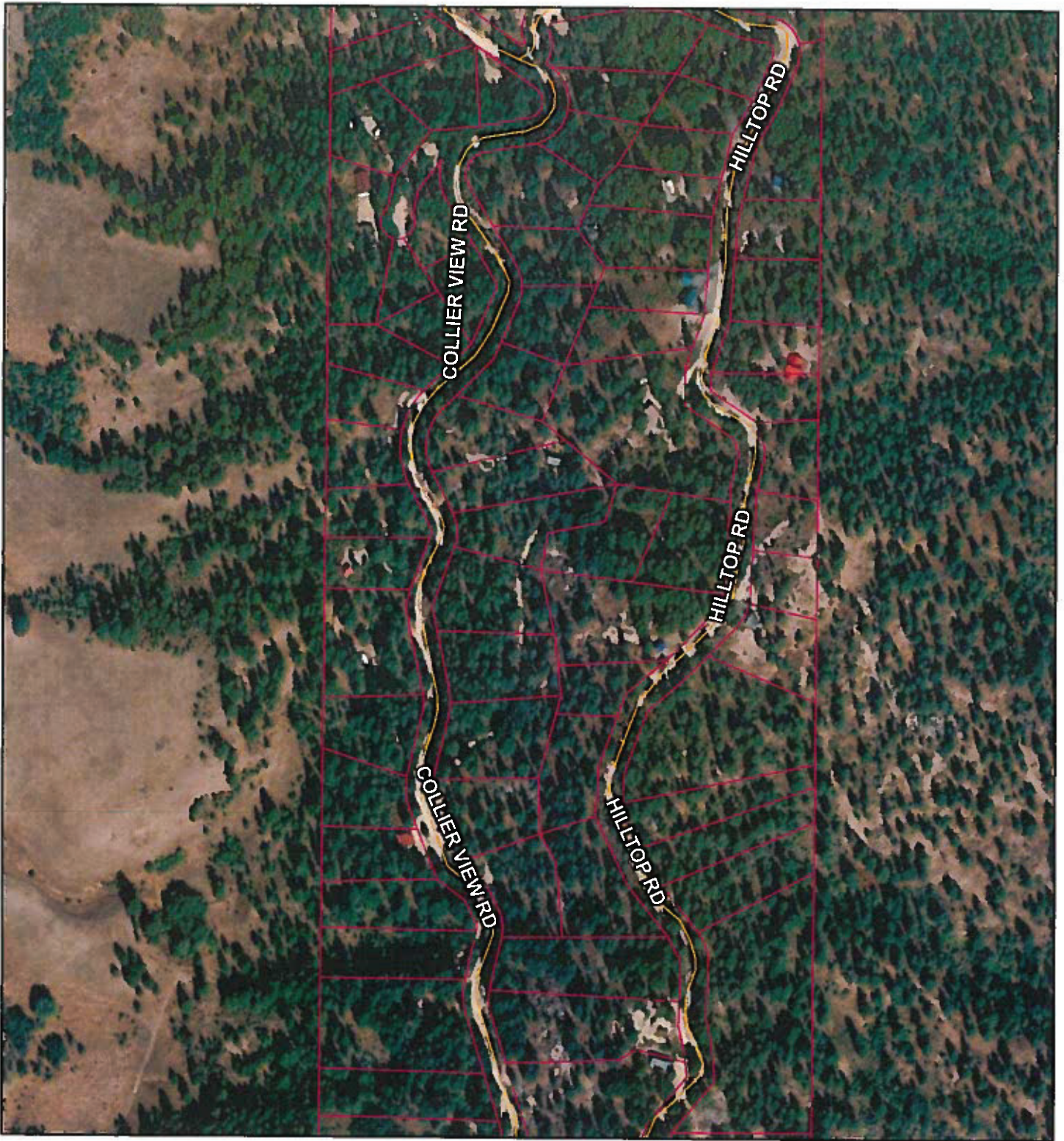
- Address Points
- Parcel Boundaries
- Roads
- URBAN/RURAL

County Boundaries
VALLEY COUNTY



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Valley County Planning and Zoning



November 29, 2022

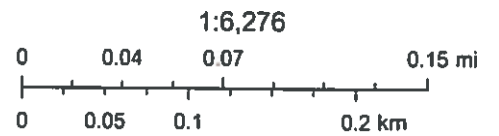
 Parcel Boundaries

Roads

 URBAN/RURAL

County Boundaries

VALLEY COUNTY



Maxar

PLAT TITLE

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

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

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 9/27/2022
Drawn by: L. Frederick



This Drawing is to be Used for Reference Purpose ONLY. The Compiler is NOT Responsible for Any Measurement or Computed Areas.

RP 00215 7-3

PONDEROSA SHORES SUB. NO. 2

SITUATED IN SECTION 12, T. 13 N., R. 3 E.
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

ROYLANCE ENGINEERING 1977

STATE OF IDAHO
COUNTY OF

DAVID W. ROYLAND, being first duly sworn, deposes and says that he is a professional engineer, licensed to practice by the State of Idaho, that he has compared the above plat with the original plat and that the same is a true and correct copy of the original plat.

Subscribed and sworn to before me this _____ day of _____, A.D. 1977.

Survey and plat duly authorized for Public Use. Forever. Roads to be accepted by County. See Declaration, Commissioner's Minutes for 9-20-61

Notary Public for Idaho
Residing at _____, Idaho
My commission expires _____, A.D. 19__

1/4 Easements
1/4 W 1/4 101238 and 101239 (misc.)

LEGEND

- Set 1/2" Rebar
- Set 5/8" Rebar
- Section Corner
- Lot Number

A to utility, B drainage easement
Easle inside of lot lines along roads
and subsection boundary (D centered
on all lot lines except at stanch
otherwise)



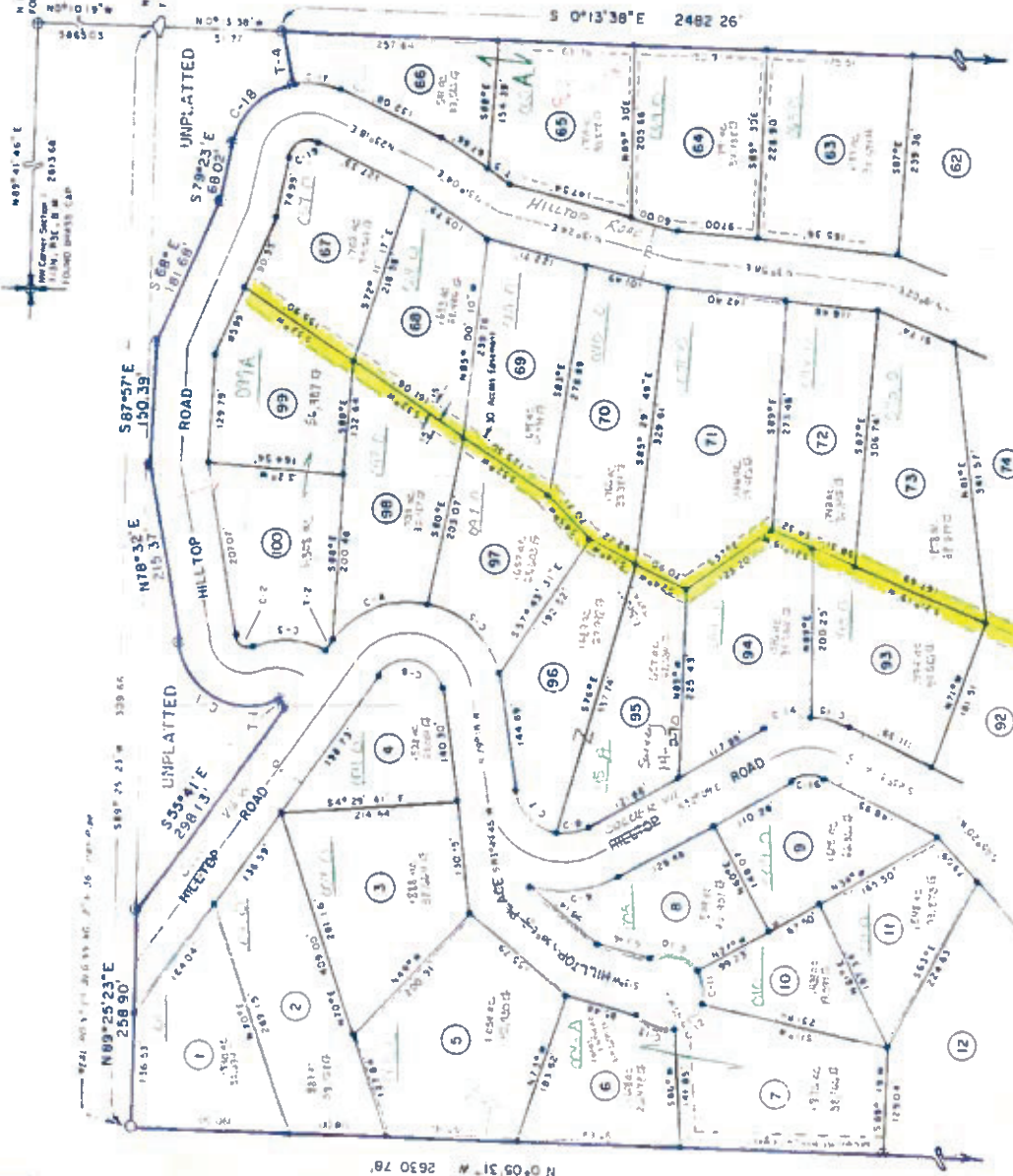
TANGENT TABLE

I	NO	BEARING	DIST
1	863°28'36"	15.00	10.94
2	853°41'00"	15.87	11.87
3	843°53'24"	16.80	12.80
4	834°06'00"	17.73	13.73

RESTRICTIVE COVENANTS
Reading B Occupancy shall conform to the standards established by the Restrictive Covenants as filed in Plat Book _____ of McCalloneau Records at page(s) _____ Valley County, Idaho

CURVE TABLE

CHD	CHANGING	CH	AREAL	TAN
1	N 25°59'18"E	154.95	103°05'24"	453.0
2	N 25°59'18"E	238.0	103°05'24"	751.0
3	N 25°59'18"E	321.0	60°32'24"	303.1
4	N 25°59'18"E	404.0	65°41'00"	129.54
5	N 25°59'18"E	487.0	65°41'00"	423.26
6	N 25°59'18"E	570.0	65°41'00"	69.95
7	N 25°59'18"E	653.0	65°41'00"	423.26
8	N 25°59'18"E	736.0	65°41'00"	69.95
9	N 25°59'18"E	819.0	65°41'00"	423.26
10	N 25°59'18"E	902.0	65°41'00"	69.95
11	N 25°59'18"E	985.0	65°41'00"	423.26
12	N 25°59'18"E	1068.0	65°41'00"	69.95
13	N 25°59'18"E	1151.0	65°41'00"	423.26
14	N 25°59'18"E	1234.0	65°41'00"	69.95
15	N 25°59'18"E	1317.0	65°41'00"	423.26
16	N 25°59'18"E	1400.0	65°41'00"	69.95
17	N 25°59'18"E	1483.0	65°41'00"	423.26
18	N 25°59'18"E	1566.0	65°41'00"	69.95
19	N 25°59'18"E	1649.0	65°41'00"	423.26



PONDEROSA SHORES SUBNOV NO. 2 CONTIN.
SHEET 2 OF 4

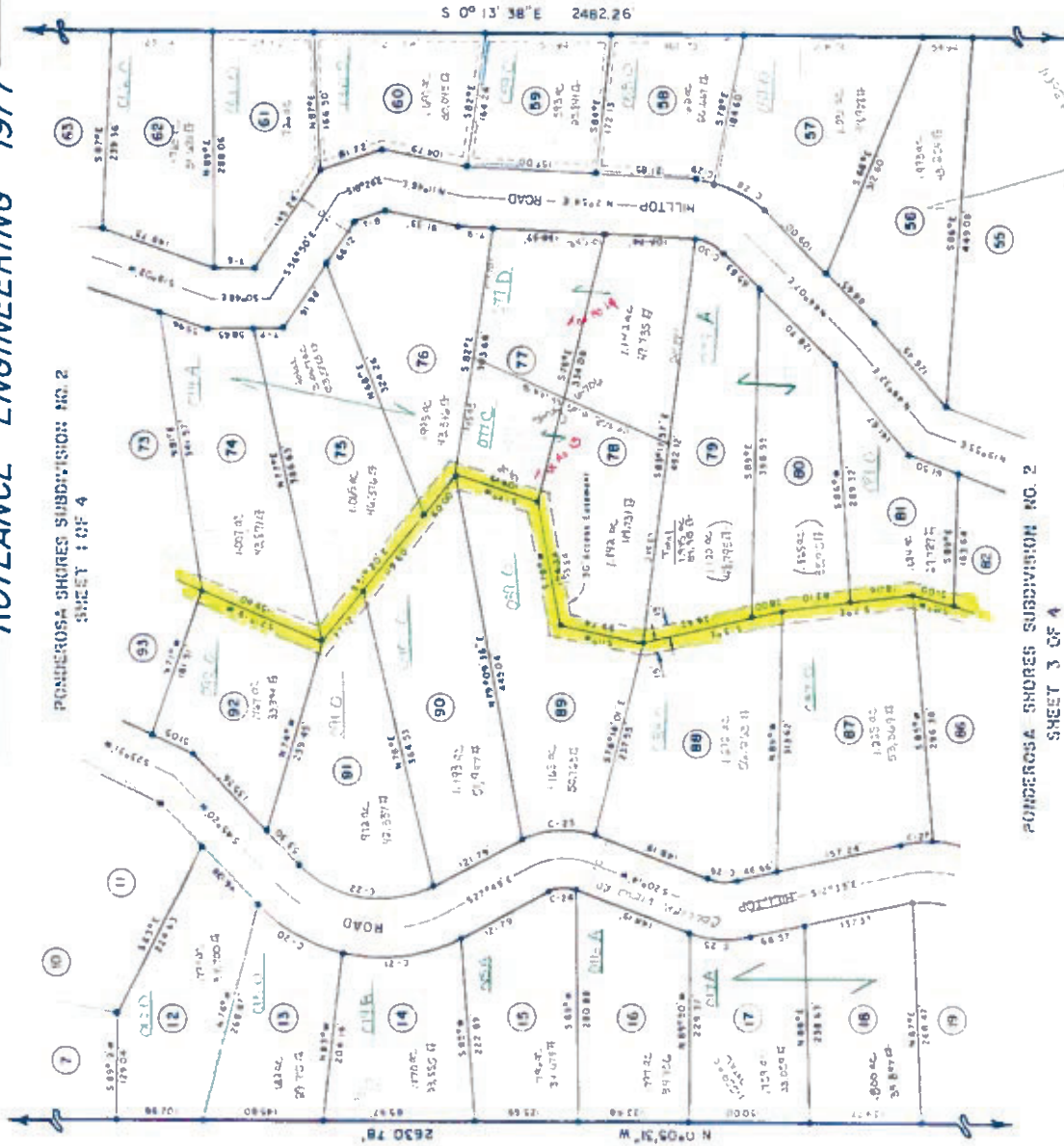
RP 00215

PONDEROSA SHORES SUB. NO. 2

SITUATED IN SECTION 12, T. 13 N., R. 3 E.
BOISE MERIDIAN, VALLEY COUNTY, IDAHO
ROYLANCE ENGINEERING 1977

PONDEROSA SHORES SUBDIVISION NO. 2
SHEET 3 OF 4

PONDEROSA SHORES SUBDIVISION NO. 2
SHEET 3 OF 4



RESTRICTIVE COVENANTS
Building & Occupancy shall conform to the standards established by the Restrictive Covenants as filed in Plat Book _____ of _____ Miscellaneous Records at page(s) _____ of Valley County, Idaho.

- LEGEND**
- Set 1/2" Rebar
 - ⊙ Set 5/8" Rebar
 - ⊕ Section Corner
 - Ⓢ Lot Number

A 10' utility & drainage easement exist inside all lot lines along roads and subdivision boundary 10' centered on all lot lines except on shown otherwise.

TANGENT TABLE

NO.	BEARING	DIST.
6	S 0°48'00" E	47.28'
7	S 0°48'00" E	34.09'
8	S 18°24'00" E	38.93'
9	N 2°54'00" E	13.91'

CURVE TABLE

NO.	CH. BEARING	CH. L.	ARC L.	TAN		
20	S 28°40'00" W	120.46'	319.8200'	122.17'	62.87'	
21	S 7°54'30" E	143.07'	39.949'00"	145.94'	78.03'	
22	N 8°42'30" E	165.85'	140.00'	71°04'00"	176.74'	103.88'
23	N 3°42'30" W	89.37'	118.00'	48°03'00"	92.25'	49.03'
24	S 5°42'30" E	32.37'	40.00'	48°03'00"	33.55'	17.83'
25	N 1°55'00" W	76.20'	155.00'	32°47'00"	39.71'	39.71'
26	N 5°00'30" E	35.69'	65.00'	32°47'00"	37.19'	19.12'
27	N 2°44'00" W	37.87'	180.00'	13°37'48"	38.08'	19.15'
28	N 28°03'30" E	69.15'	125.00'	34°07'00"	70.01'	35.98'
29	S 7°27'00" W	19.83'	125.00'	9°08'00"	19.83'	9.95'
30	S 25°50'30" W	38.72'	53.00'	41°15'00"	39.57'	20.68'

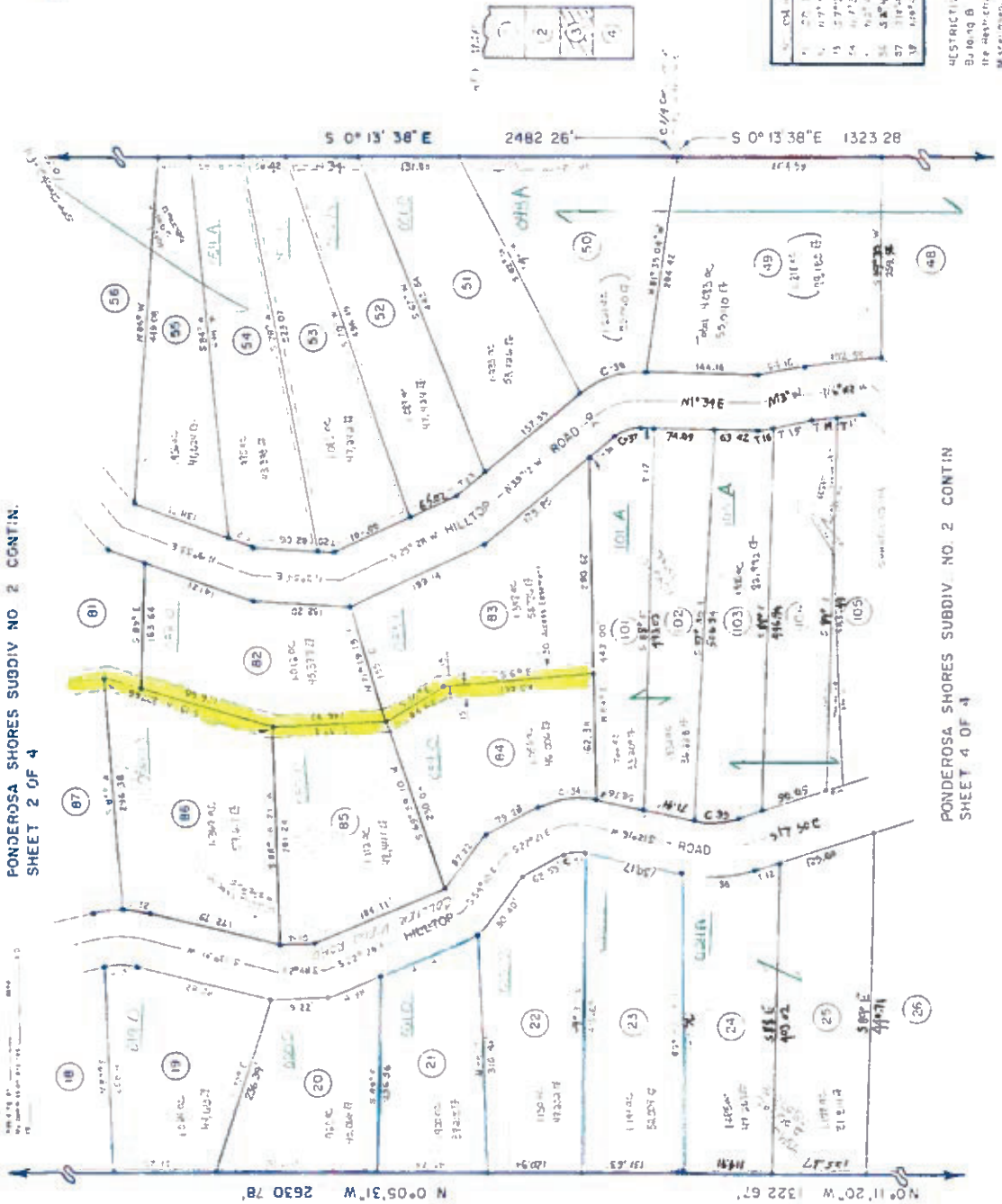
ROYLANCE ENGINEERING
1977

PONDEROSA SHORES SUB. NO. 2

SITUATED IN SECTION 12, T 13 N, R 3 E
BOISE MERIDIAN, VALLEY COUNTY, IDAHO

ROYLANCE ENGINEERING 1977

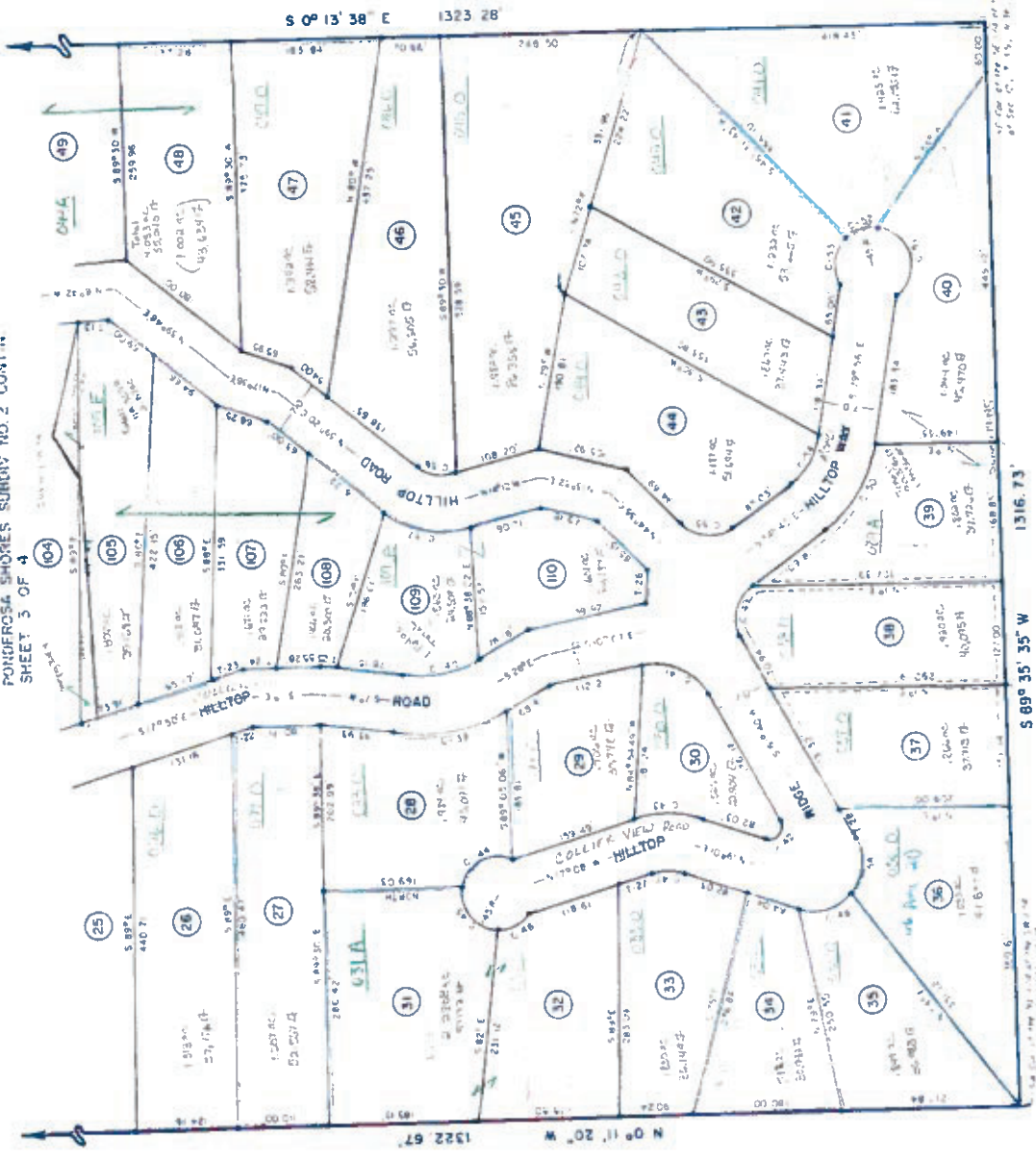
PONDEROSA SHORES SUBDIV NO 2 CONTIN.
SHEET 2 OF 4



RP 00215

PONDEROSA SHORES SUB. NO. 2
 SITUATED IN SECTION 12, T. 13 N., R. 3 E.
 BOISE MERIDIAN, VALLEY COUNTY, IDAHO
ROYLANCE ENGINEERING 1977

PONDEROSA SHORES SUB. NO. 2 CONT.
 SHEET 3 OF 4



TANGENT TABLE

LOT NO.	BEARING	DIST.
1	S 89° 42' 00" W	16.62'
2	S 17° 50' 23" E	25.96'
3	S 17° 50' 00" E	37.48'
4	S 1° 00' 00" E	42.06'
5	S 89° 42' 00" W	16.62'
6	S 89° 42' 00" W	16.62'
7	S 89° 42' 00" W	16.62'
8	S 89° 42' 00" W	16.62'
9	S 89° 42' 00" W	16.62'
10	S 89° 42' 00" W	16.62'
11	S 89° 42' 00" W	16.62'
12	S 89° 42' 00" W	16.62'
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14	S 89° 42' 00" W	16.62'
15	S 89° 42' 00" W	16.62'
16	S 89° 42' 00" W	16.62'
17	S 89° 42' 00" W	16.62'
18	S 89° 42' 00" W	16.62'
19	S 89° 42' 00" W	16.62'
20	S 89° 42' 00" W	16.62'
21	S 89° 42' 00" W	16.62'
22	S 89° 42' 00" W	16.62'
23	S 89° 42' 00" W	16.62'
24	S 89° 42' 00" W	16.62'
25	S 89° 42' 00" W	16.62'
26	S 89° 42' 00" W	16.62'
27	S 89° 42' 00" W	16.62'
28	S 89° 42' 00" W	16.62'
29	S 89° 42' 00" W	16.62'
30	S 89° 42' 00" W	16.62'
31	S 89° 42' 00" W	16.62'
32	S 89° 42' 00" W	16.62'
33	S 89° 42' 00" W	16.62'
34	S 89° 42' 00" W	16.62'
35	S 89° 42' 00" W	16.62'
36	S 89° 42' 00" W	16.62'
37	S 89° 42' 00" W	16.62'
38	S 89° 42' 00" W	16.62'
39	S 89° 42' 00" W	16.62'
40	S 89° 42' 00" W	16.62'
41	S 89° 42' 00" W	16.62'

LEGEND

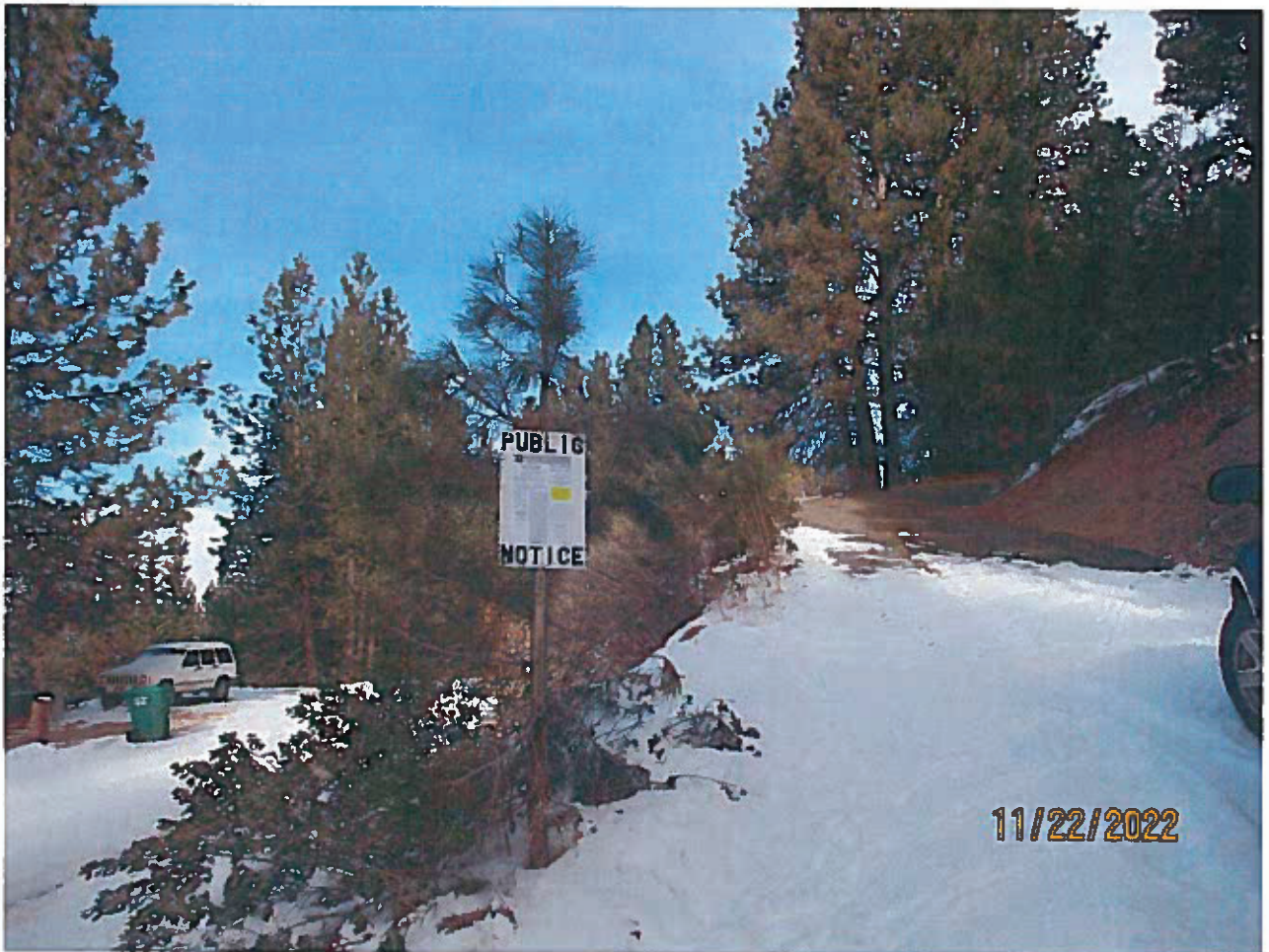
- Set 1/2" Rebar
- ⊙ Set 5/8" Rebar
- ⊕ Section Corner
- Ⓢ Lot Number

A. (D) Utility, B. drainage easement
 exists inside all lot lines along roads
 and subdivision boundary. (D) entered
 on all lot lines except on them
 otherwise

CURVE TABLE

LOT NO.	CH. BEARING	CH. L.	R.	Δ	ABC	TAN
19	S 89° 30' 00" E	131.49	235.00	31° 00' 00"	55.35	69.61
20	S 89° 30' 00" W	91.75	165.00	31° 00' 00"	35.03	48.89
41	S 79° 46' 32" W	81.84	76.00	7° 47' 00"	93.46	54.37
42	S 48° 39' 32" E	27.95	45.00	13° 52' 00"	15.98	38.42
29	S 47° 36' 32" E	83.77	118.00	18° 09' 00"	85.18	34.08
43	S 47° 36' 32" E	67.07	45.00	36° 20' 53"	76.67	50.29
44	S 51° 11' 38" W	75.08	45.00	04° 12' 00"	81.24	62.55
46	S 24° 24' 27" E	40.6	45.00	11° 00' 00"	41.63	72.54
37	S 21° 56' 30" W	69.0	80.00	22° 5'	73.84	42.76
38	S 48° 39' 32" E	66.8	50.00	41° 40' 00"	11.01	24.86
49	S 76° 30' 00" E	66.8	60.00	41° 40' 00"	126.41	66.76
50	S 51° 00' 00" E	123.15	160.00	43° 16' 00"	101.87	75.86
51	S 24° 24' 27" E	41.47	45.00	13° 52' 00"	41.45	22.31
52	S 17° 00' 00" W	55.04	45.00	32° 46' 27"	59.22	34.76
53	S 48° 39' 32" W	53.04	45.00	13° 52' 00"	59.22	34.76
54	S 17° 00' 00" W	63.79	90.00	41° 14' 00"	69.3	41.4
55	S 47° 36' 32" E	63.79	50.00	36° 20' 53"	59.6	41.4
56	S 17° 34' 00" E	45.04	50.00	51° 32' 00"	46.19	25.22
57	S 24° 24' 27" E	68.09	120.00	33° 19' 00"	12.12	60.53
58	S 41° 40' 00" E	68.76	60.00	87° 40' 40"	72.19	39.28

RESTRICTIVE COVENANTS
 Building B. Deedowners shall conform to the standards established by
 the Restrictive Covenants as filed in Plat Book _____ of
 Miscellaneous Records at poquets) _____ Valley County, Idaho



Resolution No. 23-____
Collier Ridge RD - PVT
Private Road Validation

Whereas, there are multiple parcels accessing from the shared driveway that runs North-South, through Ponderosa Shores Subdivision No. 2 and was platted as a shared 30' access easement, as shown on the attached plat.

Whereas, this access easement predates the 1991 ordinance amendment that does not allow shared driveways;

Whereas, shared driveways are periodically validated as private roads and named for ease of locating and addressing for emergency purposes;

Whereas, the current action is to notify the public and agencies that Collier Ridge RD – PVT is validated as a private road and is the official name of the road;

Whereas, this action in no way approves anything such as quality of road construction or assures road maintenance;

Whereas, the current action is to validate Collier Ridge RD as a private road and to add it in the Official Road Name List and Maps.

Therefore, the Board of County Commissioners hereby validate Collier Ridge RD – PVT as shown on the attached; and it shall henceforth be a part of the Official Road Name List and Maps.

Approved by the Board of County Commissioners of the County of Valley, State of Idaho, on this 5th day of December, 2022.

Board of Valley County Commissioners

Elting Hasbrouck, Chairman

State of Idaho)
)SS
County of Valley)

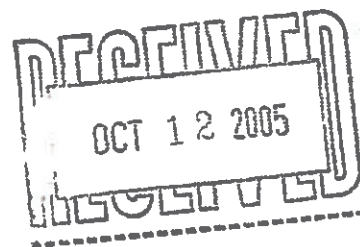
On this ____ day of _____, 2022, before me, _____, the undersigned, a Notary Public in and for said State, personally appeared _____ known to be the person whose name subscribed to the within Instrument, and acknowledged to me that he, she, they executed the same.

Notary Public, Residing at Cascade, Idaho

My Commission Expires: _____

October 7, 2005

Planning and Zoning Commission
PO Box 1350
Cascade ID 83617



RE: V-7-05 Ponderosa Shores Subdivision
Lot 86 Shared driveway

To Whom It May Concern:

In regards to sharing a driveway from Collier View road across lots 85 and 86, we have no objection to Paul and Debbie Schiffman sharing access across lots 85 and 86. However, upon talking to Debbie Schiffman she said that this is their "driveway" and did not realize that it is the only access to lots 87, 88, 89, 90, 91, and 92. This "driveway" has been used as a roadway to access our lots 87, 88, and 90 for over 10 years. We want to be sure that we will be able to use this road to access our properties. We are unable to attend this meeting but are sending Karolyn Plehal from Cascade Lake Realty as our representative. Thank you for this consideration.

Respectfully yours,

A handwritten signature in cursive script that reads "Laurence & JaLinda Lowry".

Laurence and JaLinda Lowry
1250 NE 17th Street
McMinnville OR 97128



Proposed new road - Collier Ridge RD (private)

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

Tue 11/1/2022 8:09 AM

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

Kelly is good with the name Collier Ridge Road. Do you want to get a date set with the Commissioners?

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

Sent: Monday, October 31, 2022 5:22 PM

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

Subject: Re: Collier View RD

That works for me. Thanks Lori. Let me know if I can help you with anything.

Sgt. Kelly Copperi

Valley County Sheriff's Office

Communications Supervisor

Office: 208-382-5160

Cell: 208-630-3566



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

Sent: Monday, October 31, 2022 16:12

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

Subject: Re: Collier View RD

So..... would you be okay with naming the shared driveway/access road between Collier View RD and Hilltop Road as **Collier Ridge Road**? The unnamed driveway intersections with Collier View RD. This would require the Board to validate the road name and then I would re-address those properties using the road to access building sites.

Lori

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

Sent: Friday, October 21, 2022 10:03 AM

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

Subject: Re: Collier View RD

I highly suggest no A and B lots. This is so confusing for first responders. If you throw us under the bus on re-addressing the home, it seems to go over better than any other reason. Please re-address them.

Sgt. Kelly Copperi
Valley County Sheriff's Office
Communications Supervisor
Office: 208-382-5160
Cell: 208-630-3566



From: Lori Hunter <lhunter@co.valley.id.us>
Sent: Wednesday, October 19, 2022 15:56
To: Kelly Copperi <ktaylor@co.valley.id.us>
Subject: Collier View RD

Address issues...

See attached. Our office has been asked to address Ponderosa Shores No. 2 Lot 77C (see aerial map and page 2 of plat)

Jody has done a drive-by. The owner of Lot 77C confirmed he accesses from the south, a driveway that goes through lot 85 and 86 (see page 3 of plat)

468 Collier View Road also access via this same driveway. The address is posted at the intersection of the driveway with Collier View RD. This is out of # order compared to adjacent properties.

Problem.... addressing out of order AND no available address #s unless we go to A and B addresses. We may need to readdress many lots....

What are your thoughts? Feel free to call me or Cynda or stop in.

Lori Hunter
Valley County Planning & Zoning Assistant Planner
208-382-7115
219 N. Main Street • P.O. Box 1350
Cascade, ID 83611

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



CENTRAL DISTRICT HEALTH DEPARTMENT Environmental Health Division

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____
 Conditional Use # Private Road Validation
 Preliminary / Final / Short Plat Collier Ridge Rd
Panderosa Shores #2 Subdivision

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and/or surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community 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
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center

14. Applicant will need to verify that there are no septic drainfields located within the 30' BASEMENT OF the proposed Road Reviewed By: [Signature] Date: 11/17/22

proposed Collier Ridge Road

From: Cynda Herrick <cherrick@co.valley.id.us>
Sent: Tuesday, November 15, 2022 3:00 PM
To: Steve Hull <steve@cascaderuralfire.com>
Subject: Re: proposed Collier Ridge Road

Hello Steve,

It is an existing subdivision with an existing access easement. We are trying to name the access easement so that the home on it can be found....the easement currently provides access to one home.

I will add your comments to the record, or please come to the hearing. I do not know how we can prohibit construction in a legally platted subdivision. This would be something the Commissioners would decide.

The developer never completed the roads to public standards.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

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

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

From: Steven Hull <steve@cascaderuralfire.com>
Sent: Tuesday, November 15, 2022 1:18 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: proposed Collier Ridge Road

Cynda,

I have a few concerns/questions on this proposed road. First off Collier View is a terrible road not maintained by anyone. Does the proposed road only access a couple homes via a shared driveway or is there more lots this road could provide access to? I have a hard time allowing more homes in this area since the access is so poor, especially in the winter time. We are seeing this more and more, people are building in terrible places and still expect our services.

Steven Hull
Fire Chief
Cascade Rural Fire Protection District
208-382-3200

Private Road Validation Collier Ridge Road
From: Michael Falconer [REDACTED]
Sent: Monday, November 28, 2022 1:35 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Private Road Validation Collier Ridge Road

November 28, 2022

Private Road Validation Collier Ridge Road Public Hearing

I am opposed to this proposal to validate an unnamed shared driveway and platted 30-ft access road to be designated as a private road to facilitate locating and addressing for emergency purposes for the following reasons:

1. Why is the County involved in an abandoned driveway and unmaintained platted road after 40 years and who benefits from this proposal?
2. Does this unnamed platted road intersect with Collier View Rd, a public road, and like Collier View and Hilltop Rd, not maintained since 1978 by the County? If so, and approved, does this not create a local loop road when it intersects with a driveway?
3. Valley County code (VC 10-3-3-5 F.) states private roads that are recorded by declaration are maintained by a property owners association or corporation. As there is no functioning association or corporation and the County refuses basic maintenance on the public road, who will maintain this private road?
4. This proposal states the reason for the action is in locating and addressing property for emergency purposes. All properties on this 2 mile loop are accessible, in theory, and have either Hilltop Rd or Collier View Rd addresses. If you want to improve emergency access to Ponderosa Shores #2 property owners, not just 33 interior lots in this proposal, why not grade the existing public road? This proposal will create confusion for first responders who must determine if interior lots are accessed from Hilltop or Collier View, or the private road. Since the County has issued only 2 driveway permits in 40 years, and most lots have driveways, do you think this will be confusing? (Refer to my letter to you dated Sep 18, 2020, and video testimony on Oct 19, 2020. We still await your reply.)
5. Who reimburses property owners for the expense to change legal documents and other accounts to reflect County directed address changes?

I object to the lack of transparency and information on which you expect me to make a decision. Like your notice says, if I don't submit a comment, you will assume I've no objections. How arrogant is that? You mail this notice with short response times during Thanksgiving Holiday season, knowing this subdivision has 2 year round residents and the remainder are seasonal residents and live out of area/state. You know you don't maintain this public road so property owners can't even access their own lots in order to view the proposal in person if they wanted to. You have no knowledge how many property owners even received this notice unless they respond. You provide no details in your mailing, state the location of private road is approximate, neglect to show existing platted road, and failed to include a link on your website for information and staff reports.

This proposal must be delayed until a reasonable time that property owners have access to all the information and it is available to review.

Mike Falconer
10192 W Purple Ash Dr
Star, ID 83559
[REDACTED]