

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT:	C.U.P. 21-27 Timber Creek Reserve Subdivision – Extension Request
HEARING DATE:	October 19, 2023
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Northlake-Durham LLC, c/o C.P. Shannon P.O. BOX 1027, Meridian ID 83680
ENGINEER / SURVEYOR	Lacey Clark, KM Engineering LLP 5725 North Discovery Way, Boise, ID 83713
LOCATION:	188 & 200 Durham Lane, Parcels RP16N03E219990, RP16N03E280005, & Wagon Wheel Ranch #1 Lots 1 & 2, Block 1 in the SESE Section 21 and NE ¼ Section 28, T.16N, R.3, Boise Meridian, Valley County, Idaho
SIZE:	37 Acres
REQUEST:	Extension of Conditional Use Permit and Preliminary Plat Approval

Northlake-Durham LLC is requesting a one-year extension of the conditional use permit and preliminary plat approval which expire on October 26, 2023. The deadline for future phases is currently December 31, 2026.

Preliminary plat approval was for 81 single-family residential lots on 37 acres.

Delays were caused by difficulties sourcing the necessary materials required for completion of the water and sewer system. Further complications came from sourcing high ground water at the site resulting in another waiting period for the compaction, trenching, and dewatering process.

Construction plans have been approved and the site now has water and sewer installed. Joint trenches have been installed for electric utilities. The remaining construction tasks include the completion of paving and testing the sewer and water systems. Paving is scheduled for September 2023. Following paving, this phase will be awaiting inspections and seek final approvals from both Valley County and the North Lakes Recreation Sewer and Water District.

A Development Agreement between the applicant and the Board of County Commissioners has been recorded and includes off-site improvements.

FINDINGS:

1. The extension request was submitted on September 5, 2023.

2. Legal notice was posted in the *Star News* on September 28, 2023, and October 5, 2023. Potentially affected agencies were notified on September 18, 2023. Property owners within 300 feet of the property line were notified by fact sheet sent on September 26, 2023. The notice and request were posted online at www.co.valley.id.us on September 18, 2023. The site was posted on October 4, 2023.

3. Agency comment received:

Central District Health has no objection to the extension. (September 19, 2023)

Jess Ellis, Donnelly Fire Marshal, has no comments or concerns. (September 25, 2023)

Cody Janson, Parametrix and Valley County Engineer, stated the grading and drainage plans and stormwater report meet the standards and requirements. (March 30, 2023)

4. Public comment received:

Brian Pargman, 175 Grassy Place, owns property adjacent to proposed lot 18 in Phase 3. He requests that the adjoining lot line be consider a “back” on Lot 18 to require a 20-ft setback between the lots. He requests that all of the lots along the east side of the Timber Creek Reserve subdivision be required to have a 20-ft setback, instead of a 7.5-ft standard side setback. (Oct. 9, 2023)

STAFF COMMENTS / QUESTIONS: None

ATTACHMENTS:

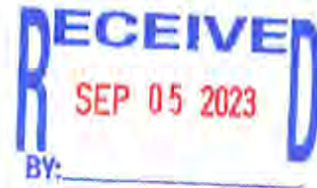
- Extension Request
- Conditional Use Permit 21-27, Instrument #445466
- Vicinity Map
- Aerial Map
- Preliminary Plat
- Photos taken October 4, 2023
- Planning and Zoning Meeting Minutes of Oct. 14, 2021
- Responses

END OF STAFF REPORT



August 30, 2023
Project No.: 21-238

Cynda Herrick
Planning and Zoning Director
Valley County Planning and Zoning
219 North Main Street
Cascade, Idaho 83611



**RE: Timber Creek Subdivision – Valley County, ID
Courtesy Letter - Request for Time Extension**

Dear Cynda,

On behalf of Northlake Durham, LLC, and Blue-Sky Construction, please accept this time extension request for the preliminary plat for the Timber Creek Subdivision in Valley County, Idaho.

Summary of original plan;

The original plan, the preliminary plat, which had been designed by Crestline Engineers, received approval on October 26, 2021. However, due to nonconforming aspects of the initial design, we took on the preliminary plat, creating construction drawings and finalizing the platting process.

The conditional use permit, effective from October 26, 2021, outlines conditions under permit number 21-27. One condition mandates that the final plat for phase one shall be recorded within two years; otherwise, this permit will become null and void. Additionally, future phases required completion date by December 31, 2026. As a result, the deadline for recording the final plat for phase 1 is set for October 26, 2023.

Why time extension is needed;

The need for an extension concerns a few challenges. Delays were caused by difficulties sourcing the necessary materials required for completion of the water and sewer system. These construction delays were approximately 9 months while the approved materials and their acceptable equivalents were sourced, constructed, and delivered from throughout the country. Further complications came from sourcing high ground water at the site resulting in another waiting period for the compaction, trenching, and dewatering process.

-Detailed overview of what has been completed

Significant progress has been executed related to construction. The construction plans have been approved and the site now has water and sewer installed. Joint trenches have been installed to allow for electric utilities. The remaining construction tasks include the completion of paving and testing the sewer and water systems.

Updated completion date, phasing plan, and timeline;

Phase 1 of the project is approaching completion, with the paving of this phase scheduled for September 11, 2023. Following paving, this phase will be awaiting inspections and seek final approvals from both Valley County and the North Lakes Recreational Sewer & Water District.

The timelines for phase 2 and 3 construction are set to remain the same. The recording of the final plat for Phase 2 is projected for September/October 2024, while Phase 3 is anticipated to be recorded by September/October 2025.

Conclusion

We are thankful to have the opportunity to work with Valley County on seeing this phase through. With significant progress already made, an approval for the time extension will allow us to wrap up final details.

Should you have questions or require further information to process this request, please feel free to contact me.

Sincerely,

KM Engineering, LLP

A handwritten signature in black ink that reads "R. Lacey Clark". The signature is written in a cursive, flowing style.

Lacey Clark
Land Planner

Valley County Planning and Zoning

PO Box 1350 | 219 North Main Street
Cascade, ID 83611-1350
Phone: 208-382-7115
Email: cherrick@co.valley.id.us



Instrument # 445466

VALLEY COUNTY, CASCADE, IDAHO
10-27-2021 03:18:11 PM No. of Pages: 2
Recorded for : LORI HUNTER [Sticker]
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

CONDITIONAL USE PERMIT NO. 21-27 Timber Creek Subdivision

Issued to: Northlake-Durham LLC
c/o C.P. Shannon
PO Box 1027
Meridian ID 83680

Property Location: The site is 37 acres currently addressed at 188 and 200 Durham Lane identified as RP16N03E219990, RP16N03E280005, & Wagon Wheel Ranch #1 Lots 1 & 2, Block 1 in the SESE Section 21 and NE ¼ Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of October 14, 2021. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 21-27 with Conditions for establishing a two lot single family residential subdivision as described in the application, staff report, and minutes.

The effective date of this permit is October 26, 2021.

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 for phase one shall be recorded within two years, or this permit will be null and void. Future phases will need to be finalized by December 31, 2026.
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. 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.
6. Prior to final plat the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
7. Must bury conduit for fiber optics with utilities.
8. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation.
9. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
10. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
11. All lighting must comply with the Valley County Lighting Ordinance.
12. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
13. The following note 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."
14. Must have an agreement with the Board of County Commissioners concerning off-site road improvements developed through the Road Department.
15. Must place drainage easements on the final plat.

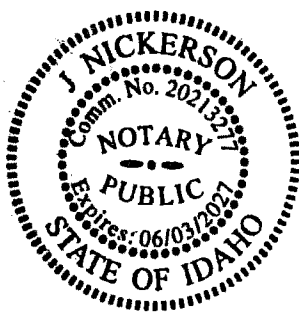
END CONDITIONAL USE PERMIT

Date October 27, 2021

Approved by Gabe Herrick

On this 27 day of October, 2021, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



J. Nickerson

Notary Public

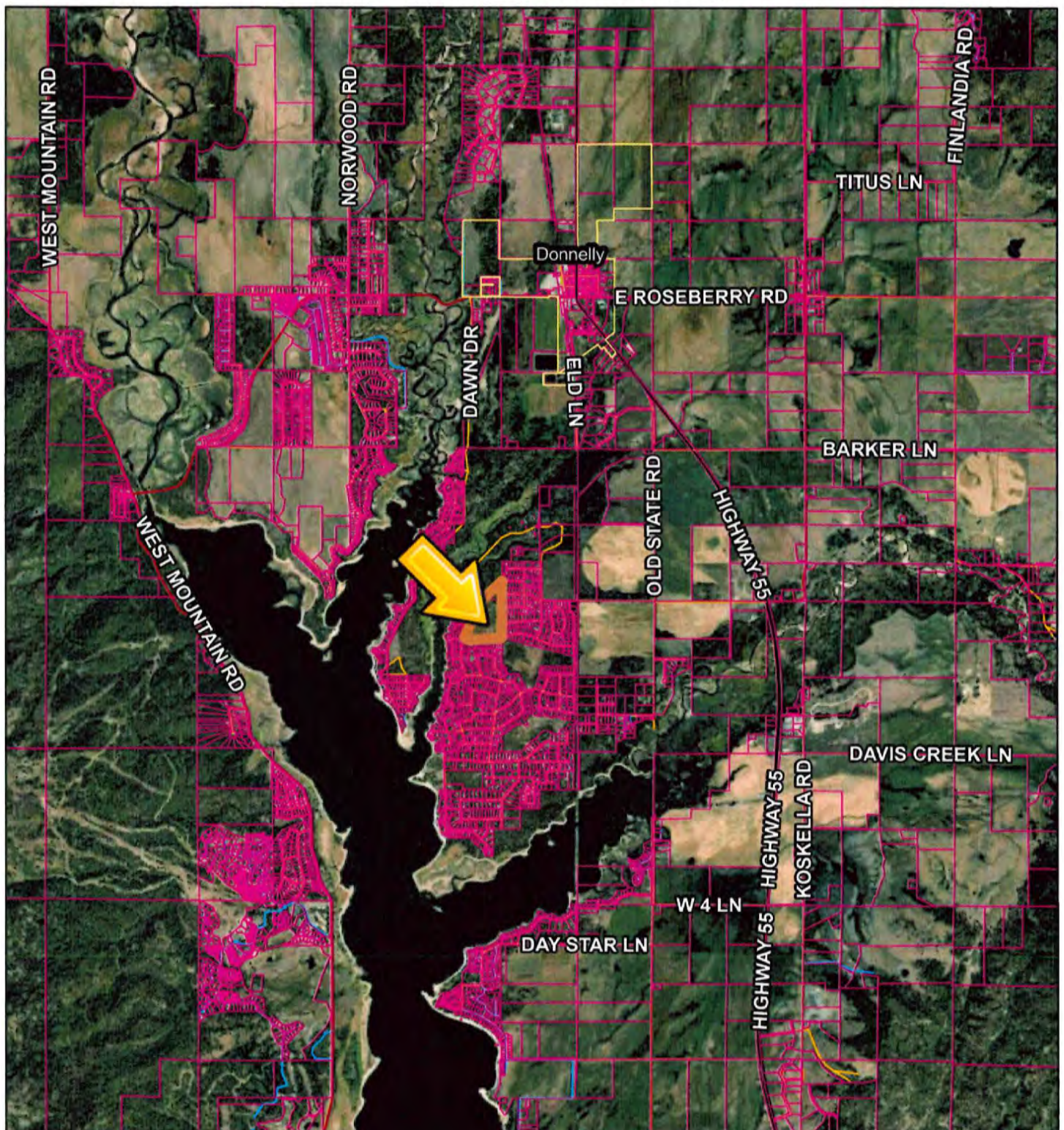
Residing at:

Cascade, Valley County, Idaho

Commission Expires:

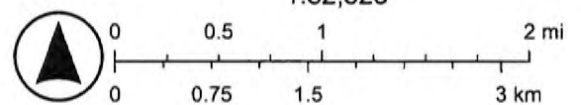
6/3/2027

C.U.P. 21-27 Vicinity Map



8/31/2023, 2:21:18 PM

- | | |
|---|---|
|  Municipalities |  COLLECTOR |
|  Parcel Boundaries |  URBAN/RURAL |
| Roads |  USFS |
|  MAJOR |  PRIVATE |
|  MINOR COLLECTOR | |



Earthstar Geographics

C.U.P. 21-27 Aerial Map



8/31/2023, 2:10:36 PM

Parcel Boundaries

Roads

URBAN/RURAL



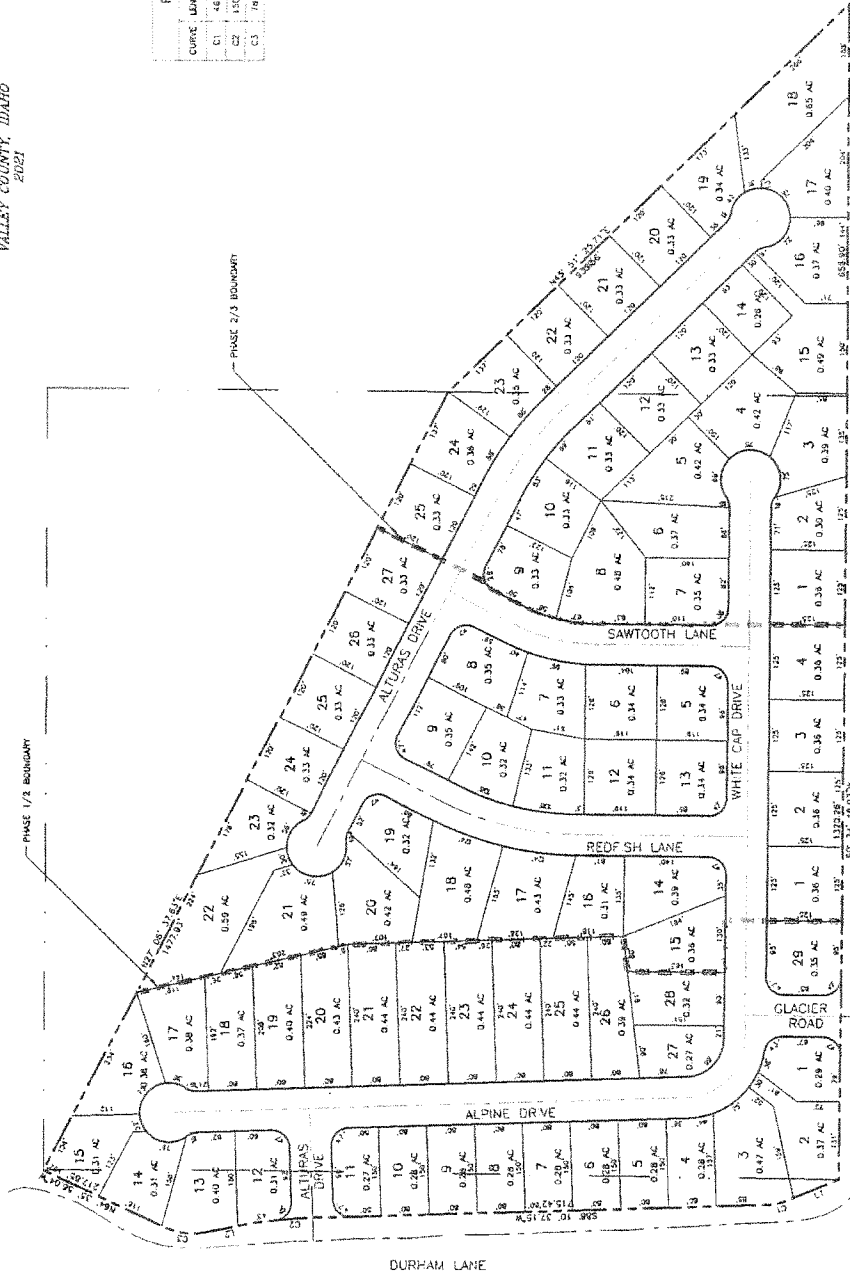
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Maxar

A RESIDENTIAL SUBDIVISION LOCATED IN
THE SE 1/4 OF SE 1/4 OF SECTION 21
AND THE NE 1/4 OF NE 1/4 AND THE SE 1/4 OF NE 1/4 OF SECTION 29
T10N R3E, B.M.
VALLEY COUNTY, IDAHO
2021

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	21.96	S 67° 43' 23" E 21.15M
L2	71.97	S 68° 23' 17" E 16.15M

CURVE	LENGTH	MOVES	DELTA	DEGRS	CHORD LENGTH
C1	46.10	59.91	26.49	57° 35' 07" W	45.78
C2	150.41	953.19	9.04	505° 39' 07" W	151.25
C3	18.37	117.81	33.11	193° 28' 25" E	16.53



0 50 100 200 300

SCALE: 1" = 100'

CRESTLINE
ENGINEERS
321 DEINHARD LANE, SUITE C PO BOX 2330
MCALL, IDAHO 83638

TIMBER CREEK RESERVE
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT









EX-1 1 OF 5

- NOTES:
1. THE NORTHERN DEVELOPMENT OF THIS PROPOSED DEVELOPMENT IS:
NORTHVALE-BURNHAM, LLC
PO BOX 1027
BURNHAM, WY 83309
 2. THE LAND SURVEY OF THIS PROPOSED DEVELOPMENT IS:
SWEETWATER LAND SURVEYING, LLC
1000 SOUTH STREET
SWEETWATER, WY 83072
 3. THE EXISTING ZONING/LAND USE IS PRODUCTIVITY FOREST
LAND AND RURAL RESERVATION.
 4. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY
337.17 ACRES
 5. REFER TO EXHIBITS NO. EX-2 AND NO. EX-3, SHEETS 2
AND 3 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
SECTIONS WILL COMPLY WITH VALLEY COUNTY STANDARDS.

PROPERTY AREA	37.17 ACRES
PRIVATE RIGHT-OF-WAY AREA	7.83 ACRES
TOTAL AREA	29.34 ACRES

FLOODPLAIN NOTE:
FEMA FIRM PANEL(S): 14005C1300C
FIRM EFFECTIVE DATE(S): FEBRUARY 1, 2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LANDS WITHIN A FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND:

	ADJACENT LOT OR ADJACENT
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	ROAD CENTER LINE
	SEVENTH LINE
	PROPOSED LOT LINE
	PROPOSED EASEMENT LINE
	PHASE BOUNDARY

NO	REVISION	BY	DATE	DESIGN
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Valley County Planning and Zoning Commission

PO Box 1350 | 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Ray Cooper, Chairman
Neal Thompson, Vice-Chair

Brian Benton, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission

October 14, 2021

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:05 p.m. by Acting Chairman Freeman. Quorum exists.

P&Z Director	– Cynda Herrick:	Present
P&Z Commissioner	– Brian Benton:	Present
P&Z Commissioner	– Ray Cooper:	Excused
P&Z Commissioner	– Scott Freeman:	Present
P&Z Commissioner	– Neal Thompson:	Present
P&Z Technician	– Lori Hunter:	Present

B. MINUTES: Commissioner Benton moved to approve the minutes of September 9, 2021. Commissioner Thompson seconded the motion. Motion carried unanimously.

C. NEW BUSINESS:

- 1. C.U.P. 20-14 RMC / Pinetop Office – Extension:** Rocky Mountain Crane and Equipment Rental LLC is requesting a two-year extension of the conditional use permit. The new office space, shop, parking lot, and covered parking structure were to be established by December 31, 2021. The 3.6-acre site is addressed as 14032 Highway 55 and is Lot 1 of Karsyn Business Park located in the NENE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Acting Chairman Freeman introduced the item and opened the public hearing. Acting Chairman Freeman asked if there was any *ex parte* contact or conflict of interest. There was none.

Acting Chairman Freeman asked for the Staff Report. Staff presented the report.

Director Herrick asked the applicant to respond to the questions in the staff report.

Dusty Bitton, representing Rocky Mountain Crane and Equipment Rental LLC, presented telephonically. The chain link fence is 6-ft tall and has been constructed at the 100-ft setback from Highway 55. Landscaping trees were previously planted by Knife River and were not removed. The additional landscaping will be completed when the buildings are constructed. There are about 15 mature trees between the highway and the slatted fence which will screen the equipment. Trees are within the 100' setback area.

Acting Chairman Freeman asked for proponents. There were none.

CDH for a septic system on the small acreage portion. However, another test hole will need to be done in order for CDH to sign off on the sanitary restrictions.

Mr. Milnar referred to Mr. Kennedy's comments. There are actually two different electrical meters, one for the shop and one for the home. There will still be access to both lots. The easement would allow them to access the State of Idaho land using an ATV trail. Mr. Milnar does not believe the privacy objection is valid. Owners of both lots would be able to use the existing ATV trail to access the State of Idaho land.

Mr. Milnar does not believe there will be any drainfield issues based on the topography, ground conditions, and existing drainfield.

Robert Lyons, the applicant's agent, said the property was previously successfully perc-tested for a septic system. The entrances from Highway 55 will be approved by ITD. The applicant was not planning to have CCRs for the subdivision. They will revise the plat note to limit wood-burning devices.

Director Herrick asked if reports have been submitted to Central District Health. Staff stated plats are typically not recorded with sanitary restrictions in place. Idaho Code 50-13-26 allows plats to be recorded with sanitary restrictions in place. However, this can cause problems in the future. The CDH comment letter was discussed; there are different requirements for a septic approval versus a sanitary restriction release letter. A note could be added to the plat.

Acting Chairman Freeman asked for proponents. There were none.

Acting Chairman Freeman asked for undecided. There were none.

Acting Chairman Freeman asked for opponents. There were none.

Acting Chairman Freeman closed the public hearing.

The Commission deliberated. The sanitary restriction release requirement and a note on the plat were discussed.

COA: Must have paid all fees paid to Central District Health and application submitted to CDH for sanitary restriction review and monitoring prior to recordation of the final plat.

COA: Must revise Plat Note # 6 to limit each lot to one wood-burning device

Commissioner Thompson moved to approve preliminary and final plats of C.U.P. 21-26 with the stated conditions and authorize the Chairman to sign. Commissioner Benton seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners if anyone is unhappy with the decision.

7:33 p.m.

5. **C.U.P. 21-27 Timber Creek Reserve Subdivision – Preliminary Plat:** Northlake-Durham LLC is requesting a conditional use permit for an 81-lot single-family subdivision on 37 acres. Lots would be accessed from Durham Lane onto new public roads. Proposed lot sizes range from 0.26 acres to 0.65 acres. Water and sewer would be provided by North Lake Recreational Sewer and Water District. The site is located in the SESE Section 21 and NE ¼ Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Acting Chairman Freeman introduced the item and opened the public hearing. Acting Chairman Freeman asked if there was any *ex parte* contact or conflict of interest. There was none.

Acting Chairman Freeman asked for the Staff Report. Staff presented the staff report. Valley County Code requires a 90-ft lot width at the setback line; therefore, some lots will need to be modified. The maximum allowed density is 2.5; 2.3 is proposed. Valley County Code requires a minimum 8000-sqft (0.18-acre) lot size for lots on sewer and water.

Staff summarized the following exhibits:

- **Exhibit 1** – Lenard Long, Friends of Lake Cascade, has concerns regarding the location and potential drainage from this large subdivision into the Willow Creek/Boulder Creek Arm of Lake Cascade. There are three recommendations. (Oct. 7, 2021)
- **Exhibit 2** – Jess Ellis, Donnelly Fire Department Fire Marshall, noted requirements for roads, water flow, and fire hydrants. (Oct. 8, 2021)
- **Exhibit 3** – Sarah and Dirk Sundt, 193 Durham Lane, are opposed. The proposed development is substantially more dense than surrounding lots and homes. Loomis Lane is not built to accommodate the additional traffic. Surrounding amenities are already beyond capacity. There is no designated place to put plowed snow. The additional homes, traffic, noise, and crowding will impact existing property owners and the wildlife. (Oct. 7, 2021)
- **Exhibit 4** – Valley Soil and Water Conservation District requests that any drainage issues on this property be addressed and mitigated. (Oct. 7, 2021)

Staff displayed the PZ GIS map of the site and vicinity on the large display screen as well as the proposed plat.

Acting Chairman Freeman asked for the applicant's presentation.

Joseph Sean Black, representing Northlake-Durham LLC, Meridian, Idaho, said water and sewer will be supplied by North Lake Recreational Sewer and Water District. The infrastructure present in the area adequate. In regard to the drainage concerns, Mr. Black referenced condition of approval #5 requiring approval by the Valley County Engineer.

They will be redesigning the plat to accommodate both the Donnelly Fire Department's requirements and lot setback restrictions. All roads will be designed to County standards. Off-site improvements, including Durham Lane, will need to be negotiated with Board of County Commissioners.

C.P. Shannon of Northlake-Durham LLC said the proposed roads are 70-ft rights-of-way with a borrow ditch for drainage and snowplowing. Proposed lot sizes are consistent with nearby developments. There is a natural drainage and wetland area that does receive drainage from off-site areas. The drainage crosses under Hereford Road thru a 36" culvert and empties into Lake Cascade. Only one road is proposed to cross the wetland area.

Applicants agreed to show the wetland area as a no-build area on the final plat.

Applicants will add access areas into the adjacent U.S. Bureau of Reclamation (BOR) property. They are in discussion with the BOR regarding access and a fire mitigation buffer zone within the BOR land adjacent to the property.

Phase 1 would be the lots south of the wetland area. They are looking at changing the access site for the eastern entrance from Durham Lane. The timeline was discussed.

Acting Chairman Freeman asked for proponents. There were none.

Acting Chairman Freeman asked for undecided. There were none.

Acting Chairman Freeman asked for opponents.

Sam Field, 203 Durham Lane, has concerns about the existing roads. Traffic would increase on roads that currently need repaired and upgraded. Developer should help with costs

Walter Teixeira, 194 Singletree LN, echoed the previous opposition in the staff report. He does not believe the lot sizes are similar to the half-acre lots within Wagon Wheel Subdivisions. He wants to see larger lots, not small lots. Egress during a fire from the area would be difficult due to the lack of access in the entire area. Drainage is an issue. He does not believe the home prices will be affordable.

Acting Chairman Freeman asked for rebuttal from the applicant.

Mr. Black and Mr. Shannon addressed opponents' concerns. They would be adding a maximum of 81 lots to roughly 1051 existing subdivision lots in the area that access the area via Loomis Lane and Old State Road. They are willing to pay their fair share to upgrade the roads. That would be a negotiation with County Commissioners. The roads would be paved. The number of lots platted will likely decrease due to the wetlands, setback changes, and road reconfiguration. Off-site improvements will be required by Northlake Recreational Sewer and Water District such as stand-by power for the lift-stations and pump redundancy. These improvements will benefit property owners in the area

The map showing the wetland boundaries from the application was displayed on the large screen. The applicants answered Commissioner's questions about drainage.

Proposed roads are 70' rights-of-ways with 24-ft paved traveled ways.

Additional public testimony was allowed due to the addition of new information.

Sam Field stated that the area is plagued with drainage problems. The ditch along the north side of Durham Lane fills annually.

Acting Chairman Freeman closed the public hearing.

The Commission deliberated. Commissioner Thompson believes his questions have been answered. The applicant will need to work with the Valley County Engineer and Road Department regarding drainage and off-site improvements. Director Herrick confirmed that the Valley County Board of Commissions will negotiate all financial matters, including off-site road improvements. If the conditional use permit is approved, the applicants will meet with the County Engineer to have drainage approved. The applicant will also work with the Valley County Road Director on a plan to submit to the Board of County Commissioners prior to submittal of a final plat to the Planning and Zoning Commission.

COA: Must place drainage easements on final plat.

Commissioner Benton moved to approve the conditional use permit and preliminary plat for C.U.P. 21-27. Commissioner Thompson seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners if anyone is unhappy with the decision.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

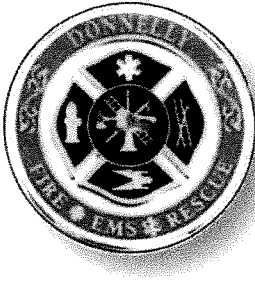
Preliminary / Final / Short Plat Timber Creek Reserve Sub

- ☒ 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. CDH has no objection to the 4 mo EXTENSION.

Reviewed By: [Signature]

Date: 9 19 23



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

September 25, 2023

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 21-27 Timber Creek Reserve Subdivision – Extension Request

The Donnelly Rural Fire Protection District has no comments or concerns on this matter.

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

SENT VIA EMAIL

March 30, 2023

Parametrix No. 314-4875-001 Task 02.105

Ms. Cynda Herrick, AICP, CFM
Valley County Planning and Zoning Administrator
P.O. Box 1350
Cascade, ID 83611

Re: Timber Creek Reserve Subdivision No 1 – Final Grading and Drainage Plans and Stormwater Drainage Report

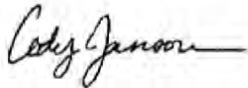
Dear Cynda:

We have reviewed the above referenced documents against the current Valley County (VC) standards. Per our review and in coordination with the developer's engineer, the grading and drainage plans and stormwater report meet the standards and requirements; therefore, we are recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX
Valley County Engineer



Cody Janson, P.E.

cc: Project File

Valley County Road and Bridge Department

Nic Bruyn, Plat Routing Manager, KM Engineering

Timber Creek Reserve setback request on phase 3 lot #18

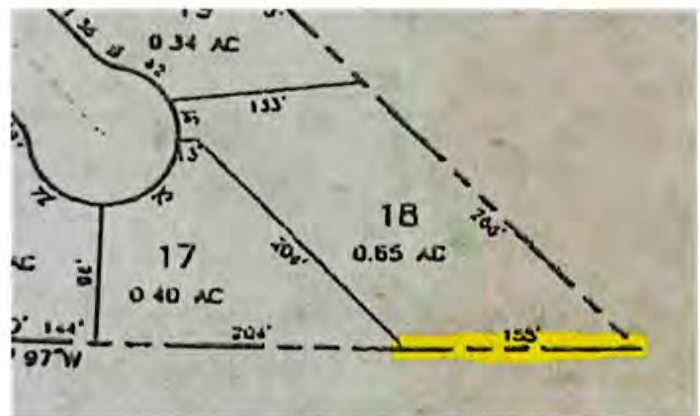
From: Brian Pargman [REDACTED]

Sent: Monday, October 9, 2023 10:15 AM

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

Subject: Timber Creek Reserve setback request on phase 3 lot #18

Hi Cynda Herrick, my name is Brian Pargman, I own property adjacent to a lot in the Timber Creek Reserve subdivision that is under construction. My property address is 175 Grassy Pl, Donnelly, ID and I back up to Timber Creek Reserve lot Phase 3 #18. I would like to request that the border between my lot and the Timber Creek lot be considered a "back" on lot #18 to provide 20' of setback between our lots. Since the Timber Creek Phase 3 lot #18 is an odd shape, I would like this clarification be made so all parties have a similar understanding. I am starting design of a home for my property and the setback on the Timber Creek property is of obvious importance. I think all of the lots along the east side of the Timber Creek subdivision (#15,16,17,18 in phase 3 for example) would consider the east side of the lots as "back" and I would like to have agreement for the same on lot #18. I am requesting this because in discussion with Cynda Herrick, there seems to be some grey area on this particular lot where the east side of lot #18 could be considered a "side" which would allow a home to be placed within 7.5' of my back yard which would negatively impact my property value and make both lots undesirable. I have highlighted the lot line in question below in the attached images. Please let me know if you have any questions.



Thank you for your consideration and look forward for a response.

Brian Pargman

175 Grassy Pl, Donnelly ID
[REDACTED]