

Valley County Planning and Zoning

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STAFF REPORT:	C.U.P. 23-39 Morgan Acres Subdivision – Preliminary and Final Plat
MEETING DATE:	November 9, 2023
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Jeff & Brenda Morgan 23553 New Castle CT, Middleton ID 83644
REPRESENTATIVE:	Josh Kriz PO Box 1407, McCall ID 83638
SURVEYOR:	Antonio Conti, Ackerman-Estvold 7661 W Riverside DR STE 102, Garden City, ID 83714
LOCATION:	Parcel RP17N03E135555, located in the NWSW Section 13, T.17N, R.3E, Boise Meridian, Valley County, Idaho
SIZE:	20 acres
REQUEST:	Single-Family Residential Subdivision
EXISTING LAND USE:	Non-Irrigated Agricultural Land

Jeff and Brenda Morgan are requesting a conditional use permit for a 2-lot single-family residential subdivision on 20 acres. Each lot would be approximately 10 acres.

Individual septic systems and individual wells are proposed. The applicant states there are no water rights available.

The lots would be accessed from Willey Lane and Farm to Market Road, both public roads.

The attached plat shows both lots directly accessing Willey Lane. The applicant has stated that the intention is to remove the pole portion of the north flag lot and move the ingress/egress for the north lot to Farm to Market Road.

Right-of-Way would be dedicated for both Willey Lane and Farm to Market Road.

FINDINGS:

1. The application was submitted on September 5, 2023.
2. Legal notice was posted in the *Star News* on October 19, 2023, and October 26, 2023. Potentially affected agencies were notified on October 9, 2023, with a corrected notice sent October 17, 2023. Neighbors within 300 feet of the property line were notified by fact sheet

sent October 11, 2023. The site was posted on October 13, 2023. The notice and application were posted online at www.co.valley.id.us on October 9, 2023.

3. Agency comment received:

Mike Reno, Central District Health, stated test holes and ground water monitoring is completed; CDH is waiting on engineering and the plat. (October 10, 2023)

Jess Ellis, Donnelly Fire Marshal, approves the final plat for C.U.P. 21-38 Morgan Acres Subdivision. He also listed requirements for the driveways. (October 16, 2023)

Jeff McFadden, Valley County Road Superintendent, stated County-maintained roads that will see increased traffic would include Farm to Market Road and Willey Lane. Recommendations on right-of-way dedication along Farm to Market RD being increased to 50' versus 35' and mitigation of impacts to transportation services are listed. (Oct. 18, 2023)

Kathy Riffie, Cadastral Specialist Technician II, listed corrections for the final plat. (Oct. 24, 2023)

4. Public comment received: *none*

5. Physical characteristics of the site: Rolling, open land with a wet area on the west side of the property extending north to south (visible on attached aerial map).

6. The surrounding land use and zoning includes:

North: Single-Family Residence on Agricultural Ground (Non-Irrigated)

South: Agricultural (Irrigated Crop Land)

East: Single-Family Residential Subdivision (Jackson Acres)

West: Single Family Residential Parcels, Single-Family Residential Subdivision (Crispin) and Agricultural

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 Subdivision Regulations should be done.

TITLE 9 LAND USE AND DEVELOPMENT

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-2: ROADS AND DRIVEWAYS:

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.

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.

TITLE 10 SUBDIVISION REGULATIONS

10-4-6: EASEMENTS:

- A. Utility Easements: There shall be provided easements for the utilities upon and across the front of lots of a width of a minimum of twelve feet (12') (except for entrance service) or as and where considered necessary by the commission.
- B. Stormwater Easement Or Drainage Right Of Way: Where a subdivision is crossed or bounded by a watercourse, drainageway, channel, irrigation ditch, or stream there shall be provided a stormwater easement or drainage right of way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose.
- C. Drainage: Provisions for adequate drainage shall be made by the subdivider as prescribed by the county engineer in accordance with the manual containing the drainage standards and specifications as adopted by Valley County.
- D. Existing Easements: All existing easements must be shown on the subdivision plat.

10-5-1: STREET AND UTILITY IMPROVEMENTS:

- A. Installation Required: Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in

subsections C and D of this section. A right of way permit will be required (see section 5-7-2 of this code).

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

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

- 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.

CHAPTER 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.
1. **Preparation:** The plan shall be developed by a "professional" (see definition in section [10-7-2](#) of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
 3. **Submittal, Implementation And Verification:**
 - a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
 - b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
 - c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.

4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.
 5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.
 6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists.
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SUMMARY:

Staff's compatibility rating is a +31 .

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 Fire District and a herd district. The property is just outside the Boulder Irrigation District boundary.
2. A Wildfire Mitigation Plan is required.
3. The final plat shall show road right-of-way dedication; what is the total acreage being donated?
4. Both roads shall be labeled as public on the final plat.
5. The application and plat note #3 refer to CCRs; draft CCRs have not been submitted.
6. The following shall be added to the final plat: Only one wood burning device per lot."
7. Corrections noted by the Valley County Cartographer must be made.

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Wetland Map
- Assessor Plat – T.17N R.3E Section 13
- Record of Survey 7-206
- Photos taken October 13, 2023
- Proposed Preliminary Plat
- Responses

Proposed 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 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.
4. The final plat shall be recorded within two years, or this permit will be null and void.
5. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat.
6. A letter of approval is required from McCall Fire District.
7. All easements shall be shown on the final plat including drainage easements.
8. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
9. Must bury conduit for fiber optics with utilities.
10. CCR's, if recorded, should address lighting, noxious weeds, septic maintenance, wildfire prevention, fire wise wildland urban interface landscaping requirements, and limit each lot to one wood-burning device.
11. Shall place addressing numbers at the residences and at the driveway entrance if the house numbers are not visible from the road.
12. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
13. Prior to recording the final plat, the applicant shall work with Valley County Road Department on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.
14. The applicant shall prepare a deed for transfer of road right-of-way to Valley County.
15. 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 wood burning device per lot."
 - "Surrounding land uses are subject to change."

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.

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. Residential

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

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

Agricultural

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

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

Mostly S.F. Residential with Agricultural

Site Specific Evaluation (Impacts and Proposed Mitigation)

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

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

Yes, it is 20 acres. There is limited vegetation.

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

5.

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

Yes - 10 Acres

(+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

(+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

(+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?

Will increase taxes when a house is constructed.

Sub-Total (+) 33

Sub-Total (--) 2

Total Score +31

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

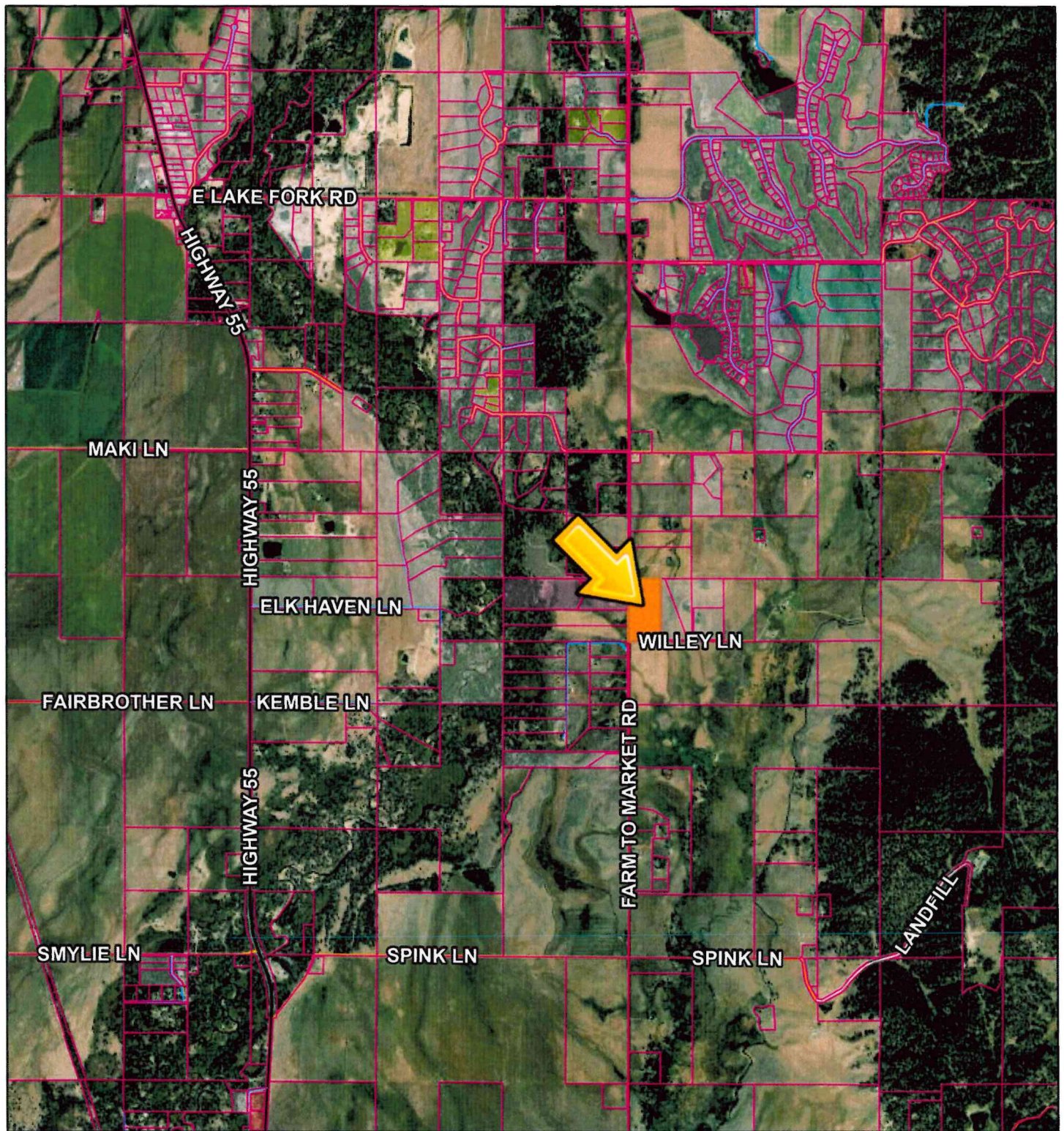
APPENDIX A

MATRIX FOR RATING





QUESTIONS 1, 2, and 3		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
RESIDENTIAL USES	1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+2	+1	+1	-1	-1	-1	+2	-1	-2	-1	+1	+2	+2
	2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+1		+1	-2	-2
	3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1		+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+1	+1	-2	-2
	4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
	5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
	6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
	7. P.U.D., RES.	-2	+1	+1	+1	+2	+2			+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
CIVIC or COMMUNITY SERVICE USES	8. REL, EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2		-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
	9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2		-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
	10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1		+1	+1		+1	-1		+1	+1	+1	-1	+1	+1	+1	+2	+2	+2
	11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2		-1	-1	+1	+2	-1		+1	+1	+2	+2	+1	+1	+1	+1	-1	+1
	12. CEMETERY	+2	+1	+1	+1	+1	+1	+1		+2	+2	+2		+1		+1	+1	+1	+1	+1	+1	+2	+1	+1	+1
	13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2		-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
	14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1		-1	-1	+1	+1	+1	-1		+1	+1	+2	+1	+2	+2	-1	+1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1		-1	-1	+1	+1	+1	-1		+1	-2	-2	-1	-2	-2	+2	-1	+1	
COMMERCIAL USES	16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1		+2	+1	+1	+1	-2		+1	-2	+1	+2	+2	+1	+2	-1	-1	16
	17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1		+2	+1	-1	+2	+1	-2		+1		+1	-1	+1	+1	-2	-2	17
	18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1		+1	+1	+1	+2	+2		+2	+2	+2		+2			+1	+1	21
	19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1		+1	+1	+1	+1	-2		+1	-2	+2	-1	+2		+2	-2	-2	19
	20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1		-1	-1	+1	+1	-1		+2	-2	+1	+1	+2	+1	+2	-2	+1	20
	21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1		+1	+1	+1	+2	+2		+2	+2	+2	+1	+2	+2		+1	+1	21
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2		-2	-2	-1	+1	+2		-1	-1	-1	-2	-1	-2	-2	+1		+2	22
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2		-1	-2	+2	+1	+2		+1	+1	-1	-2	-1	-2	+1	+1	+2	23	

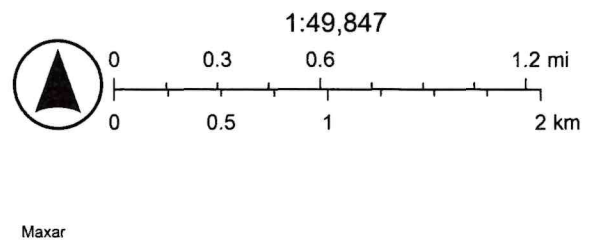
RATE THE SOLID SQUARES AS +2

C.U.P. 23-39 Morgan Acres

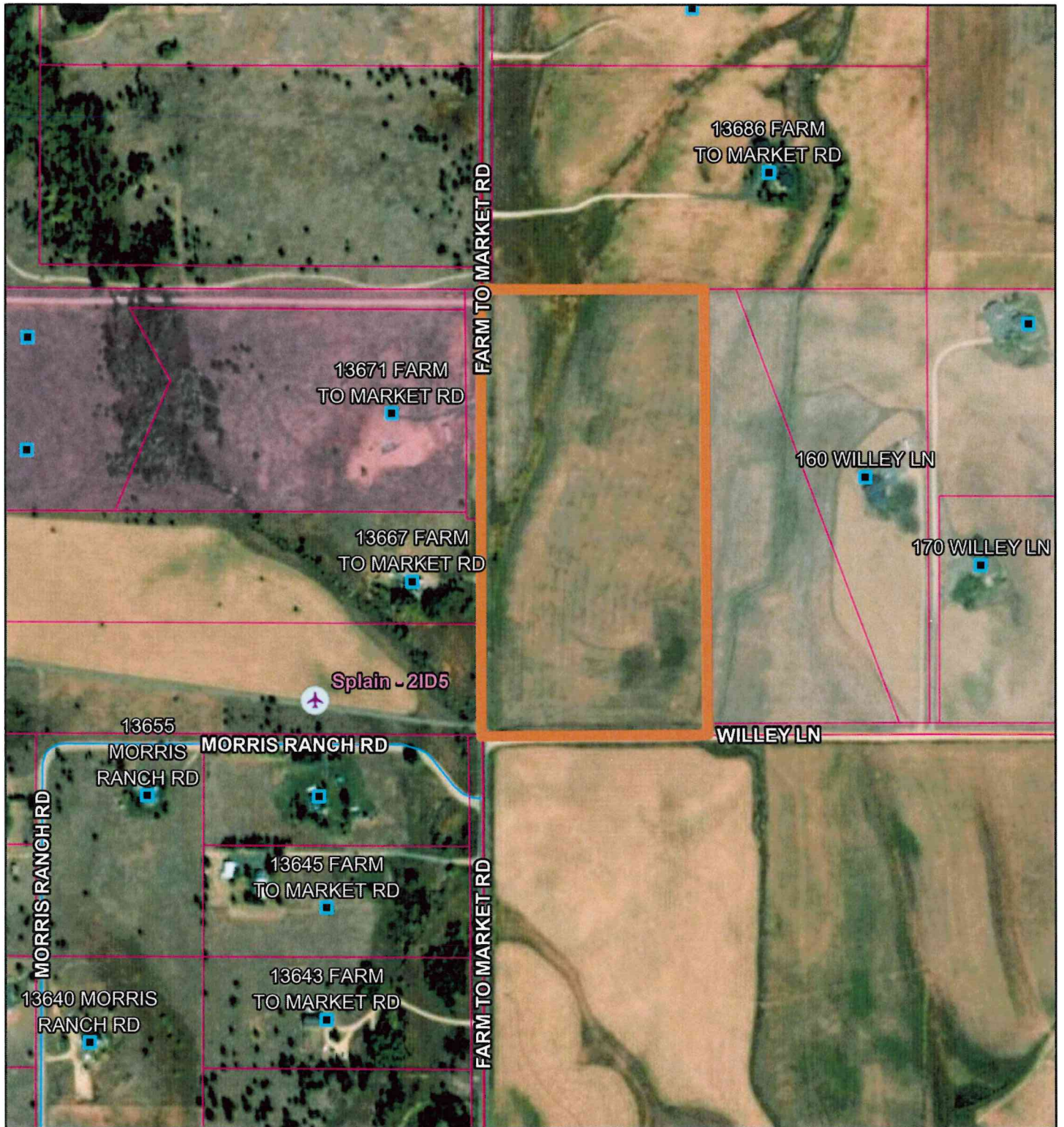


10/2/2023, 4:57:13 PM








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

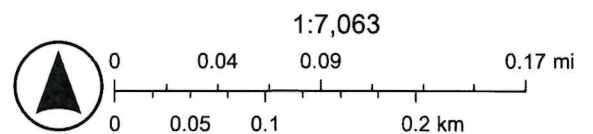


C.U.P. 23-39 Aerial Map



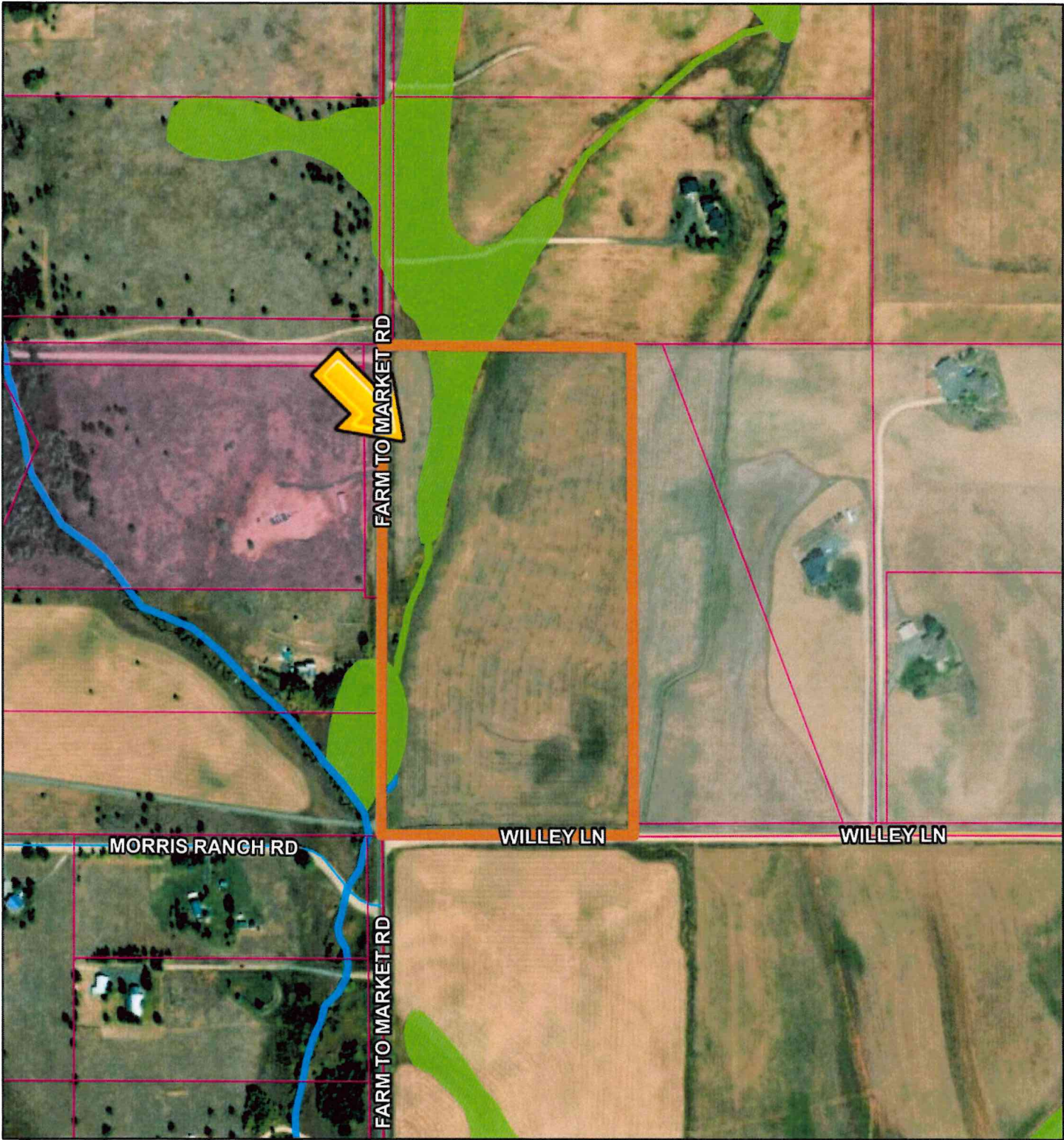
10/3/2023, 3:18:57 PM

- | | |
|---|---|
|  Address Points |  Roads |
|  Parcel Boundaries |  COLLECTOR |
|  Airstrips |  URBAN/RURAL |
| |  PRIVATE |



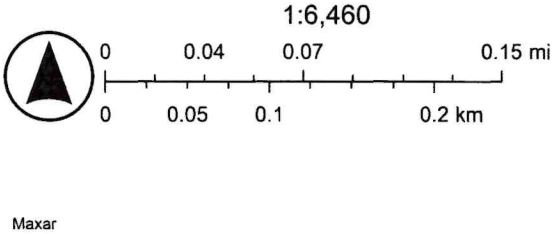
Maxar

C.U.P. 23-39 Wetland Map



10/2/2023, 5:00:38 PM

- | | |
|---|---|
|  Parcel Boundaries | Roads |
|  Wetlands (USFWS) |  COLLECTOR |
|  River |  URBAN/RURAL |
| |  PRIVATE |

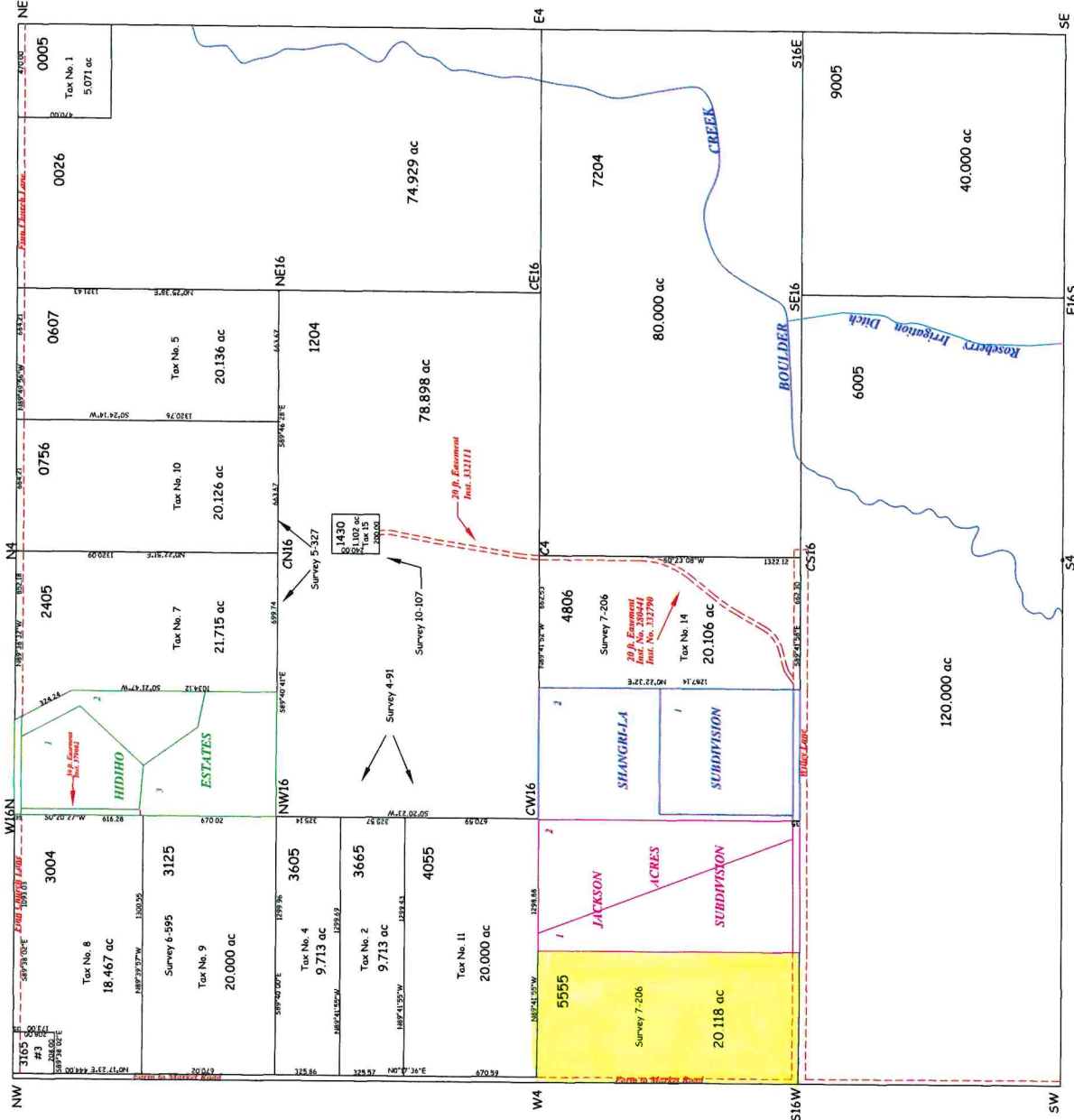


PLAT TITLE

T W P . 1 7 N R O S E S E C . 1 3

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

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 4/29/2022
Drawn by: L. Frederick



This drawing is to be used for reference purposes ONLY. The County is NOT responsible for any inaccuracies contained herein.

Instrument # 276096
VALLEY COUNTY, CASCADE, IDAHO
2003-09-23 - KERR SURVEYING
LELAND G. KERR
E-Office Recorder Deputy
KERR SURVEYING
1700 E. 17th St.
IDAHO FALLS, IDAHO 83403

R.O.S. Inst. No. 190513
CP&F Inst. No. 276094
Bk. 7, Pg. 166
CP&F Inst. No. 263169
1/4

R.O.S. Inst. No. 190514
CP&F Inst. No. 276094
Bk. 6, Pg. 595
R.O.S. Inst. No. 190512
Bk. 4, Pg. 91

R.O.S. Inst. No. 178439
CP&F Inst. No. 276094
Bk. 5, Pg. 327

I, Rod M. Skiftun, a Professional Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made under my direct supervision in August of 2003, and that it correctly represents the points, courses and distances as recorded in said field notes.



LEGEND

- found brass cap
- set aluminum cap
- ⊙ set 5/8" rebar w/ plastic cap
- set 1/2" rebar w/ plastic cap
- ⊗ found aluminum cap
- ⊙ found 5/8" rebar
- found 1/2" rebar
- ⊗ found R.O.W. monument

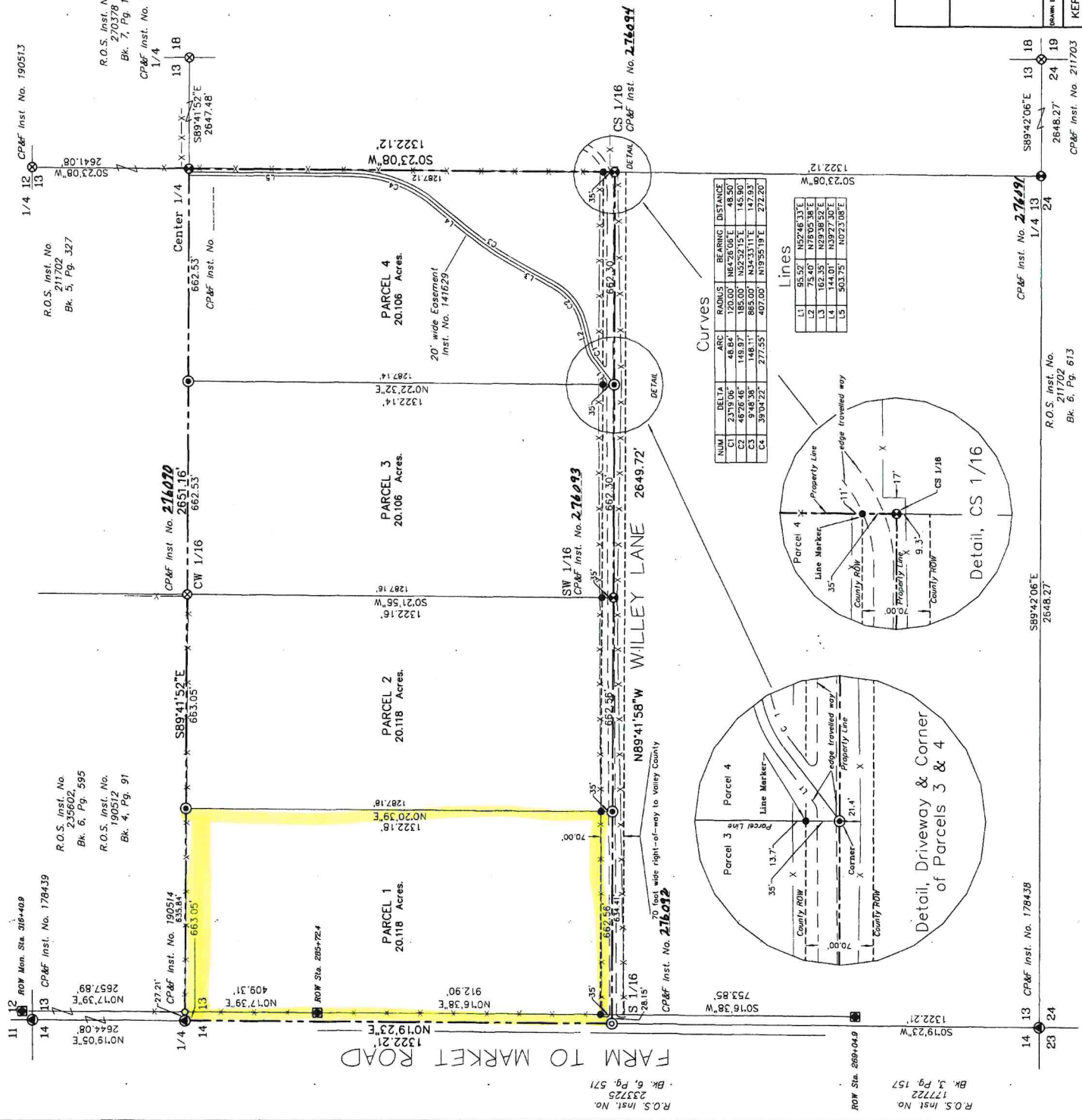
Bearings based on R.O.S.
Inst. No. 190512,
Book 4, Page 91

RECORD OF SURVEY
Valley County, State of Idaho

DAVID SWANSON

situate in the SW 1/4 of Section 13,
T. 17 N., R. 3 E., B.M.
Valley County, Idaho

DATE OF SURVEY	17 SEPT. 03
FILE NAME	SWANSON.DWG
DATE OF PLOT	17 SEPT. 03
LOCATOR CODE	1700E133
DRAWN BY	RMS
CHECKED BY	LS
SCALE	AS SHOWN
PROJECT NO.	276094
CLIENT	KERR SURVEYING
DATE OF PLOT	AUGUST 2003









CENTRAL
DISTRICT
HEALTH

Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 23-39

Preliminary / Final / Short Plat _____

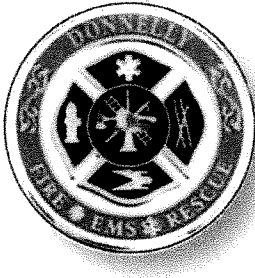
Morgan Acres Subdivision

- ☐ 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 ☐ 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 pool or spa ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 14. Test holes & ground water monitoring completed. COH is waiting Engineering & Plat.

Reviewed By: lu VKR

Date: 10 10 23



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

October 16, 2023

Valley County Building department
P.O. Box 1350
Cascade, Idaho 83611

RE: C.U.P. 23-39 Morgan Acres Subdivision – Preliminary and Final Plat

After review, the Donnelly Rural Fire Protection approves final plat for C.U.P. 21-38 Morgan Acres Subdivision.

Please call 208-325-8619 with any questions.

Jess Ellis

Fire Marshal
Donnelly Fire Department



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

October 16, 2023

Valley County Building department
P.O. Box 1350
Cascade, Idaho 83611

RE: C.U.P. 23-39 Morgan Acres Subdivision – Preliminary and Final Plat

After review, the Donnelly Rural Fire Protection 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.
- **Section 503.7.7 IFC 2018** where security gates are installed, they shall have an approved means of emergency operation. The security gates and emergency operation shall be maintained operational at all times.
- **Section 503.7.8 IFC 2018** Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all weather driving capabilities

Please call 208-325-8619 with any questions.

Jess Ellis

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

Fire Marshal
Donnelly Fire Department



Valley County Road & Bridge

PO Box 672* Cascade, Idaho 83611

Jeff McFadden
Superintendent

jmcfadden@co.valley.id.us
Office * (208)382-7195
Fax * (208)382-7198

C.U.P. 23-39

Morgan Acres

October 18, 2023

The Valley County Road Dept. was asked to review this CUP and provide comments related to the anticipated impact to the local roads that will be utilized for accessing the proposed subdivision. CUP 23-39 is a preliminary plat submitted by Jeff and Brenda Morgan seeking approval of a 2 lot single-family subdivision on 20 acres.

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

- Recommendation (1): Dedication of a 35' Right-of-Way on Willey Lane(Local Road) and a 50' Right-of-Way along Farm to Market Road(currently listed as a minor collector) to the public for property owned by the developer immediately adjacent to Willey Lane and Farm to Market. Right now Farm to Market Road is listed as a minor collector. In the near future, Farm to Market Road will be listed as a Major Collector which should have 100' Right of Way, hence the recommendation of a 50' dedication.
-
- Recommendation (2): Mitigate impacts to transportation services on those roads identified above by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development. The value of the developers proportionate share may be determined by several methods: (1) reference 2023 Capital Improvement Program cost comparisons for the Farm to Market CIP with a predetermined cost per lot contribution by developer; (2) engage a qualified engineering firm to conduct a traffic study based on proposed development to provide recommendation for proportionate share to be attributed to the developer; (3) negotiate in-kind construction credits for immediate road improvements needs that can be mitigated by developer.
-

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

Valley County Road Superintendent

A handwritten signature in black ink, appearing to read "Jeff McFadden", is written over the printed name of the Valley County Road Superintendent.

Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350
Phone (208) 382-7126 • Fax (208) 382-7187



Department of Motor Vehicles
Phone (208) 382-7141 • Fax (208) 382-7187

SUE LEEPER

Assessor
sleeper@co.valley.id.us

DEEDEE GOSSI

Chief Deputy Assessor
kgossi@co.valley.id.us

October 24, 2023

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

RE: Final Plat Review "Morgan Acres Subdivision"

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above referenced subdivision.

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This **2024** proposed plat consists of a parcel referenced on the Assessment Roll as W/2 NW4 SW4 S13 T17N R3E. The parcel number(s) and ownership are as follows:

RP 17N03E135555 – Jeff and Brenda Morgan

I have enclosed a copy of the GIS plat with this proposed plat highlighted.

Cynda, would you please let the surveyor know the following:

- Assessor Office ownership records indicate that both Brenda and Jeff Morgan own this property. The Certificate of Owners only reflects Jeff as an owner. Brenda's name and signature will need to be added to the Certificate of Owners.
- Noting separate Gross and Net lot acreages on the plat is a bit confusing. What is your intent? Please consider using one instead of both. Do the lots themselves actually encompass the road right of way(s)?
- There was a small difference between the subdivision acreage as stated on the Certificate of Owners and Lot 1 acreage as stated on the plat versus my traverse report acreages that I ran. Please double check your acreage figures for these 2 items.

Please feel free to contact our office with any further questions or inquiries. Thank you for allowing us the opportunity to review this plat.

Sincerely,

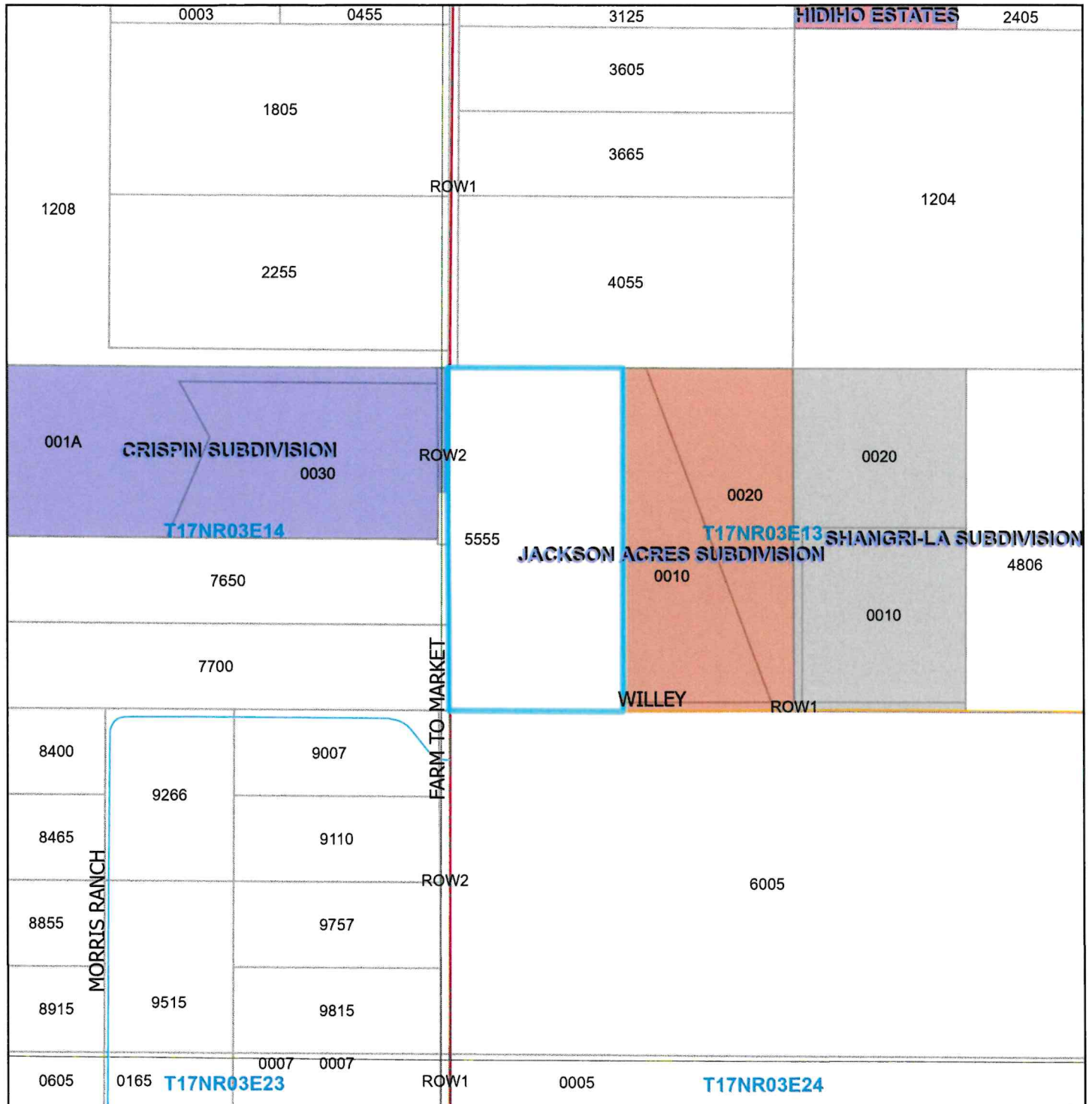
Kathy Riffie
Cadastral Specialist Technician II
Valley County Cartography Department

Enclosure



Cc: Chip Bowers, Valley Co. Surveyor

MORGAN ACRES SUBDIVISION

RP17N03E13555



Legend

-  Parcels
-  PLSSSection



Date: 10/20/2023

By: kriffie

This map or drawing is to be used for reference purposes only.
The County is not responsible for any inaccuracies contained herein.

Coordinate System: NAD 1983 StatePlane Idaho West FIPS 1103 Feet



0 0.05 0.1
Mi

J:\Traverse PC\traverse 2013\17n\3E\SEC13.TRV
T17N R3E S13
Morgan Acres Subdivision Boundary

876355.5369 SqFt 20.1184 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
S16W							1144723.146	2547449.054
73		N0°19'23"E	1322.20				1146045.325	2547456.509
74		S89°41'52"E	663.05				1146041.827	2548119.550
75		S0°20'39"W	1322.18				1144719.671	2548111.608
S16W"		N89°41'58"W	662.56				1144723.147	2547449.057

Friday, October 20, 2023
kriffie