

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@valleycountyid.gov

STAFF REPORT:	SUB 25-009 Wood Run Heights Subdivision - Final Plat
MEETING DATE:	August 14, 2025
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Brundage Mountain Resort LLC PO Box 1062, McCall Id, 83638
REPRESENTATIVE:	Brundage Mountain Resort LLC, Attn: Heidi Schneider PO Box 1062, McCall ID, 83638
SURVEYOR:	Ralph Miller, Secesh Engineering Inc PO Box 70, McCall, ID 83638
LOCATION:	The site is a portion of parcel RP18N03E290007 located in the NE ¼ Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE:	Approximately 27.6 acres
REQUEST:	Final Plat Approval of 14-Lot Single-Family Residential Subdivision

Brundage Mountain Resort LLC is requesting final plat approval. The Commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit.

Original approval was for a 14-lot single-family residential subdivision on 27.6 acres; this did not change for the final plat. Proposed lot sizes range from 1 acre to 3.4 acres. The density is 0.5 dwelling units per acre.

Wet areas are shown on the plat and are marked as "No Building".

The lots would be accessed from a new private road onto Norwood Road, a public road. A variance for the private road was requested and approval recommended by the Commission. A portion of the right-of-way would be 50-ft, and the remaining would be the standard 70-ft wide. The traveled roadway would be 28-ft wide. The hammerhead has been modified from the preliminary plat. Road right-of-way will be deeded to Valley County.

A wildland urban interface fire protection plan has been submitted. The location of the water tank for fire suppression is shown on the plat in Lot 14 and in adjacent road right-of-way.

FINDINGS:

1. Approval of the conditional use permit and preliminary plat were effective May 28, 2025.

2. The final plat application was submitted on July 10, 2025.
3. Legal notice was posted in the *Star News* on July 24, 2025, and July 31, 2025. This is not a public hearing.
4. The final plat submittal was sent to the City of McCall as required by Valley County Code 1.3.3.3.B. as the site is within one mile of an incorporated city.
5. Agency comment received regarding final plat:

Megan Myers, Valley County Communications Supervisor, and Laurie Frederick, Valley County Cadastral Specialist III, have no concerns with the proposed road name of Wood Run Trail. (July 14, 2025)

Shirley Florence, Lake Irrigation District, stated the District is working with the developer to transfer the assigned water for this site. The District has no other issues with this application at this time. (July 14, 2025)

Kathy Riffie, Cadastral Specialist Technician II, noted minor corrections to be made to the plat. (July 17, 2025)

Email correspondence between Emily Hart, McCall Airport Manager, and the applicant regarding avigation easements. (July 25, 2025; August 6, 2025; August 7, 2025)

STAFF COMMENTS / QUESTIONS:

1. The applicant shall prepare a deed to Valley County for the road right-of-way dedication.
2. CCRs are referenced but a draft has not been submitted.
3. Issues noted by the Cartographer's Office will be corrected prior to plat recordation.
4. Valley County has not required an avigation easement.
5. Note 4 would be better clarified by saying "No lot splits without recordation of a subdivision plat."

Approved Conditions of Approval Instrument # 2025-002516 and Staff Comments:

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. **Must**

be recorded by May 28, 2027.

5. A Development Agreement may be required for mitigation of off-site impacts. The applicant shall work with Dan Coonce, Valley County Engineer, and Planning and Zoning Director on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners. **The applicant states they have been in contact with Mr. Coonce.**
6. 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. **Needed**
7. Prior to issuance of building permits, the PZ Administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans. **Needed**
8. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer, or the infrastructure shall be financially guaranteed. **Needed**
9. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat. **Draft submitted.**
10. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat. **Needed**
11. A letter of approval is required from McCall Fire District. This should include approval of the Wildland Urban Interface Fire Protection Plan. **Needed**
12. The Wildland Urban Interface Fire Protection Plan must be recorded with the final plat. **Plat Note 11. WUI Plan submitted July 22, 2025. ✓**
13. The location of the water tank for fire protection must be shown on the final plat. ✓
14. Shall record a maintenance agreement for the water tank for fire protection or include information in recorded CCRs. **Draft Submitted – Within Declaration of Private Road Maintenance, Duties and Obligations for Wood Run Heights ✓**
15. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year. **Applicant should clarify.**
16. All easements shall be shown on the final plat.
17. Must have approval from Lake Irrigation District. ✓
18. A deed from the applicant to Valley County shall be prepared for the transfer of road right-of-way along Norwood Road. **Needed**
19. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, fiber, and water tank for fire protection. **Plat Note 3 and Draft submitted with final plat. ✓**
20. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road. Said numbers shall contrast with their background and be at least three and one-half inches (3 ½-in) height.
21. Shall contact McCall U.S.P.S. Postmaster to determine if a Cluster Box Unit for mail delivery is appropriate for this development. **Has this occurred? Result?**
22. CCR's should address lighting, noxious weeds, irrigation, septic maintenance, wildfire prevention, fire wise wildland urban interface landscaping requirements, prohibiting yews in

landscaping, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device. **Draft CCRs have not been submitted.**

23. CCR's should also address BMPs on individual lots during and after construction to prevent runoff into the wetlands and/or ditches. **Draft CCRs have not been submitted.**

24. Approval by the P&Z Commission includes approval of the variance for the right-of-way width and length of roadway. ✓

25. 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." **Plat Note 7**
- "All lighting must comply with the Valley County Lighting Ordinance." **Plat Note 9**
- "Only one wood burning device per lot." **Plat Note 8**
- "Surrounding land uses are subject to change." **Plat Note 10**
- "Wildland Urban Interface Fire Protection Plan was recorded as Instrument # _____"
Plat Note 11

ATTACHMENTS:

- Conditional Use Permit – SUB 25-009
- Vicinity Map
- Aerial Map
- Assessor Plat – T.18N R.3E Section 29
- Preliminary Plat
- Relevant PZ Commission Meeting Minutes – May 15, 2025
- Responses
- Applicant's Submittal Letter and Final Plat Received July 10, 2025
- Wildland Urban Interface Fire Protection Plan Received July 22, 2025

END OF STAFF REPORT

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 # 2025-002516
Valley County, Cascade, Idaho
05-29-2025 03:05:38 PM Fees: \$0.00 Pages: 3
Douglas Miller Recorded for: VALLEY COUNTY P&Z
Ex-Officio Recorder Deputy

Me

CONDITIONAL USE PERMIT SUB 25-009 Wood Run Heights Subdivision

Issued to: **Brundage Mountain Resort LLC**
Attn: Heidi Schneider
PO Box 1062
McCall ID 83638

Property Location: The site is approximately 27.6 acres and is a portion of parcel RP18N03E290007 located in the NE ¼ Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of May 15, 2025. The Commission's decision stands, and you are hereby issued a Conditional Use Permit for SUB 25-009 with Conditions for establishing a single family residential subdivision as described in the application, staff report, and minutes.

The effective date of this permit is May 28, 2025.

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. A Development Agreement may be required for mitigation of off-site impacts. The applicant shall work with Dan Coonce, Valley County Engineer, and Planning and Zoning Director on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.
6. 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.
7. Prior to issuance of building permits, the PZ Administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.
8. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer, or the infrastructure shall be financially guaranteed.
9. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat.
10. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat.
11. A letter of approval is required from McCall Fire District. This should include approval of the Wildland Urban Interface Fire Protection Plan.
12. The Wildland Urban Interface Fire Protection Plan must be recorded with the final plat.
13. The location of the water tank for fire protection must be shown on the final plat.
14. Shall record a maintenance agreement for the water tank for fire protection or include information in recorded CCRs.
15. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
16. All easements shall be shown on the final plat.
17. Must have approval from Lake Irrigation District.
18. A deed from the applicant to Valley County shall be prepared for the transfer of road right-of-way along Norwood Road.
19. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, fiber, and water tank for fire protection.
20. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road. Said numbers shall contrast with their background and be at least three and one-half inches (3 ½-in) height.
21. Shall contact McCall U.S.P.S. Postmaster to determine if a Cluster Box Unit for mail delivery is appropriate for this development.
22. CCR's should address lighting, noxious weeds, irrigation, septic maintenance, wildfire prevention, fire wise wildland urban interface landscaping requirements, prohibiting yews in landscaping, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.
23. CCR's should also address BMPs on individual lots during and after construction to prevent runoff into the wetlands and/or ditches.
24. Approval by the P&Z Commission includes approval of the variance for the right-of-way width and length of roadway.
25. 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."
- "Wildland Urban Interface Fire Protection Plan was recorded as Instrument # _____"

END CONDITIONAL USE PERMIT

Date May 29 2025

Approved by Cynda Herrick

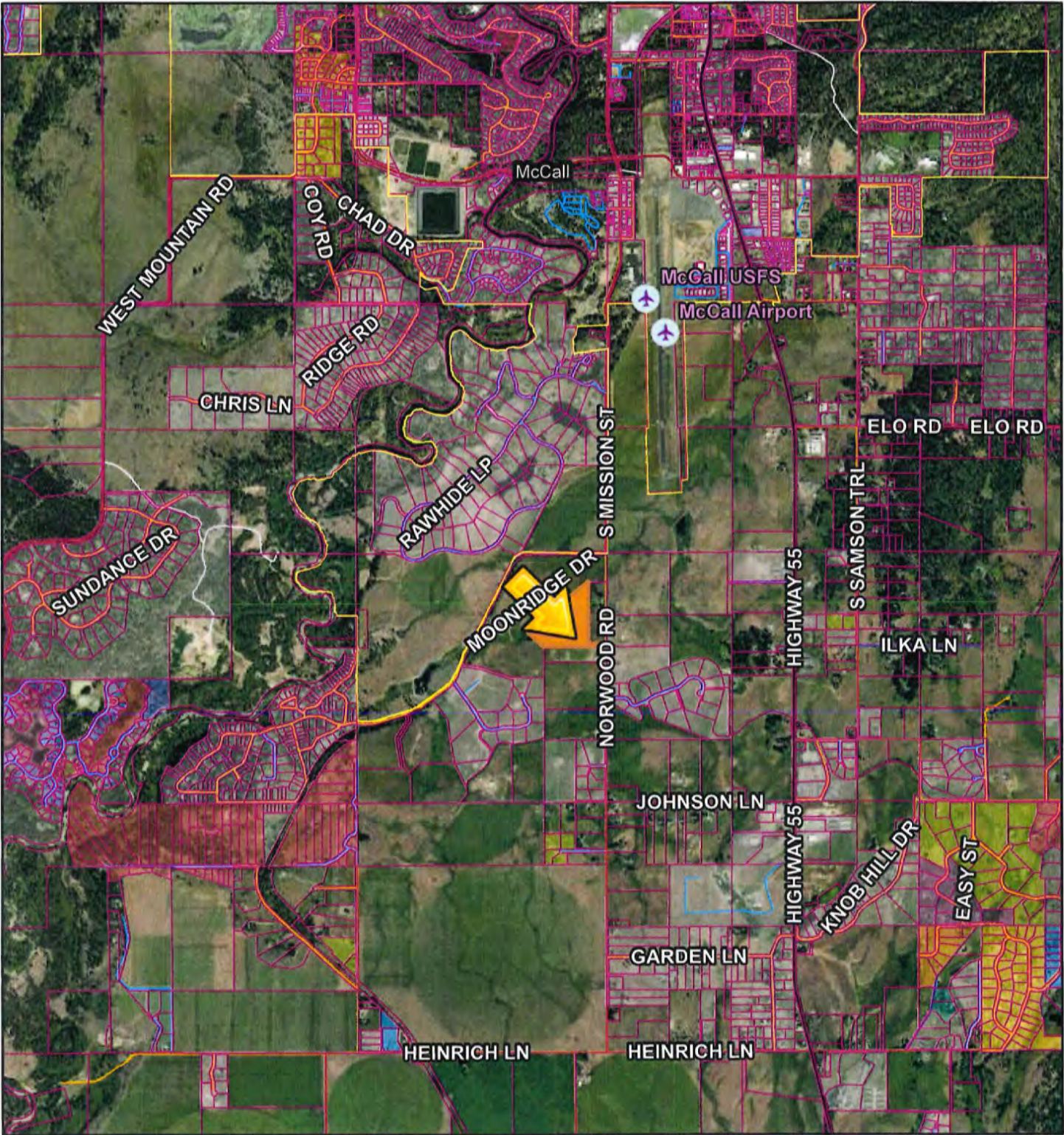
On this 29 day of May, 2025^{***}, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

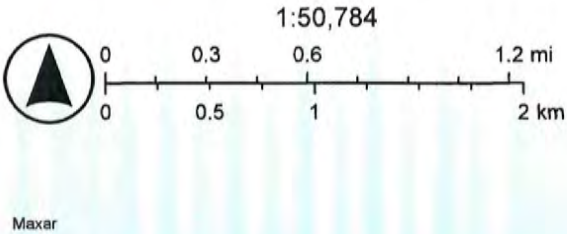
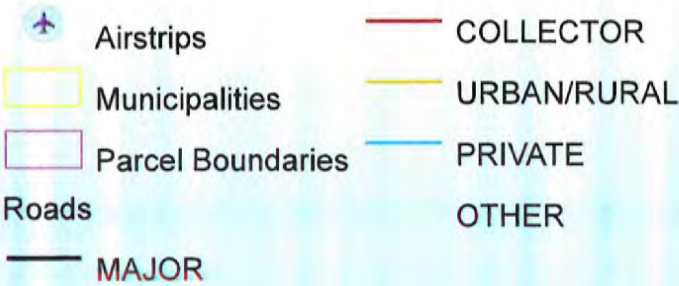


Hannah Thomas
 Notary Public
 Residing at:
 Commission Expires: 4/28/31

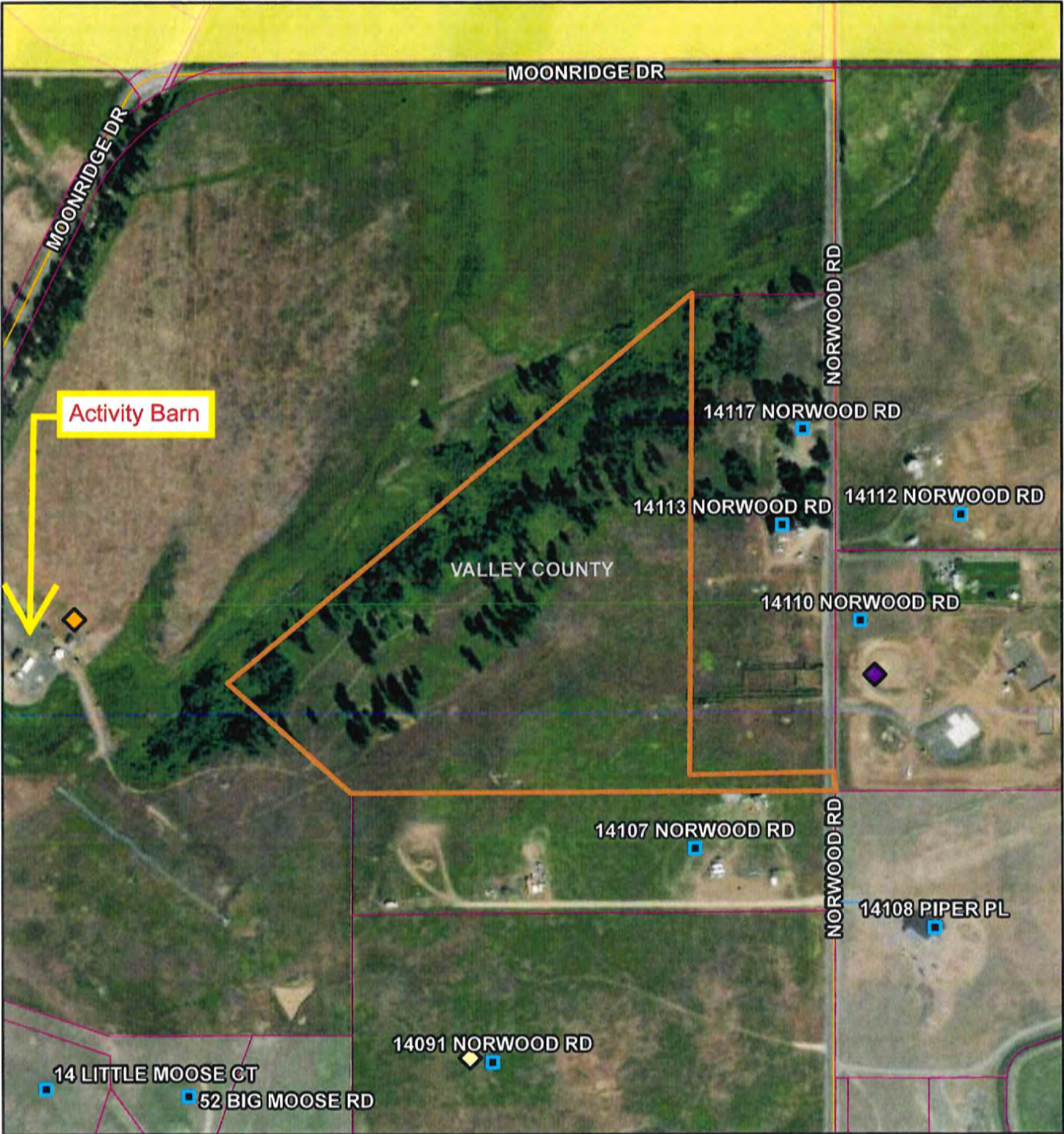
SUB 25-009 Wood Run Heights - Location



4/2/2025, 10:49:37 AM



SUB 25-009 Wood Run Heights - Aerial - Approximate Boundary



4/2/2025, 10:43:50 AM

Permits

- EXC
- Privy
- RVC
- City Impact Areas

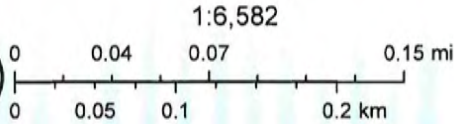
Parcel Boundaries

- Roads
 - COLLECTOR
 - URBAN/RURAL
 - PRIVATE

Address Points



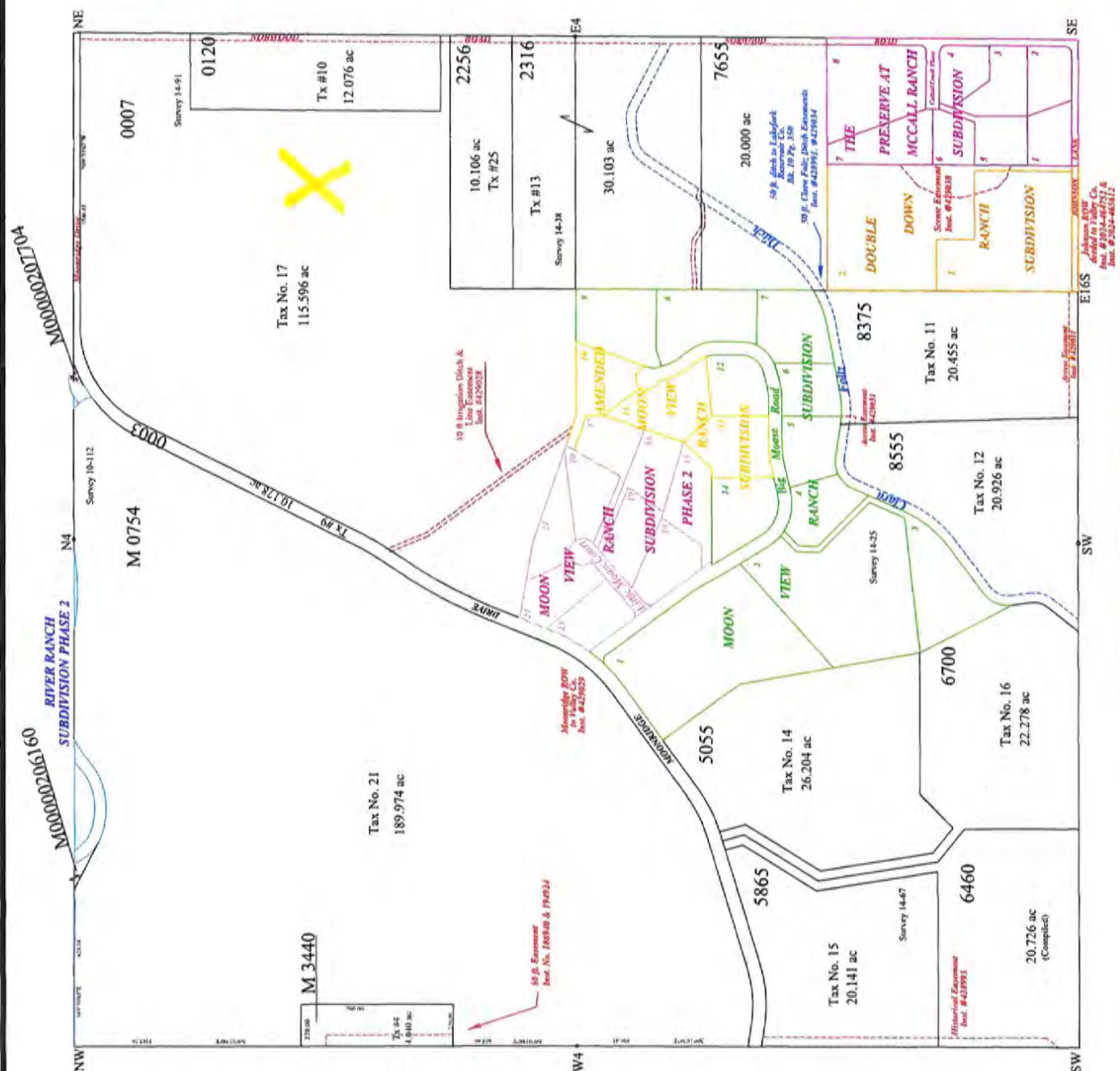
Maxar



TWP. 18N R03E SEC. 29

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

Filename:	Valley County Base Map
Scale:	1" = 400 ft.
Date:	2/10/2025
Drawn by:	L Frederick



WOOD RUN HEIGHTS

PRELIMINARY PLAT

Located in the NE 1/4 of Section 29 T.18N., R.3E., B.M.
Valley County, Idaho



NOTES

1. All lots shown are subject to and governed by the provisions of the Declaration of Protective Covenants, Conditions and Restrictions for Wood Run Heights being recorded concurrently with this Final Plat with the Valley County, Idaho Recorder as Instrument No. _____ as the same may be amended.
2. Road 1 and its right of way as depicted on this Plat is private; and, after completion, it will be owned and maintained by the Wood Run Heights Property Owners Association, as is further provided in the Private Road Declaration, which is being recorded concurrently with this Plat with the Office of Recorder of Valley County, as Instrument Number _____.
3. Utilities will be completed as provided in the Declaration of Installation of Utilities, which is being recorded concurrently with this Plat with the Office of Recorder of Valley County, Idaho, as Instrument No. _____.
4. There shall be no further division of any lot depicted on this Plat, as provided in the General Declaration and without prior approval from the Health Authority and Valley County.
5. This Plat is subject to compliance with Idaho Code Section 31-3805. Irrigation is not provided.
6. Flood zones shown on this plat are per FEMA FIRM panel #16085C 1001 Effective February 1, 2019.
Flood Zones: Zone X
Base Flood Elevation: N/A
Flood Zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.
7. 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.
8. Per Valley County Code, only one wood burning device shall be allowed per lot.
9. All lighting must comply with the Valley County Lighting Ordinance.
10. Surrounding land uses are subject to change.

PROJECT DATA

TOTAL ACREAGE: 27.61 Ac.
BUILDABLE LOTS: 14
AVERAGE LOT SIZE: 1.74 Ac.
ACREAGE OF RIGHT-OF-WAY: 3.31 Ac. TOTAL
NEW ROADS: 3.27 Ac.
EXISTING ROADS: 0.04 Ac.

LEGEND

- WET AREA - NO BUILDING
- EXISTING FENCE
- EASEMENT LINE

SECESH ENGINEERING, INC.
McCall, Idaho

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

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission
May 15, 2025
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

B. OLD BUSINESS:

- 1. C.U.P. 25-006 Forge Landworks:** Jordan Campbell is requesting a conditional use permit for an equipment storage and construction yard at his residence. A covered storage structure is proposed in addition to existing buildings. An individual well and individual septic system are available. Access is from Johnson Lane, a public road. The 5-acre parcel is RP18N03E332565, addressed at 45 Johnson Lane, and located in the NENW Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Tabled from May 8, 2025.**

Chairman Roberts asked if there was any exparte contact or conflict of interest; there was none. Commissioner Mabe moved to remove C.U.P. 25-006 Forge Landworks from the table. Commissioner Schneider seconded. Motion passed unanimously.

The public hearing was closed on May 8, 2025.

Chairman Roberts does not want to shut down a business; however, part of the proposal is not an acceptable use. There should be no storage of construction or excavation materials or related byproducts. It is not a construction site. The size of the commercial area should be limited, perhaps to two acres. Hours of operation should be specified. The pipeline or culvert was installed without a stormwater permit. It should be removed and the swale restored to natural flow.

Commissioner Schneider concurs. She also does not want to shut down businesses. Equipment storage would be compatible with the adjacent uses. There should be no storage of aggregate materials, dirt, or slash brought from off-site locations. Allowing storage of these materials would result in frequent truck traffic throughout the day; this would not be compatible.

3. **SUB 25-009 Wood Run Heights – Preliminary Plat:** Brundage Mountain Resort LLC is requesting a conditional use permit for a 14-lot single-family residential subdivision on 27.6 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from a new private road onto Norwood Road, a public road. Variances for the private road were requested. The site is a portion of parcel RP18N03E290007 located in the NE ¼ Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item, opened the public hearing, and asked if there was any exparte contact or conflict of interest. Commissioner Schneider recused herself as she is the applicant's representative.

Director Herrick presented the staff report and displayed the preliminary plat, the site, and GIS map on the projector screen. The applicant is requesting approval of variances for (1) a 50-ft wide road width for the beginning of the private road; and (2) to allow additional length of the cul-de-sac road. There is an existing 50-ft wide entry onto the property between other parcels.

Chairman Roberts asked for the applicant's presentation.

Heidi Schneider, McCall, represented the applicant. She clarified the variance requests. This strip is the only access to this portion of the larger parcel from Norwood Road. It is an upper bench above the Activity Barn; access to the site from Moonridge Drive is not feasible due to topography. The 50-ft portion is a minimal section of the entire road length and is level with no grade change. There would be a 28-ft wide running surface with 4-ft wide shoulders. No cut and fill would be required along this stretch of road; there is plenty of room for the roadway and snow storage. The proposed road length of 2100-ft is less than approved in nearby subdivisions. Moon View Ranch subdivision has a road length of 3700-ft; 360° Ranch has 3500-ft long road. Ms. Schneider is working with McCall Fire and will meet the requirements of the International Fire Code (IFC). The Wildland Urban Interface Plan should be completed very soon and will be submitted with the final plat. There are few trees on the property.

Multiple test holes per lot are being monitored. An application will be submitted to Central District Health; no issues are anticipated. She will continue working with Lake Irrigation District regarding water rights. The property has water rights; however, there are no means of conveyance to this portion. Prior to final plat, they will request that the District reassign the water rights. The placement of the water tank(s) for fire suppression will be noted on the final plat. McCall Fire Department has not noted any concerns. The length of the road is acceptable as long as adequate turn-arounds and water storage tanks exist. The proposed hammerhead exceeds requirements of IFC.

Chairman Roberts asked for proponents. There were none. Chairman Roberts asked for undecided. There were none. Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated. This is an appropriate location for the proposed subdivision. The variances are appropriate. The high compatibility score reflects the compatibility of this proposal and location.

Commissioner Potter moved to approve the conditional use permit and preliminary plat for SUB 25-009 Wood Run Heights with the stated conditions. Commissioner Mabe seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

Commissioner Schneider returned to Commission.

From: Laurie Frederick <lfr frederick@valleycountyid.gov>
Sent: Monday, July 14, 2025 10:28 AM
To: Megan Myers <mmyers@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: More Proposed Road Names for August 2025

We do not find any issues with these proposed road names.

Please be aware that our county email format has changed to @valleycountyid.gov see below

Laurie Frederick
Cadastral Specialist III
Valley County Cartography Dept.
lfr frederick@valleycountyid.gov
208-382-7127
Service
Transparent
Accountable
Responsive

From: Megan Myers <mmyers@valleycountyid.gov>
Sent: Monday, July 14, 2025 9:55 AM
To: Lori Hunter <lhunter@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>; Laurie Frederick <lfr frederick@valleycountyid.gov>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: More Proposed Road Names for August 2025

I do not have any issues with these proposed road names

****Please note, my email address has changed to mmyers@valleycountyid.gov****

Megan Myers
Communications Supervisor
Valley County Sheriff's Office

From: Lori Hunter <lhunter@valleycountyid.gov>
Sent: Monday, July 14, 2025 9:31 AM
To: Megan Myers <mmyers@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>; Laurie Frederick <lfr frederick@valleycountyid.gov>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: More Proposed Road Names for August 2025

Your thoughts?

Wood Run Heights Subdivision
Wood Run Trail (private) would intersect with Norwood Road

Saddle Rock Subdivision
43 Acre Road (private) would intersect with Highway 55
Sky Horse Drive (private) would intersect with 43 Acre Road

LAKE IRRIGATION DISTRICT

District Manager:

John Leedom [REDACTED]

Secretary:

Shirley Florence [REDACTED]

PO Box 3126
McCall, ID 83638

Board Members:

Art Troutner [REDACTED]
Justin Florence
Will Maki [REDACTED]

July 14, 2025

Valley County Planning and Zoning Commission
PO Box 1350
Cascade, ID 83611

Re: SUB 25-009 Wood Run Heights

To Whom It May Concern;

The developers has elected to transfer their assigned water for said parcel. Lake Irrigation District is working with the developer to make this happen.

Lake Irrigation District has no other issues with this application at this time.

For questions, feel free to contact Shirley Florence [REDACTED] or John Leedom [REDACTED].

Sincerely,

Shirley Florence
Secretary

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

SUE LEEPER

Assessor
sleeper@valleycountyid.gov



Department of Motor Vehicles

Phone (208) 382-7141 • Fax (208) 382-7187

DEEDEE GOSSI

Chief Deputy Assessor
kgossi@valleycountyid.gov

July 17, 2025

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

RE: Final Plat Review "Wood Run Heights"

Dear Cynda,

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

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owner. Enclosed you will find a copy. This **2026** proposed plat will include a portion of a parcel referenced on the Assessment Roll as TAX #17 IN N/2 LYING EAST OF MOONRIDGE DR CO ROW (AKA PARCEL 24) S29 T18N R3E "ACTIVITY BARN". The parcel number(s) and ownership are as follows:

RP18N03E290007 – Brundage Mountain Resort LLC

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

Ralph, could you please correct/address the following:

- Bearing and distances are missing from the plat face for the boundaries between Lots 1 & 2 and Lots 2 & 3.
- Consider adding the bearings to the south boundary of Lot 14 and the west boundary of the Norwood Road dedication.
- Minor discrepancy between plat face and Certificate of Owner labeling the Norwood Road dedication. Plat = "R/W Parcel"; Certificate of Owner = "R/W Dedication"

Please feel free to contact our office with any follow-up questions or inquiries.

Thank you for allowing us the opportunity to review this plat.

Sincerely,

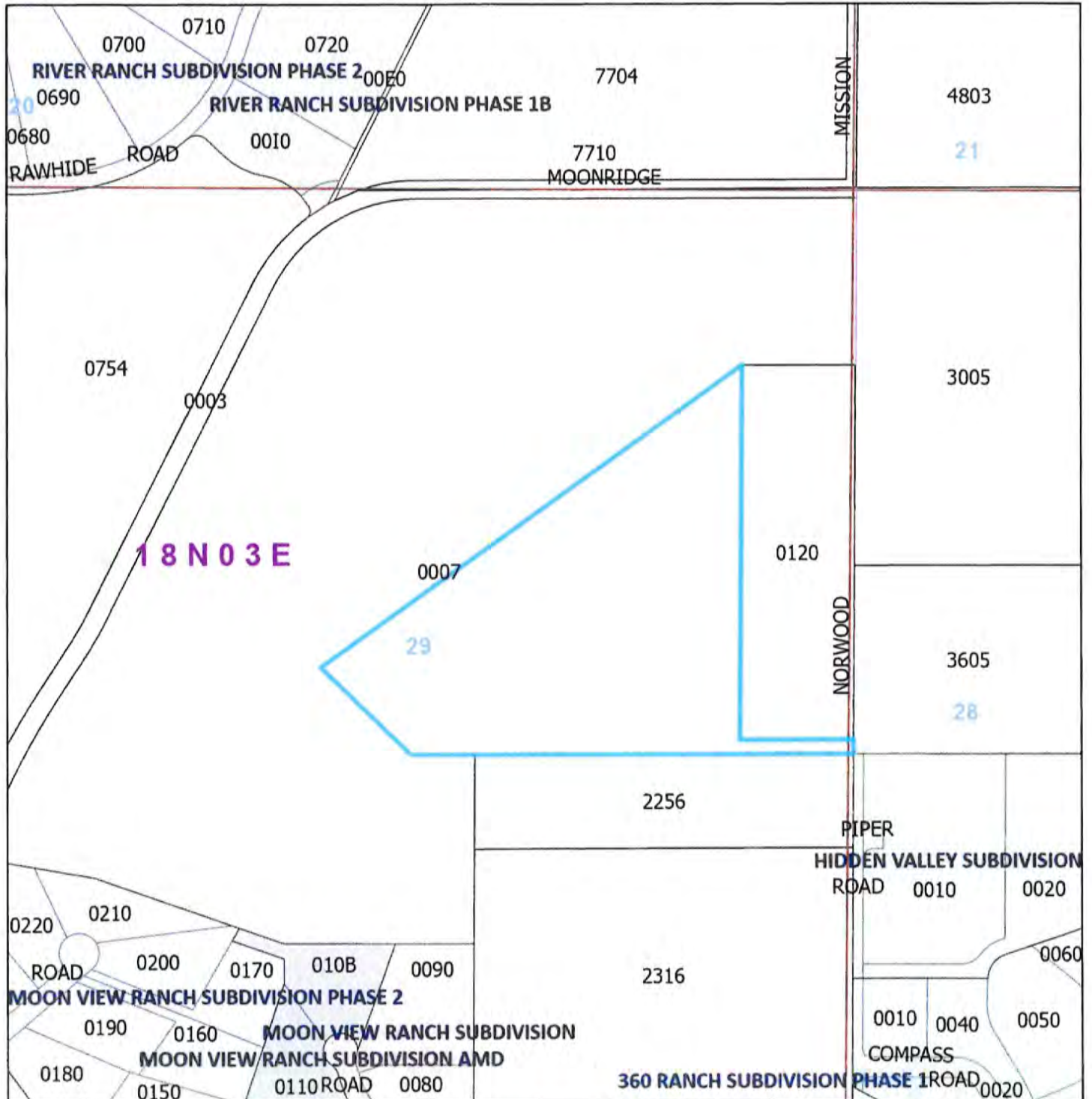
Kathy Riffie
Cadastral Specialist Technician II
Valley County Assessor - Cartography Department

Enclosure

Cc: Dan Dunn, Dunn Land Surveys Inc, Valley County Surveyor; Ralph Miller, Secesh Engineering Inc.

Proposed Wood Run Heights

Portion of RP18N03E290007



Legend

- Township
- Section
- Proposed
- Parcels



Date: 7/16/2025
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 Miles

Re: SUB 25-009 Wood Run Heights/McCall Airport/Avigation Easement

From Heidi Schneider <HeidiS@crawfordolson.com>

Date Thu 8/7/2025 5:39 AM

To Emily Hart <ehart@mccall.id.us>

Cc William L. Punkoney <wpunkoney@whitepeterson.com>; lhalsey@whitepeterson.com
<lhalsey@whitepeterson.com>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt
<mgroenevelt@mccall.id.us>; Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick
<cherrick@valleycountyid.gov>

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Hi Emily,

Thank you for following up. The avigation easement, as currently proposed, includes some language that raises concerns. Our legal counsel is taking a closer look, and we'll be in touch if we believe an alternative easement or revised terms can be proposed that are mutually acceptable.

Heidi Schneider
Crawford Olson Real Estate Services

Phone: 208-849-2051
PO Box 2036, McCall ID 83638 for USPS
403 East Park Street for FEDEX or UPS
<http://www.crawfordolson.com>

From: Emily Hart <ehart@mccall.id.us>

Sent: Wednesday, August 6, 2025 11:08 AM

To: Heidi Schneider <HeidiS@crawfordolson.com>

Cc: William L. Punkoney <wpunkoney@whitepeterson.com>; lhalsey@whitepeterson.com
<lhalsey@whitepeterson.com>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt
<mgroenevelt@mccall.id.us>; lhunter@valleycountyid.gov <lhunter@valleycountyid.gov>; Cynda
Herrick <cherrick@co.valley.id.us>

Subject: Re: SUB 25-009 Wood Run Heights/McCall Airport/Avigation Easement

Hi Heidi,

in preparation for the August 14 P&Z hearing, please let me know if the BMR legal team has any questions about the avigation easement.

Thanks!
Emily

Emily Hart, C.M. | McCall Airport Manager
336 Deinhard Lane Hangar 100 | McCall, ID 83638
Direct: 208.634.8965 | Cell: 208.630.3441
www.mccall.id.us/airport

From: Heidi Schneider <HeidiS@crawfordolson.com>
Sent: Friday, July 25, 2025 12:41 PM
To: Emily Hart <ehart@mccall.id.us>
Cc: lhunter@valleycountyid.gov <lhunter@valleycountyid.gov>; cherrick@valleycountyid.gov <cherick@valleycountyid.gov>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Forest Atkinson <FAtkinson@mccall.id.us>; BessieJo Wagner <bwagner@mccall.id.us>
Subject: Re: SUB 25-009 Wood Run Heights/McCall Airport/Avigation Easement

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Thank you, Emily.

Cynda reached out and requested that we include specific language in our CC&Rs. I don't anticipate any issues with the avigation easement, but I'll defer to Brundage Mountain Resort's legal counsel for final review. If any questions come up, I'll be sure to reach out.

Have a wonderful weekend!

Heidi Schneider
Crawford Olson Real Estate Services

Phone: 208-849-2051
PO Box 2036, McCall ID 83638 for USPS
403 East Park Street for FEDEX or UPS
<http://www.crawfordolson.com>

From: Emily Hart <ehart@mccall.id.us>
Sent: Friday, July 25, 2025 12:35 PM
To: Heidi Schneider <HeidiS@crawfordolson.com>
Cc: lhunter@valleycountyid.gov <lhunter@valleycountyid.gov>; cherrick@valleycountyid.gov <cherick@valleycountyid.gov>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Forest Atkinson <FAtkinson@mccall.id.us>; BessieJo Wagner <bwagner@mccall.id.us>
Subject: SUB 25-009 Wood Run Heights/McCall Airport/Avigation Easement

Hi Heidi,

As I noted in McCall Airport comments for SUB 25-009 Wood Run Heights, all 14 lots are within one mile of the end of Runway 34 (south), and all are in the Traffic Pattern Area for McCall Airport. After your presentation as the applicant, your fellow commissioners failed to discuss the Airport's concerns in their deliberations related to this subdivision. Additionally, the recommended Conditions of Approval made no consideration of the airport, which was concerning. However, I do see that you included Airport concerns in the Final Plat/CC&Rs (emailed to Lori Hunter and Cynda Herrick 07/09/2025). Thank you!

The attached Airport Land Use Compatibility table by ITD Division of Aeronautics demonstrates that developments in the Traffic Pattern Area can be allowed with conditions.

The City of McCall, as McCall Airport Sponsor, would like Brundage Mountain Resorts/Wood Run Heights Subdivision to enter an avigation easement as a condition of approval. The easement would be recorded as a Plat Note on the final plat .

Avigation easements provide clarity and certainty to both airports and property owners. They ensure safe flight paths and prevent obstructions into airspace, and they inform property owners of their rights and responsibilities in the easement area, promoting compatible land use and reducing potential conflicts between airport operations and residential development.

River Ranch Subdivision, as well as many of the more recently developed properties within three miles of the Airport along Norwood Road - 360° Ranch (Inner Critical Zone), Hidden Valley, Hamblin, Glauser, MAW Properties - have signed avigation easements and included Airport concerns in the CCRs.

Additionally, the McCall Airport Advisory Committee (AAC) plans to submit a letter to be included in the staff report to be provided to Commissioners at the August 14, 2025 P&Z meeting, requesting an avigation easement with Wood Run Heights Subdivision.

Thank you for your consideration, and please let me know if you have any questions.

Regards,
Emily

Emily Hart, C.M. | McCall Airport Manager
336 Deinhard Lane Hangar 100 | McCall, ID 83638
Direct: 208.634.8965 | Cell: 208.630.3441
www.mccall.id.us/airport

[illegible]

Recording Requested By and
When Recorded Return to:

City Clerk
City of McCall
216 East Park Street
McCall, Idaho 83638

For Recording Purposes Do
Not Write Above This Line

**MCCALL MUNICIPAL AIRPORT
SURFACE AND OVERHEAD AVIGATION EASEMENT
AND RIGHT-OF-WAY**

This Easement and right-of-way is granted to the City of McCall (hereinafter "City") and all future users of the McCall Municipal Airport (hereinafter "Airport") for the purposes of flight by Brundage Mountain Resort/Wood Run Heights Subdivision (hereinafter "Grantor") without any duress or coercion. It is supported by good and valuable consideration, the sufficiency of which is acknowledged by Grantor. The effective date of this Easement is [REDACTED]. It is permanent and non-exclusive.

Grantor acknowledges that its property is located near a busy Airport which is important both to the City of McCall and users of the Airport. Grantor further acknowledges that the terms and conditions of this Easement are reasonable and are aimed at the continued safe use of the McCall Airport and its users. Accordingly, Grantor, for itself, its assigns and successors in interest grants the following appurtenant rights, conditions and benefits to the City of McCall and to all persons using the Airport without limitation to the time or frequency of use of the Airport:

1. The unobstructed use and passage of all types of aircraft in and through the Airport's airspace at any height or altitude above the surface of Grantor's land described in Exhibit A which is attached hereto and is incorporated herein by reference. As used in this

Easement, the term "aircraft" means devices designed to transport persons or property through the air including, but not limited to, those which are propelled by jet(s) or propeller, whether civil or military, commercial, public or privately owned. The term "aircraft" also includes sailplanes, gliders, lighter-than-air balloons and helicopters.

2. The right of said aircraft to cause noise, vibrations, fumes, deposits of dust, fuel particles (incidental to the normal operation of aircraft); fear, interference with sleep or communication, and any other effects associated with the normal operation of aircraft taking off, landing or operating in the vicinity of the Airport.
3. The right of said aircraft to utilize the Airport or the airspace surrounding it without respect to the frequency of use, the time of day or night, the height above the ground used by said aircraft, the type of aircraft and the proximity of flight near or over Grantor's property burdened by this Easement.

Grantor, on behalf of itself and its assigns and successors in interest, will, as a material part of this Easement provide a copy of this Easement to all of its assigns and successors in interest before the passing of title.

Grantor further expressly agrees for itself, its successors and assigns to restrict the height of structures, objects of natural growth and other obstructions on Grantor's Property to a height in compliance with Title 14 CFR Part 77, *Safe, Efficient Use and Preservation of the Navigable Airspace*, as amended from time-to-time, and to file with the FAA a Form 7460-1 when required by the United States Code of Federal Regulations.

This Easement and right-of-way additionally grants to Grantee the continuing right to prevent the erection or growth upon Grantor's Property of any building, structure, tree, machine or other object that extends into the airspace above said Property in excess of the heights allowed by the United States Code of Federal Regulations or objects or structures which create glare, lights or reflectors which might interfere with a pilot's vision.

Grantor expressly agrees for itself, its successors and assigns to prevent any use of Grantor's Property which would interfere with landing or taking off of aircraft at the Airport, or otherwise constitute an Airport hazard. Such hazards include uses that create electrical interference with navigational signals or radio communication between the Airport and aircraft, make it difficult for pilots to distinguish between Airport lights and other lights, result in glare in the eyes of pilots using the Airport, impair visibility in the vicinity of the Airport, create or build water features or ponds that are bird attractants which may cause bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the Airport.

Grantor and its successors and assigns does hereby fully waive damages, claims for damages and causes of action, including injunctive relief, which they may now have or which they may have in the future against Grantee and the Airport users due or alleged to be due to noise, vibrations, fumes, dust and fuel particles or any other condition or effect that may be caused or may have been caused by the lawful operation of aircraft landing at, taking off from or operating at, near or from the Airport.

TO HAVE AND TO HOLD said Easement and right-of-way, and all rights appertaining thereto unto Grantee, its successors and assigns, until McCall Municipal Airport shall be abandoned and shall cease to be used for public airport purposes. It is understood and agreed that all provisions herein shall run with the land and shall be binding upon Grantors, their heirs, administrators, executors, successors and assigns until such time that the Easement is extinguished.

NOTICES between the parties may be made by personal delivery or by United States mail, postage pre-paid, registered or certified, with return receipt requested, or by

telegram, facsimile transmission or mail-o-gram or by recognized courier delivery (*e.g.* Federal Express, UPS, DHL, etc.) addressed to the parties, as the case may be, at the address set forth below or at such other addresses as the parties may subsequently designate by written notice given in the manner provided in this section. The parties are required to provide any change of address to each other.

Grantee: McCall Municipal Airport
Attn: Airport Manager
216 East Park Street
McCall, Idaho 83638

Copy To: City of McCall
Attn: City Clerk
216 East Park Street
McCall, Idaho 83638

Grantor: Brundage Mountain Resort_____
SUB 25-009 Wood Run Heights Subdivision
PO Box 1062_____
McCall, ID 83638_____

GRANTEE: CITY OF MCCALL, IDAHO

By: _____
Robert S. Giles, Mayor

Attest: _____
BessieJo Wagner, City Clerk

STATE OF IDAHO)
 : ss
County of Valley)

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for said State, respectively of the CITY OF MCCALL, IDAHO, known to me or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same and were so authorized to do so on behalf of the City of McCall, Idaho.

Notary Public for Idaho
Commission Expires: _____

(SEAL)

GRANTOR:

By: _____

STATE OF _____)
 : ss
County of _____)

On this ____ day of _____, _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ known to me or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as a governor on behalf of _____.

Notary Public for Idaho
Commission Expires: _____

(SEAL)