

## 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](mailto:cherrick@valleycountyid.gov)

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<b>STAFF REPORT:</b>	C.U.P. 24-13 Saddle Rock Subdivision Phase 3 – Final Plat
<b>MEETING DATE:</b>	August 14, 2025
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / PROPERTY OWNER:</b>	Ryan and Heidi Schneider 291 Ashton LN, McCall ID 83638
<b>SURVEYOR:</b>	Chip Bowers, Dunn Land Surveys 25 Coyote Trail, Cascade, ID 83611
<b>LOCATION:</b>	West side of State Highway 55 The site contains portions of RP12N04E087006, RP12N04E172646, and RP12N04E174093, located within Sections 17, and 18, T.12N, R.4E, Boise Meridian, Valley County, Idaho
<b>SIZE:</b>	40 acres
<b>REQUEST:</b>	Final Plat Approval

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Ryan and Heidi Schneider are 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 Phases 3 and 4 and included 23 single-family residential lots on 79.14 acres. Lot sizes ranged from 2 acres to 6 acres.

The final plat for Phase 3 has 7 single-family residential lots on 40 acres. Lot sizes range from 3.2 acres to 8.7 acres.

Access would be from private roads onto State Highway 55.

### FINDINGS:

1. Approval of the conditional use permit and preliminary plat were effective July 23, 2024.
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. 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 names of 43 Acre Road and Sky Horse Drive. (July 14, 2025)

Paul Ashton, of Parametrix and Valley County Engineer, and Dan Coonce, Valley County Public Works Engineer, have reviewed and approved the Revised Grading and Drainage Plans and Drainage Report. (July 9, 2025; July 10, 2025)

Steven Hull, Cascade Fire District Chief, stated the required 10,000-gallon water tank has been installed and inspected within Phase 3 to be used for fire suppression. The water tank is located within the road right-of-way and is positioned to allow for year-round access and maintenance. The tank meets the current standards. The refilling and maintenance of the tank is the responsibility of the property owner. (January 9, 2025)

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#### **STAFF COMMENTS / QUESTIONS:**

1. A Wildfire Mitigation Plan was submitted at time of preliminary plat approval.
2. Draft CCRs were included with the final plat submittal.
3. The Health Certificate on the plat states sanitary restrictions are in force...will they be removed prior to recordation?
4. Note 4 needs to list the C.U.P. #.
5. Note 6 could be clarified with, "No lot splits shall occur unless a subdivision plat is recorded."
6. Note 9 can be removed.

#### **Approved Conditions of Approval Instrument # 2024-464169 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 for Phase 3 and Phase 4 shall be recorded within two and five years, respectively, unless substantial changes are made to Valley County Code or this permit will be null and void. **Phase 3 must be recorded by July 23, 2026; Phase 4 by July 23, 2029.**
5. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat. **Shall be done prior to approval of the plat by the Board of County Commissioners.**
6. A letter of approval is required from Cascade Fire District prior to recording the final plat. ✓

7. Water tanks for fire suppression shall be installed and maintained per Cascade Fire District requirements. **Tank has been installed and inspected.**

- **How will maintenance be assured by the applicant; should be in the CCRs?**

- **The site of the tank should be added to the final plat.**

8. All easements shall be shown on the final plat. ✓

9. Approval from Idaho Transportation Department is required prior to recording the final plat.

- Idaho Transportation Department has approved one approach for 10 residential units on Permit # 3-21-561 that expired 7/6/2022. **Please provide a list of all ITD permits and access points so we have a record for tracking purposes of which plats and rural parcels are associated with each ITD permit.**

10. 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. ✓

11. A private road declaration is required. **Draft submitted with final plat.**

12. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed. **To be done prior to recordation.**

13. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, and fiber. **Plat Note 2; Draft Declaration submitted with final plat.**

14. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road. **CCRs**

15. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year. **Applicant states neighboring parcels do not run livestock.**

16. Must comply with Valley County Code regarding signs. ✓

17. 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 9**
- "All lighting must comply with the Valley County Lighting Ordinance." **Plat Note 13**
- "Only one wood burning device per lot." **Plat Note 12**
- "Surrounding land uses are subject to change." **Plat Note 11**
- "Lots shall not be reduced in size without prior approval from the Health Authority and Valley County Planning and Zoning." **Plat Note 6**

#### **ATTACHMENTS:**

- Conditional Use Permit 24-13
- Vicinity Map
- Aerial Map
- Assessor Plat – T.12N R.4E Section 18
- Approved Preliminary Plat
- Relevant PZ Commission Meeting Minutes – July 11, 2024
- Responses
- Applicant's Submittal Letter and Final Plat Received July 10, 2025

#### **END OF STAFF REPORT**

# Valley County Planning and Zoning

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Cascade, ID 83611-1350  
Phone: 208-382-7115  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)



Instrument # 2024-464169  
Valley County, Cascade, Idaho  
07-23-2024 03:06:49 PM Titles: 1 Pages: 2  
Douglas Miller Fees: \$0.00  
Ex-07-1619 Recorder Deputy  
A standard 1D barcode representing the instrument number 2024-464169.

*me*

## CONDITIONAL USE PERMIT N O. 24-13 Saddle Rock Phase 3 & 4

**Issued to:** Ryan and Heidi Schneider  
291 Ashton LN  
McCall ID 83638

**Property Location:** The site is approximately 79.14 acres and contains portions of RP12N04E180120, RP12N04E172644, RP12N04E087005, and RP12N04E17409, located within Section 8, 17, and 18, T.12N, R.4E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of July 11, 2024. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 24-13 with Conditions for establishing twenty-one lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is July 23, 2024.

### 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 for Phase 3 and Phase 4 shall be recorded within two and five years, respectively, unless substantial changes are made to Valley County Code 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 Cascade Fire District prior to recording the final plat.
7. Water tanks for fire suppression shall be installed and maintained per Cascade Fire District requirements.
8. All easements shall be shown on the final plat.
9. Approval from Idaho Transportation Department is required prior to recording the final plat.
10. 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.
11. A private road declaration is required.
12. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
13. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, and fiber.
14. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.
15. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
16. Must comply with Valley County Code regarding signs.
17. 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."
  - "Lots shall not be reduced in size without prior approval from the Health Authority and Valley County Planning and Zoning."

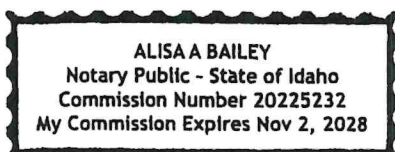
END CONDITIONAL USE PERMIT

Date July 23, 2024

Approved by Cynda Herrick

On this 23 day of July, 2024<sup>\*\*\*</sup>, 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.

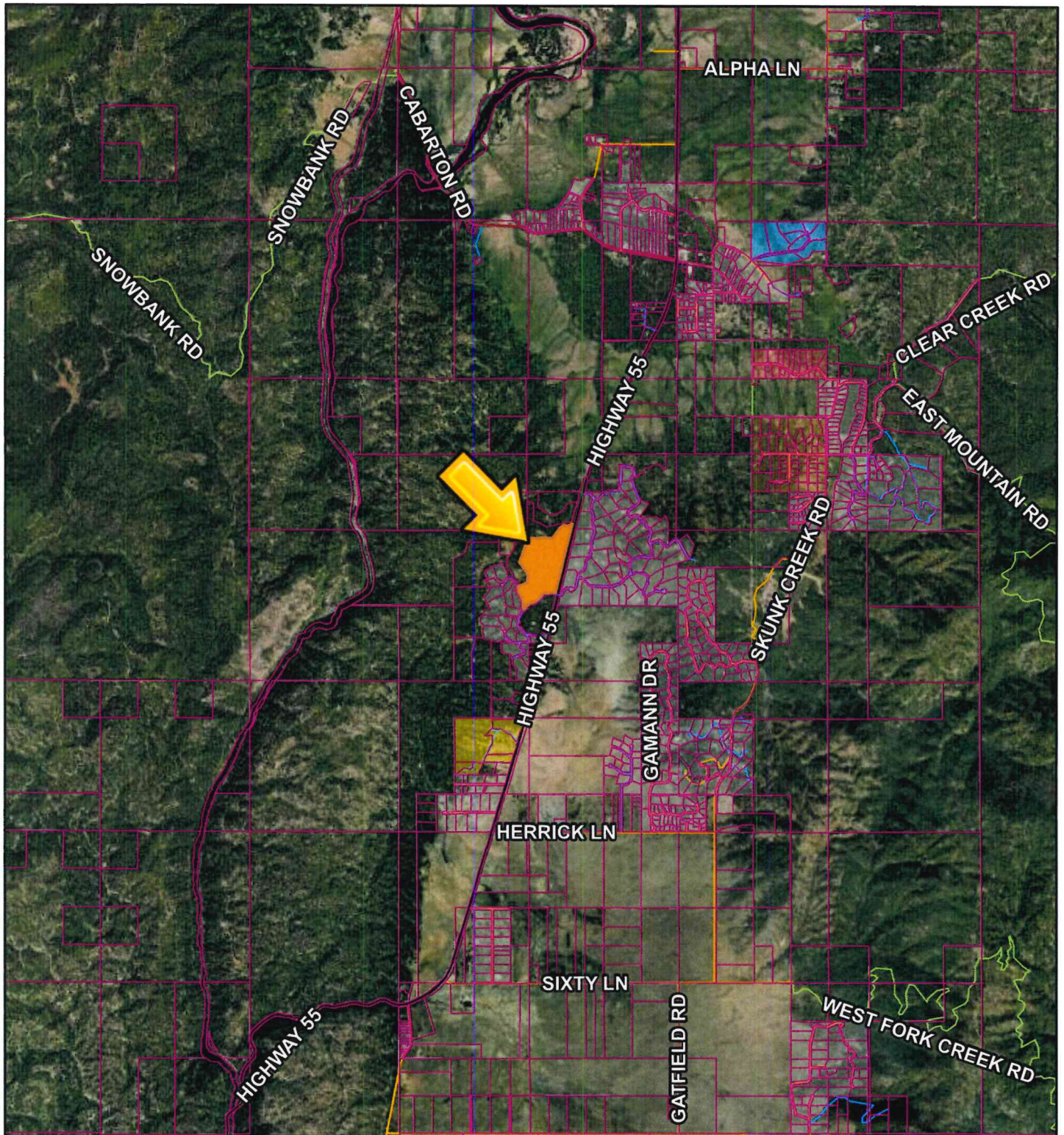
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.





Alisa A Bailey  
Notary Public  
Residing at: Valley County  
Commission Expires: 11/2/24  
Conditional Use Permit  
Page 2 of 2

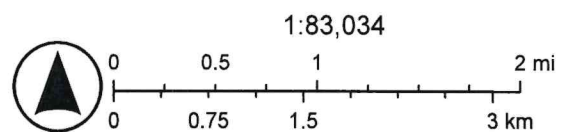


# C.U.P. 24-13 Vicinity Map - Approximate Boundary



5/31/2024, 4:23:18 PM

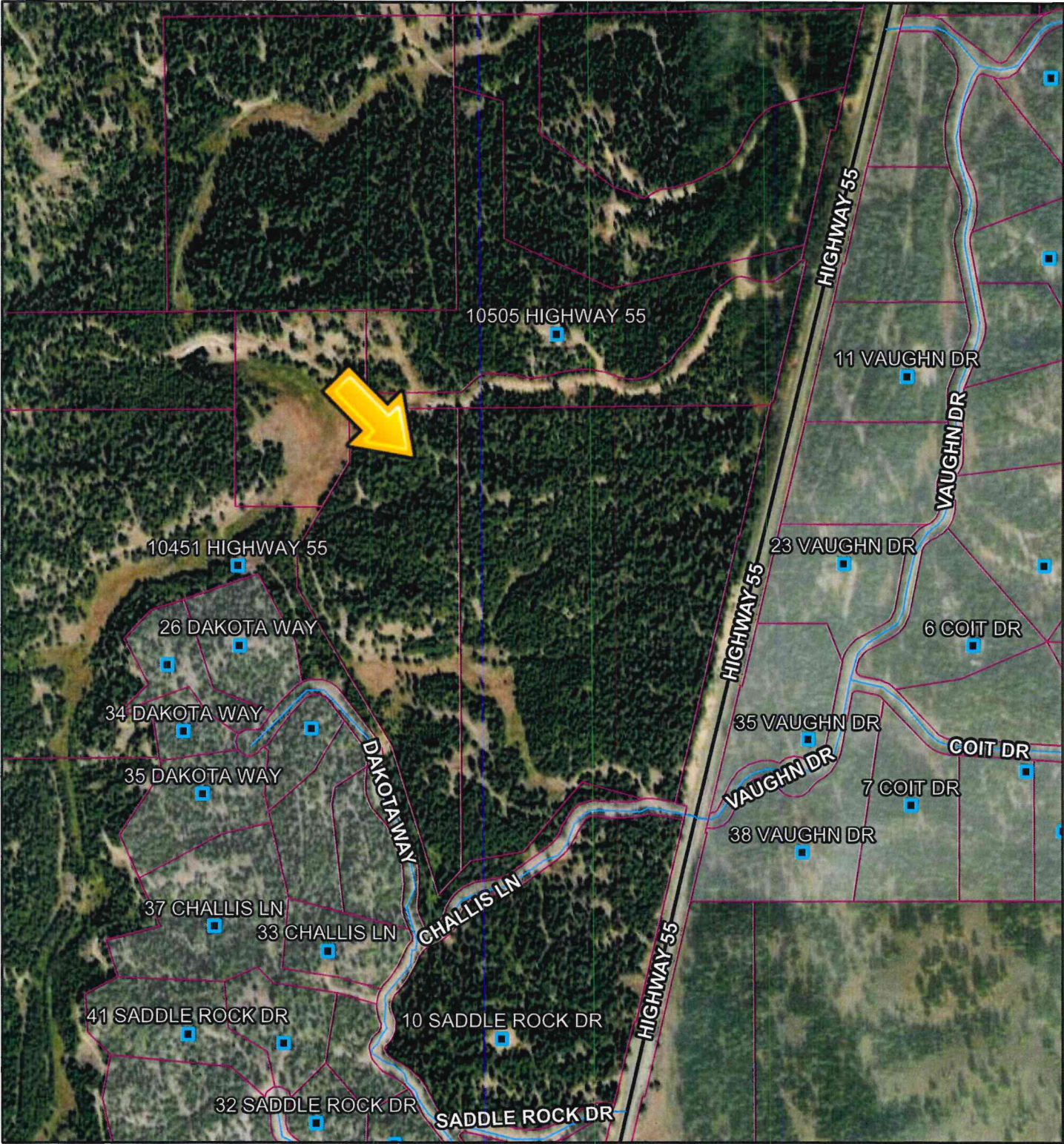
- |                                                                                                       |                                                                                                 |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
|  Parcel Boundaries |  URBAN/RURAL |
|  MAJOR             |  USFS        |
|  COLLECTOR         |  PRIVATE     |



Earthstar Geographics

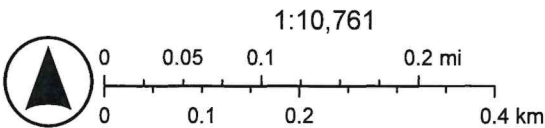


# C.U.P. 24-13 Aerial Map



5/31/2024, 4:19:53 PM

- Address Points
- Parcel Boundaries
- Roads
  - MAJOR
  - PRIVATE



Maxar

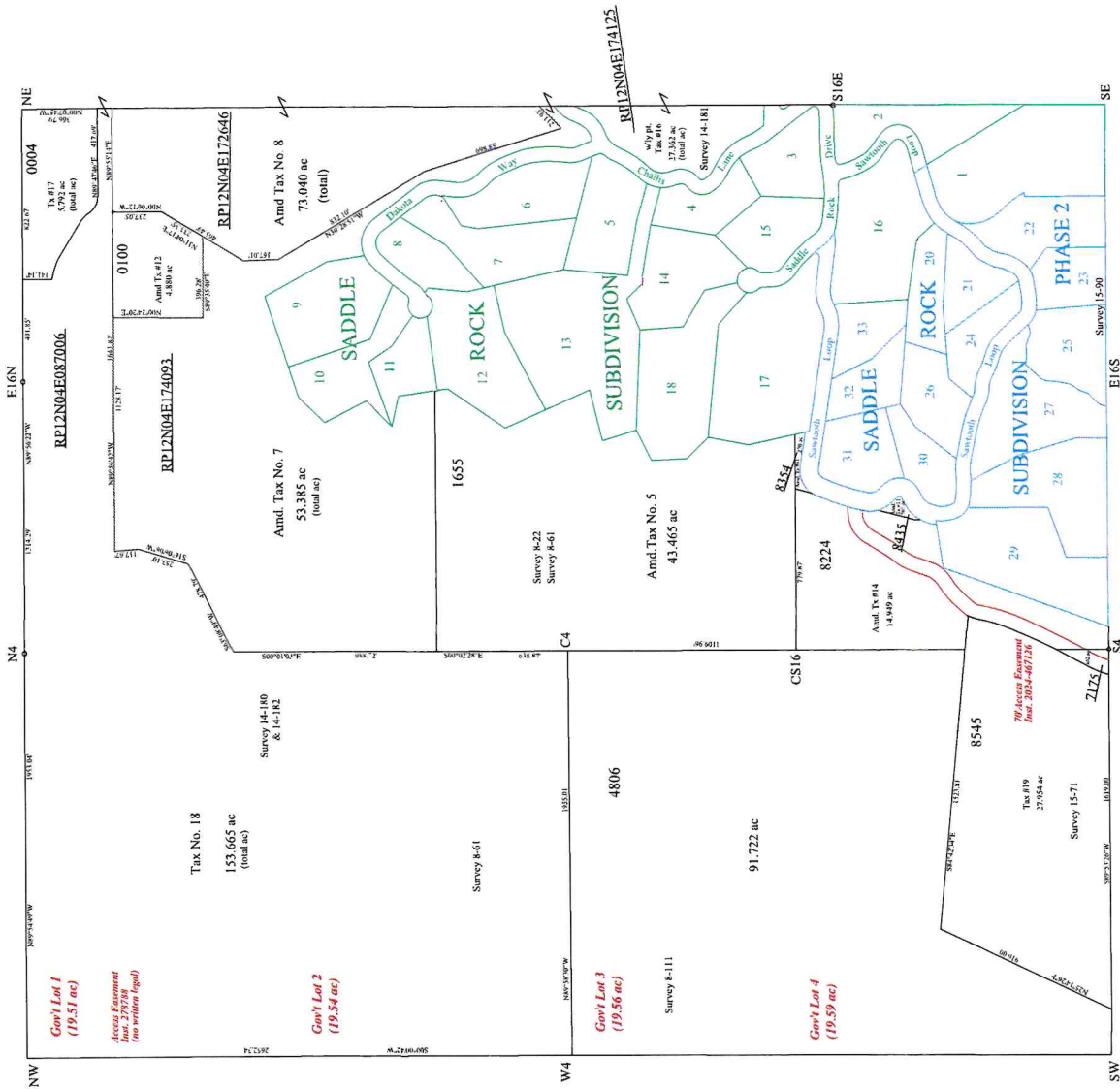


**PLAT TITLE**

T W P . 1 2 N R O 4 E S E C . 1 8

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

Filename: **Valley County Base Map**  
Scale: **1"=400'**  
Date: **3/20/2025**  
Drawn by: **L. Frederick**



This drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein.





OWNER

IVAN AND MRS. JONEDEN  
191 ASTRON LANE  
SCOTT, O 43434

## PROJECT DATA

TOTAL ACRES OF LAND 25.87 AC  
 PORTION OF PHASE 1 ROAD 3.27 AC  
 4.3 ACROSS PHASE 2 ROAD  
 NEW ROAD 4.20 AC  
 11.82 AC TOTAL ACRES  
 2.97 AC  
 UNIMPAVED LOTS (PHASE 1): 24  
 3 & 4: 75.14 AC

## GENERAL NOTES

- [illegible]

MA Flood Panel: 120832010C  
FPM Effective Date: 2/1/2018  
Flood Zones: F  
Base Flood Elevation: n/a  
Flood Zones are subject to change by FEMA & are subject to regulation by rule 9 and Title 11 of the Massachusetts Code

PRELIMINARY PLAT FOR  
SADDLE ROCK SUBDIVISION  
PAGE 2 OF 4

IN THE NE1/4 OF SECTION 18, AND  
THE NW1/4 OF SECTION 17,  
T 12N. R 3E. B.M. VALLEY COUNTY, IDAHO

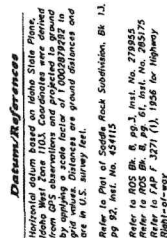


21. CONVOY YEAR II

PHONE: (208) 634-6894

WWW.DUNNANDSURVEYS.COM

DATE	BY	CD	CHECKED	DATE	DTO	JOB NO.	SHEET
04 JUN 2024	09	JUN	2024	7/09/24		21009	1 of 1



**Legend**

●	Set 5/8" Inch Rebar
○	Found Monument as Noted
△	Calculated Position, No Monument Set or Found
□	Found Brass Cap Right-of-way Monument
—	Found 5/8" inch rebar
—	Exterior Boundary Line
—	Force Line
.....	Force Line to be Adjusted

LINE TABLE		
LINE	LENGTH	BEARING
L1	84.73	S78°35'17"E
L2	208.43	S53°57'10"W
L3	50.19	N21°40'50"W
L4	86.30	N68°12'45"E
L5	41.33	N68°34'44"E
L6	78.38	S47°12'12"W
L7	73.10	N80°54'40"W
L8	87.87	S70°30'00"W
L9	75.00	S45°54'04"W
L10	55.70	S53°22'17"W
L11	142.03	N53°11'48"E
L12	21.80	N43°04'32"E
L13	26.40	N13°44'58"E
L14	10.00	S78°17'42"E
L15	20.41	N13°38'15"E

COURSE	CURVE TABLE			CROSS
	LENGTH	STATIONS	STATIONS	
C1	61.62	253.00	380.7071	54.19
C2	61.62	253.00	380.7071	54.19
C3	130.79	634.00	764.7971	135.48
C4	61.62	132.00	596.7071	71.85
C5	61.62	132.00	596.7071	71.85
C6	130.79	634.00	764.7971	135.48
C7	61.62	132.00	596.7071	71.85
C8	130.79	634.00	764.7971	135.48
C9	61.62	132.00	596.7071	71.85
C10	130.79	634.00	764.7971	135.48
C11	61.62	132.00	596.7071	71.85
C12	130.79	634.00	764.7971	135.48
C13	61.62	132.00	596.7071	71.85
C14	130.79	634.00	764.7971	135.48
C15	61.62	132.00	596.7071	71.85
C16	130.79	634.00	764.7971	135.48
C17	61.62	132.00	596.7071	71.85
C18	130.79	634.00	764.7971	135.48
C19	61.62	132.00	596.7071	71.85
C20	130.79	634.00	764.7971	135.48
C21	61.62	132.00	596.7071	71.85
C22	130.79	634.00	764.7971	135.48
C23	61.62	132.00	596.7071	71.85
C24	130.79	634.00	764.7971	135.48
C25	61.62	132.00	596.7071	71.85
C26	130.79	634.00	764.7971	135.48
C27	61.62	132.00	596.7071	71.85
C28	130.79	634.00	764.7971	135.48
C29	61.62	132.00	596.7071	71.85
C30	130.79	634.00	764.7971	135.48
C31	61.62	132.00	596.7071	71.85
C32	130.79	634.00	764.7971	135.48
C33	61.62	132.00	596.7071	71.85
C34	130.79	634.00	764.7971	135.48
C35	61.62	132.00	596.7071	71.85
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C39	61.62	132.00	596.7071	71.85
C40	130.79	634.00	764.7971	135.48
C41	61.62	132.00	596.7071	71.85
C42	130.79	634.00	764.7971	135.48
C43	61.62	132.00	596.7071	71.85
C44	130.79	634.00	764.7971	135.48
C45	61.62	132.00	596.7071	71.85
C46	130.79	634.00	764.7971	135.48
C47	61.62	132.00	596.7071	71.85
C48	130.79	634.00	764.7971	135.48
C49	61.62	132.00	596.7071	71.85
C50	130.79	634.00	764.7971	135.48
C51	61.62	132.00	596.7071	71.85
C52	130.79	634.00	764.7971	135.48
C53	61.62	132.00	596.7071	71.85
C54	130.79	634.00	764.7971	135.48
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C56	130.79	634.00	764.7971	135.48
C57	61.62	132.00	596.7071	71.85
C58	130.79	634.00	764.7971	135.48
C59	61.62	132.00	596.7071	71.85
C60	130.79	634.00	764.7971	135.48
C61	61.62	132.00	596.7071	71.85
C62	130.79	634.00	764.7971	135.48
C63	61.62	132.00	596.7071	71

# 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

Katlin Caldwell, Chairman  
Ken Roberts, Vice-Chairman

Scott Freeman, Commissioner  
Carrie Potter, Commissioner

## MINUTES

Valley County Planning and Zoning Commission  
July 11, 2024  
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 Caldwell. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Staff – Tod Costello:	Present

Chairman Caldwell stated that the applicant has withdrawn the application for C.U.P. 24-14 Levels Up Retreat and a public hearing will not be held for this item.

**B. MINUTES:** Commissioner Freeman moved to approve the minutes of June 13, 2024, and June 18, 2024. Commissioner Potter seconded the motion. Motion passed unanimously.

## C. OLD BUSINESS:

**1. C.U.P. 23-21 Moon View Ranch Subdivision Phase 2 – Final Plat:** Emmers 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 9-lot single-family residential subdivision on 20 acres with individual septic systems and individual wells. The lots would be accessed from a new private road onto Big Moose RD (private) which accesses onto Moonridge DR (public). The site is parcel RP18N03E297955 and a portion of Moon View Ranch Subdivision located in Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. Not a public hearing.

Chairman Caldwell introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Shirley Florence, Lake Irrigation District, stated that Mr. Falvey has submitted a letter requesting a transfer of irrigation water to a different user. (July 9, 2024)
- **Exhibit 2** – Garrett de Jong, McCall Fire Chief, stated that a shared driveway for two lots must be 12-ft wide, less than 10% grade, height under 13 ½-ft, and only a single-family dwelling per lot.



Chairman Caldwell asked for the applicant's presentation. Jeff Bateman, 124 Kens Place, stated he has given information from Central District Health to Crestline Engineering. He has talked to adjacent neighbors. The new lot would share a well with his lot; each of the two lots would have individual septic systems.

Commissioner Roberts asked if Mr. Bateman would have issues with participating in a shared road agreement. Mr. Bateman does not; the neighbors all take care of the road maintenance and grading.

Chairman Caldwell asked for proponents. There were none.

Chairman Caldwell asked for undecided. There were none.

Chairman Caldwell asked for opponents. There were none.

Chairman Caldwell closed the public hearing and the Commission deliberated. Commissioner Potter has no opposition to this proposal. The applicant has met with the neighbors. This proposal is for permanent residence, not short-term use. Chairman Caldwell appreciated the effort of meeting with the neighbors. Commissioner Freeman has no problems with the proposal; the proposed lot sizes are good. Commissioner Roberts scored a +7 in Compatibility Questions 1-3 and an overall Compatibility Rating of +4. He believes a road maintenance agreement should be required to reduce future issues among the neighbors. However, it is a private road and issues would be a civil matter. Chairman Caldwell supports the proposal but would like additional landscaping to be added to mitigate the impacts on adjacent uses (Q4).

Commissioner Potter moved to approve of C.U.P. 24-12 Droptine Meadows Subdivision – Preliminary and Final Plat with the conditions of approval and

**COA** – Trees shall be added for landscaping.

Chairman Caldwell seconded the motion. Motion carried unanimously.

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

4. **C.U.P. 24-13 Saddle Rock Subdivision Phases 3 and 4 – Preliminary Plat:** Ryan and Heidi Schneider are requesting a conditional use permit for a 23-lot single-family residential subdivision on 79.14 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from private roads onto State Highway 55. The site contains portions of RP12N04E180120, RP12N04E172644, RP12N04E087005, and RP12N04E17409, located within Section 8, 17, and 18, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Caldwell introduced the item and opened the public hearing. Chairman Caldwell asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Heidi Schneider's email stating the density will be reduced by combining Lots 21, 22, and 23. (July 10, 2024)
- **Exhibit 2** – Heidi Schneider submitted a letter and attachments responding to Staff comments within the Staff Report. The property owners' association has been reinstated with the Idaho Secretary of State. The preliminary plat has been revised to show lot line distances and correct road names; all lots comply with Valley County requirements. Phase 3 will be recorded within two years; the

applicant requests five years to record Phase 4. Draft Supplemental CCRs and a summary of the neighborhood meeting were attached.

Chairman Caldwell asked for the applicant's presentation. Heidi Schneider, 291 Ashton Lane, stated the road name Challis Lane has been corrected on the plat. The proposed road name of 43-Acre Road has been changed to Grainger Way based on comments from Valley County Dispatch. Phase 3 has been modified by combining lots 21, 22, and 23 to accommodate the neighbor and reduce the total amount of lots. CCRs are the same as Phase 1 which has been recorded. John Lillehaug will complete a fire protection plan in August. Steven Hull, Cascade Fire Chief, has been onsite; there will be a water fire tank for each phase.

Phase 2 has been recently recorded but is not on the GIS map; Ms. Schneider pointed out the location of Phase 2. Ms. Schneider requests five years to complete Phase 4 instead of two years for both Phases 3 and 4. Director Herrick approval of a specific phasing plan is allowed by Valley County Code (VCC). It has been taking two to three years per plat. A condition of approval could be to require Phase 3 to be completed within two years and Phase 4 has to be completed within five years unless substantial changes to the VCC occur. A possible substantial change to VCC is the requirement of wildland urban interface landscaping standards.

Commissioner Roberts is concerned about health and safety issues due to left-hand turning traffic at the intersections of the private roads and Highway 55. Ms. Schneider stated she is working with Idaho Transportation Department (ITD) on each phase. ITD has approved approach permits and limited the maximum number of single-family residences. Approaches have been completed. A new traffic study will be required by ITD for Phase 4. There have not been a lot of traffic crashes in the area; there are a lot of wildlife-vehicle collisions. ITD is not allowed to hold animal crashes against property owners or persons.

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

Chairman Caldwell closed the public hearing and the Commission deliberated. The road name changes have been addressed. Commissioner Roberts recommends an additional Condition of Approval for a phasing plan as requested. He did obtain a net positive compatibility rating score. The proposed land use is consistent with surrounding land uses. Chairman Caldwell concurs. Commissioner Freeman also concurs. The subdivision design and phasing seem well thought out and planned. Staff stated sign permits will be required.

Commissioner Freeman moved to approve C.U.P. 24-13 Saddle Rock Subdivision Phases 3 and 4 and Preliminary Plat with the conditions as stated and:

**COA:** Must comply with Valley County Code regarding signs.

**Revised COA #4:** The final plat for Phase 3 and Phase 4 shall be recorded within two and five years, respectively, unless substantial changes are made to Valley County Code or this permit will be null and void.

Commissioner Potter seconded the motion. Motion carried unanimously.

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



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**Re: More Proposed Road Names for August 2025**

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**From** Laurie Frederick <lfr frederick@valleycountyid.gov>

**Date** Mon 7/14/2025 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>

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

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**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

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**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

Please update my email address to lhunter@valleycountyid.gov. Thank you.

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

**S**ervice **T**ransparent **A**ccountable **R**esponsive

Parametrix No. 314-4875-001 – Task 02.128

Dan Coonce, PE  
Valley County Planning and Zoning  
219 North Main Street  
PO Box 1350  
Cascade, ID 83611

Re: Saddle Rock Subdivision Phase 3 – Revised Grading and Drainage Plans and Drainage Report

Dear Dan:

We have reviewed the above-referenced documents against the current Valley County (VC) Private and Public Road standards. Per our review and conversations with the engineer, the plans and drainage report meet the required standards; therefore, we are recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX



Paul Ashton, PE

cc: Cynda Herrick, AICP, CFM/Valley County Planning and Zoning Director  
Jeff McFadden/Valley County Road Department





# Valley County Road and Bridge

PO Box 672 • 520 South Front Street  
Cascade, ID 83611-1350



Phone (208) 382-7195  
roaddept@co.valley.id.us

Thursday, July 10, 2025

Heidi Schneider  
Development – Brundage Mountain Resort  
291 Ashton Lane  
Garden City, ID 83714

Subject: Saddle Rock Subdivision Phase 3 Approval of Grading and Drainage Plans and Drainage Report

Dear Ms. Schneider,

I am pleased to inform you that the Valley County Road and Bridge Department has confirmed the review of your revised grading and drainage plans and drainage report originally submitted April 29, 2025, for the Saddle Rock Subdivision Phase 3, located near the intersection of State Highway 55 and 43 Acre Road. After a thorough evaluation of the proposed plans and supporting documentation, we have granted our approval for the revised Drainage and Stormwater documentation. During the review process, the following factors were carefully considered:

- Compliance with county regulations and standards
- Adequate drainage and stormwater management
- Traffic flow and road safety measures
- Other pertinent engineering assessments

You have successfully addressed those private and public road standards comments and requirements from our previous reviews, ensuring that the project aligns with the county's goals for sustainable and responsible development.

Please proceed with the next steps in the development process as outlined in our county policies. We kindly ask that you keep us updated on your progress and notify us of any significant changes to the approved design. Additionally, remember to obtain any necessary permits prior to initiating construction and the development is subject to approval of the development agreement.

If you have any questions or require further assistance, please do not hesitate to reach out to my office at 208-382-7195 or email below.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Coonce".

**Dan Coonce**  
Public Works Engineer  
Valley County, Idaho  
dcoonce@co.valley.id.us



**CASCADE RURAL FIRE PROTECTION DISTRICT  
P.O. Box 825  
CASCADE, ID 83611-0825  
109 EAST PINE STREET**

January 9, 2025

To: Cynda Herrick  
Valley County Planning and Zoning

RE: Saddle Rock Subdivision Phase 3  
Water Tank

The Cascade Rural Fire District required a 10,000-gallon water tank to be installed within Saddle Rock Subdivision for phase 3. A 10,000-gallon water tank has been installed within phase 3 to be used for fire suppression. The water tank is located within the road right of way and is positioned to allow for year round access and maintenance. This tank has been installed and inspected by Cascade Rural Fire District and meets our current standard.

The refilling and maintenance of this underground water tank will be the responsibility of the property owner.

Thanks,

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