Eld Ranch Estates

Greater Good Investments LLC
858-232-4586
mark@k2excavation.org

RECEIVED
AUG 20 2025
BY:

August 20, 2025

Ms. Cynda Herrick
Planning and Zoning Director Valley County
219 North Main Street
Cascade, ID 83611

Subject: SUB 25-013 Eld Ranch Estates – Appeal of PZ Commission Approval.

Dear Cynda,

Thank you for providing copies of the Appeal hearing notice and related appeal letter from Simpco Estates. We have prepared responses to the items listed in the Simpco letter and are submitting additional supporting information and legal points that reaffirm the decision of the Planning and Zoning Commission's decision to approve our project. This information can be found in the accompanying package.

The following outlines our response to Simpco's primary complaints and statements. While we consider many of these points irrelevant, we have endeavored to addressed them all to support the Commission in affirming and upholding the Planning & Zoning Commission's decision of July 10, 2025. We believe the P&Z Commission and Staff did a thorough and complete analysis of our application.

Appeal Letter Items – Highlighted Counter Points and Findings:

- **Traffic:** Addressing offsite traffic.
    - Traffic Study: We engaged Ardurra, a specialized engineering and consulting firm with an office in Nampa, to conduct a traffic analysis relevant to this application. Their analysis indicates that our average peak hour traffic volume is minimal and significantly below industry standards requiring a full study. Additionally, they found no historical accident data at nearby intersections to suggest concerns or that would necessitate further improvements.
    - Other Suggested Improvements: Requests for sidewalks, bike lanes, and other suggested items exceed any County standards or ADA requirements.
    - Simpco Estates Neighborhood Impact: Our Phase 1 project does not connect to Simpco Estates, and thus, no direct impact is anticipated from

this phase. These requests are not part of Valley County design standards.
    - Culverts, drainage control, proper grading, and aprons: Our preliminary plat included all required information. Final Construction Plans will provide greater details covering the above items.
    - Off Site Intersections: Our traffic experts did not identify a need for future studies based on traffic volume or history accident data available. We do understand that there are other issues that aren't related to our development.

- **Wildlife**: In addition to prior work and reviews by IDFG, we requested IDFG review Simpco's requests and statements. IDFG confirmed the following:
    - There is no official wildlife corridor in the area, and IDFG do not have any specific data as they don't have radio-collared elk in this area. IDFG's greater concern is related to the damage the herd has caused or can cause.
    - They have no concerns about the Eagles or raptors in the area, but recommend we maintain habitat when possible.
    - Eld Ranch Estates will review and incorporate IDFG guidelines and best practices into its CCRs.

- **Wildfire:** Per Valley County requirements, we completed and submitted our final version of our WUI Fire Protection Plan which incorporates both Phase 1 and other related lands. The plan was developed by industry expert John Lillehaug per subdivision regulation, subsection 10-3-2-6D7 of Valley County's Code of Ordinances (Ord. 10-07, 8-26-2010). The plan will be implemented as part of our future efforts. Additionally, open lands will continue to be grazed as in the past to reduce grassland fire issues.

- **Water:** Existing water rights will be maintained and transferred to the HOA once established. Water usage will support open areas irrigation and be available for fire suppression if needed. Usage is forecasted to not be more than current approved flow rates.

- **Views:** There is no "view corridor" that applies to this project area. Regarding light pollution, all phases of development as stated in our application will be county "Dark Sky" compliant.

For additional details to the highlighted response above, please reference the included support package attached.

On behalf of the Eld Ranch Estates Development Team, we appreciate your assistance and would anticipate the County Commissioners will support the Staff and P&Z Commissions findings to approve our Conditional Use Permit.

Warm regards,

Mark Young
Managing Member
Greater Good Investments, LLC

Quaid Kettering & Nolan Peck
Owners
K2 Excavation and Construction LLC

Attachments:

CC: Crestline Engineering – Gregg Tankersley & Rob Pair
Exceed Legal – Erik Bolinder

Eld Ranch Estates

Greater Good Investments LLC
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mark@k2excavation.org

MEMORANDUM FOR THE RECORD

RECEIVED
AUG 20 2025
BY:

August 19, 2025

Ms. Cynda Herrick
Planning and Zoning Director Valley County
219 North Main Street
Cascade, ID 83611

Subject: SUB 25-013 Eld Ranch Estates – APPEAL RESPONSE MEMORANDUM

Dear Cynda,

The following offers a comprehensive response to the statements and issues raised in the Simpco Estates Appeal letter. Please use this, along with the accompanying exhibits, to review and confirm the approval of our project request by the Planning & Zoning Commissioners and Valley County Staff.

TABLE 1: APPEAL LETTER RESPONSE DOCUMENT AND REFERENCE SHEET

ITEM 1	APPEAL STATEMENT - TRAFFIC – Paragraph 1
	"The proposal doesn't adequately address offsite traffic improvements needed and state and federal ADA (disability) requirements. We request Valley County Require applicants to complete a traffic impact study, that also includes sidewalks, increased intersection traffic, road depreciation from construction equipment, signage and striping, bike lanes, school bus stop safety amongst other considerations that must be properly represented."
	RESPONSE STATEMENT
	1. Eld Ranch Estates, a Single-Family, Rural Residential Subdivision, does not necessitate the need for sidewalks as it does not have the potential to connect to one of the regional pathway systems in Valley County. As stated in Valley County Code 10-4-7.B "Safe Pedestrian Travel: In new development areas where potential links to the regional valley wide pathway system can be established, developers should create neighborhood pathways, bike lanes, and/or sidewalks to encourage and accommodate safe pedestrian travel to regional pathways". (Ord. 10-07, 8-26-2010). Therefore, because there is not a proposed pedestrian route that is in relatively close proximity, there is not a need to address ADA requirements. The privately maintained road will conform to Valley County Minimum Standards for Private Road Design and Construction standards. 2. Eld Ranch Estates retained the services of Ardurra Group, a professional Engineering and Consulting firm that specializes in traffic reviews and

	studies. There finding are summarized as follows and in complete form in the attached Exhibit A report dated Aug. 13, 2025. a. Used standardized methodologies based on the Trip Generation Manual (ITE). ITE forecasts related to urban and not rural housing developments. Therefore, the forecasts are assumed to be high given the location of this project. b. AM Peak Hour Trips = 17; PM Peak Hour Trips 22 with peak hourly trips comprising 16.9% of weekday trips. c. Impact would be distributed between Barker Lane and Davis Creek Lane lessening the impact on each access. d. Valley County currently does not have a formal traffic impact study (TIS) guidelines nor do surrounding counties and cities. However, Ada County Highway District typically do not require TIS for projects generating fewer that 100 peak-hour trips. Therefore, Eld Ranch Estates is less than 20% of that guideline suggesting there is no need or value to conducting additional TIS at this time. e. There are no recent five-year collision history concerns associated with the project route from SH-55 to the approach.
	REFERENCES
	• See Exhibit A – Letter to Valley County P&Z RE: SUB25-013 Eld Ranch Estates TG&D.

ITEM 2	**APPEAL STATEMENT - TRAFFIC – Paragraph 2**
	"The Simco Estates neighborhood specifically requires additional biking/walking room, signage and striping, intersection signage with the proposed development. Barker Ln into Simco Estates is currently a Dead End Road in which a study must be conducted as the usage will change."
	RESPONSE STATEMENT
	1. Bike lanes/sidewalks are not required as part of the Valley County design standards for residential subdivisions like Eld Ranch Estates. Appropriate signage/striping will be denoted on the Final Construction Plans and will be located primarily at road intersections within the development or where proposed roads meet existing Valley County roads. 2. Additionally, Phase 1 of Eld Ranch Estates does not adjoin the Simco Estates Subdivision. Therefore, this statement unrelated to the current approved application under appeal.
	REFERENCES
	• None.

ITEM 3	APPEAL STATEMENT - TRAFFIC – Paragraph 3
	"Eld Ranch Estates Development has no language to culverts, drainage control, proper grading, aprons of entrances regarding the new proposed roadways."
	RESPONSE STATEMENT
	1. A preliminary Grading, Drainage, and Stormwater Management Plan was included within the Subdivision/C.U.P. Application. The plan is intended to be preliminary in nature and Final Construction Plans will provide detailed information for necessary culvert installation, appropriate Best Management Practices (BMPs), and sediment and erosion control. Furthermore, a detailed Stormwater Drainage Report will be furnished to the Valley County Engineer, providing calculations for the increase of stormwater runoff the development will generate, as well as necessary stormwater detention areas, and calculations to support the sizing of culverts located within the development. Private driveways will be constructed by the individual lot owners at the location of their choosing and will not be dictated by the Developer. Any proposed shared driveways will need to be constructed in accordance with the Conditional Use Permit, inspected and approved by the fire department, and noted in a shared driveway agreement that is recorded with the Final Plat. 2. P&Z Commissioner meeting on July 10th, 2025, reviewed and did not identify any missing details or short-comings with the application. Approval was granted per VCC
	REFERENCES
	• Crestline Memo? • VCCO 10-3-2-2 & 10-3-2-3

ITEM 4	APPEAL STATEMENT - TRAFFIC – Paragraph 4
	"Nearby dangerous intersections that need "off-site improvements" and proper studies completed prior to approval are as follows;" (Stated intersections not included here, but reviewed by consultants)
	RESPONSE STATEMENT
	1. As noted under "Item 1" above, there are no recent five-year collision history concerns associated with the project route from SH-55 to the approach. 2. Many of the referenced intersections are quite a distance away from the proposed development.
	REFERENCES
	• See Exhibit A – Letter to Valley County P&Z RE: SUB25-013 Eld Ranch Estates TG&D.

ITEM 5	APPEAL STATEMENT – WILDLIFE
	"A Required detailed wildlife impact study must be produced. The area is a major migratory corridor for big game and a haven for raptors and eagles. Several Golden Eagles live in the area. This development is adjacent to an existing wildlife corridor potentially resulting in legal implications. Additionally, environmental evaluation is required."
	RESPONSE STATEMENT
	Based upon feedback from the Idaho Fish and Game (IDFG), Eld Ranch Estates is not anticipated to have a negative impact on wildlife or large elk herds. Through email and verbal communication with Bradon Flack of the IDFG, it appears IDFG IS not overly concerned about elk in in the vicinity of the Eld Ranch Estates project so it would be difficult to assume that the area is considered "critical habitat." This is further supported by the following: 1. IDFG has confirmed that elk observed near the project area are not part of a monitored population but are drawn to the area due to agricultural practices and recreational elk rides, which temporarily attract them from their natural forested habitats by providing feed. 2. IDFG commented that "around the Eld Ranch Estates project, there are landowners adjacent to the project property who have experienced chronic elk depredations on their private rangelands or crops. We have worked with other local landowners to grow certain crops that will attract elk and keep them off the property that experiences chronic depredation". 3. While the project area itself is not classified as critical elk habitat, concerns about habitat fragmentation and disruption of wildlife travel routes have been considered. The proposed development has been designed to leave the area near/around the existing reservoir and around Laffinwell Creek as open space, maintaining connectivity between natural habitats to the greatest extent possible. Additionally, elk activity near the project site is generally considered problematic for surrounding agricultural properties, where landowners are awarded Landowner Permission Hunt (LPH) vouchers to help mitigate crop damage and encourage elk movement back into their natural forested habitats. 4. Studies indicate that increased human-wildlife interaction can negatively impact elk populations; therefore, the following measures will be considered to mitigate potential conflicts. Human-wildlife interactions can be managed by following IDFG guidelines, including protecting ornamental plants, implementing pet-management policies, and prohibiting the feeding of wildlife. To further reduce potential conflicts and support responsible coexistence, the development will consider incorporating these best practices into its Covenants, Conditions, and Restrictions (CCRs). These efforts will help ensure that elk populations remain undisturbed in their natural habitats while addressing concerns about their presence near residential areas. 5. IDFG stated that they have no concerns about the Eagles or raptors in the area, but recommend we maintain habitat when possible

	6. IDFG confirmed that the project site is not in or adjacent to an official "Wildlife Corridor" but that they also do not have electronic tracking device on elk in the area.
	REFERENCES
	• See Exhibit B – Email from Brandon Flack, dated 8.19.25 • See prior County P&Z commission meetings on 2.10.2025 in support of the Gold Fork River Ranch approved development from IDFG.

ITEM 6	**APPEAL STATEMENT - WILDFIRE**
	"As wildfires rage through the rest, it's important for all future development considering the impacts of wildfire. Additional wildfire evaluation is required. 90% of wildfires are human caused, so a study is needed how this development will increase fire risk for neighboring properties. It is important to note that legal description of fire water access should be defined prior to approval."
	RESPONSE STATEMENT
	1. Per Valley County requirements, Eld Ranch Estates has completed and submitted our final version of our WUI Fire Protection Plan which incorporates both Phase 1 and other related lands. The plan was developed by industry expert John Lillehaug per subdivision regulation, subsection 10-3-2-6D7 of Valley County's Code of Ordinances (Ord. 10-07, 8-26-2010). Highlights of the Plan include the following for the P&Z approved phase 1: a. Within the 2 designated open space areas the overstory trees, provide proper spacing and obtain a 10-foot live crown distance. For younger trees, keep spacing about 12-15 feet. i. Accommodations to maintain minimal tree removal along the south border per P&Z COA item requested by neighbor Andrew Chroninger. b. Construct a 10-20 feet wide "Green Fuel Break" in the grass land along the south boundary fence line. c. Masticate slash created from the thinning and pruning activities. d. Incorporate and recommend new lot owners follow the Firewise Defensible Space Zone guidelines. We will incorporate these guidelines in the CCR's. 2. As part of the assignment of the existing water rights (65-7200, 65-07516, 65-12120) to the HOA the access to water from the reservoir will be included and available for firefighting. 3. Per our WUIFPP, we will continue to graze during summer months until the necessary infrastructure work begins for each phase.
	REFERENCES
	• Not Attached – Reference WUI Fire Protection Plan – FINAL Eld Ranch Estates Previously provided to County.

ITEM 7	APPEAL STATEMENT #4 - WATER
	"Laffinwell creek is a major contributor to the watershed, irrigation, wildlife and said 'reservoir' of the project. Water conservation and environmental impact studies are necessary to determine the continued existence and future impacts. It is also important to note that said 'Reservoir' is seasonal and does not meet the proposed usages. As well as only 'Phase 1'was noted in this proposal and Phase 2 is contains the direct impact."."
	RESPONSE STATEMENT
	1. Eld Ranches, LLC has maintained and used water rights associated with Laffinwell creek as it feeds into the reservoir area since 1977. The rights and permits will be transferred as part of the property purchase and follow on transfer or assignment of rights to the new HOA. Those rights and permits are granted under licenses 65-7200, 65-07516, and 65-12120. 2. Future use and consumption is anticipated to be well within the annual granted usage by the State of Idaho. 3. All future water rights will be used in compliance with State statue.
	REFERENCES
	• None

ITEM 8	APPEAL STATEMENT #5 - VIEWS
	"View corridor laws are to be protected and are not mentioned in this proposal. The new development will impact views and light pollution of surrounding properties as well as 1-55 corridor."
	RESPONSE STATEMENT
	1. As noted in our original presentation, Eld Ranch Estates agrees with and recommits to include "Dark Sky" compliant guidelines per VCCO into our future CCR's. 2. Eld Ranch Estates
	REFERENCES
	• None

ITEM 9	APPEAL STATEMENTS AND OUR RESPONSE - MISCELLANOUS

Items noted on Page 3 & 4 (Items 1-7)

- ***ITEM 1:*** Our application is for Phase 1 and addresses County requires as it relates to that part of the project. We understand that future phases will require County review and approval. The County Staff Report dated July 10, 2025, confirms and points out this requirement on Page 8. Future phases will be based on market and project specific economics.
- ***ITEM 2: Compatibility:*** As noted in our application and confirmed by VC Staff Report, Eld Ranch Estates phase 1 and future phases are located adjacent to three similar developed subdivision. The other related property is all predominantly S.F Residential. The application scored high with a 24 Compatibility rating with the only negative being the distance to some services.
- ***ITEM 3: K2 local.*** The appeal statements are not accurate or true as the base of business for K2 Excavation and Contraction. K2 is considered a local company with operations out of Donnelly under an Idaho LLC 6020765. Nolan Peck (part owner) is an Idaho resident and has lived in Donnelly for three years and his partner Quaid Kettering (part owner). It is forecasted that 60% of our business will be Idaho based this year. While originally incorporated in Oregon, we are currently performing and transitioning a majority of our work out of Idaho.
- ***ITEM 4: Affordability:*** We all agree that the market for affordable housing is a challenge in most areas of the state these days. Economic supply and demand play a major role the pace of and basis for price increases for housing. Adding supply to the market will only help to stabilize pricing and slow its grown. An argument to stop the supply is an argument for higher pricing. Our decision to maintain a low-density development with larger lots will cost more than a smaller lot and smaller home subdivision. However, we believe that helped maintain the adjacent "like" properties profile and would be considered more favorable to neighboring areas.
- ***ITEM 5: Inaccuracy:*** There is no factual or logical argument provided in this sentence. There is no basis of a concern or point made that indicates our application for Conditional Approval has failed to meet any country standards or requirements.
- ***ITEM 6: Reference to other developments:*** Per country standards under 9-11-1: APPENDIX A, COMPATIBILITY EVALUATION section of the VCCO, the main determining factors for approval and determining a Compatibility score is "Dominant Adjacent Land Use" and "Local Vicinity". Therefore, including these developments as references is appropriate and relevant. The Appealers reference to state of various lots development or ownership does not have any bearing or merit on this part of the process or whether Eld Ranch Estates is necessary.

	• ***ITEM 7: East or west of 55 Statistics:*** The appealer has not provided any "statistics" to demonstrate this point, nor is the pointed supported by any country Code or Requirements. There is no legal basis to this point as being relevant in the county's consideration of our application.
	REFERENCES
	• NONE

EXHIBIT A

TRAFFIC ANALYSIS REPORT

ARDURRA

TO:	Cynda Herrick, Valley County Planning and Zoning Director Valley County Engineering Department
FROM:	Alex Jondal, P.E. Larry Frostad, P.E. PTOE
DATE:	August 13, 2025
JOB NO.:	250317
RE:	SUB25-013 Eld Ranch Estates TG&D
CC:	Greater Good Investments LLC

08.13.2025

This memorandum summarizes the trip generation and distribution (TG&D) analysis prepared for Eld Ranch Estates located in Valley County, ID. The analysis presents a preliminary traffic impact statement for the project approach.

Valley County is the lead land use jurisdiction for the project.

PROJECT DESCRIPTION

The Eld Ranch Estates Subdivision (Staff Report #: SUB25-013) would comprise 54.83-acres (parcel RP16N04E199005) situated off Gold Fork Road about 3-miles (along Gold Fork Road) west of SH-55 and 12 miles north of Cascade, Idaho. Existing land use is Agricultural (Dry Grazing). The project is requesting a conditional use permit for a single-family residential subdivision which includes 20 buildable lots. Lots to range from 1.5 to 4-acre lots each developed with a single-family home and supporting infrastructure (barns, sheds, etc.).

The project would be developed within a year of administrative approval with full occupancy anticipated in the next five years (2030). **Figure 1** provides a site location map. **Figure 2** provides the project site plan.

The site will access at an proposed approach on Gold Fork Road. The development will be accessed via SH-55 to Barker Lane to Gold Fork Road or Davis Creek Lane to Gold Fork Road. There are several single lot residential approaches in the vicinity of the development.

TRIP GENERATION

Development traffic was forecast using the methodologies of the Trip Generation Manual (ITE, 11th Edition, September 2021). The Manual is a nationally recognized and locally accepted resource for forecasting traffic for commercial, institutional, and residential developments. The methods were developed based on the survey of other existing land uses situated throughout the U.S.

Trip generation was forecast using ITE Land Use Code 210 – Single-Family Detached Housing. A description of this Codes is as follows:

> **Single-Family Detached Housing (ITE Code 210).** Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Trip generation was calculated based on variables that relate the number of units to trips. Fitted Curve Equations were used to calculate trips for LUC 210 as ITE criteria was met: 1) R^2 value met, 2) equations were developed from more than 10 field studies, and 3) line/curve-fit to sufficient distribution of plotted points. The resulting trip generation is slightly more conservative than if the average trip generation rates are used.

As indicated, the project consists of 20 single-family units. Trip generation was forecast for the weekday, AM, and PM peak hours of adjacent street traffic, representing the impacts of the project on the morning and evening rush hours/commute traffic. **Table 1** provides a summary of project trip generation at full project buildout.

Table 1. Trip Generation Eld Ranch Estates

ITE Land Use	Units	Weekday	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
210 – Single Family Detached Housing	20	230	4	13	17	14	8	22

Source: ITE Trip Generation Manual (11th Edition)

As shown, the project proposal would generate up to 230 trips during the typical weekday. About 17 of these trips would occur during the AM peak hour, with 22 trips during the PM peak hour of the work commute. Peak hourly trips would comprise 16.9-percent of weekday trips.

Note ITE forecasts tend to reflect the trip densities/activities associated with urban and not rural housing developments. Donnelly is approximately 2.5 miles to the north of the proposed development, while Cascade, the county seat of Valley County, is roughly 12 miles to the south. Thus, the forecasts presented above should be considered conservative (high end) given that residential round-trip frequencies decrease with distance from work and commercial centers.

Trip Distribution and Assignment

Trip distribution and assignment is the process of forecasting likely travel routes for development-related traffic, as to identify the impacts of a development on adjacent streets. For this study, the distribution of trips was based on the location of primary destination centers in relation to the proposed project. In this case, the major work and commercial centers in general vicinity are Cascade to the south and McCall to the north with the large regional metropolitan of Boise, approximately 70 miles to the south of development. Annual Average Daily Traffic (AADT) was checked on ITD GIS platform to assist, however no AADT is readily available in the vicinity of the site except for Farm To Market Road which experiences 490 vehicles per day in the vicinity of Barker Lane.

Leaving the site, westerly travel would result in the use of SH-55 to access metropolitan areas with easterly travel resulting in travel to hot springs and outdoor recreation spots. Drivers can either get to SH-55 via Davis Creek Lane or Barker Lane. It is anticipated that folks coming from the south will utilize Davis Creek Lane while from the north will utilize Barker Lane. Travel in the peak hour is anticipated to only be to the west to reach metropolitan areas. Easterly travel would be minimized to recreation outside of peak hour travel. Trip distributions and the

resulting weekday trip assignments are shown on **Table 2** for the weekday. Distributions and assignments were rounded as it is impractical to predict travel patterns to levels of great precision.

Table 2. Trip Distribution and Weekday Assignment

Location	Peak Hour Distribution	AM Peak Hour	PM Peak Hour	Weekday Distributions	
Project Approach					
- South then East of Approach				5%	10
- North then West of Approach	40%	7	9	40%	95
- South then West of Approach	60%	10	13	55%	125
SH-55					
- North towards McCall	40%	7	9	40%	95
- South towards Cascade	60%	10	13	55%	125

A summary of project trip assignments is provided on **Figure 3** for the AM and PM peak hours.

Collision History

Intersection collision history from the Local Highway Technical Assistance Council was examined along the route from the project approach to SH-55 for the five-year period January 1, 2019 through December 31, 2023 (most recent available). Over those five years, there were five crashes along either route: four corridor related and one intersection related. The corridor crash along Gold Fork Road involved wildlife and the loss of the trailer along SH-55 near Barker Lane. The other two corridor crashes were along Davis Creek Lane relating to negotiating curves due to speeding. The intersection crash at Barker Lane / Farm To Marker Road involved a northbound driver taking a right turn too tightly and jackknifing off the road.

Summary

The Eld Ranch Estates Subdivision would be comprised of 20 large (1.5 to 4-acre) lots situated off Gold Fork Road west of SH-55. Project access would be a proposed private approach. The site is in an existing Agriculture zone of the County with construction and occupancy anticipated by the 2030.

The project is forecast to generate 230 weekday trips with 17 trips generated during the AM peak hour and 22 trips generated during the PM peak hour. About 40-percent of trips are anticipated to/from the north of the site with 60-percent to/from south.

There are no recent five-year collision history concerns associated with the project route from SH-55 to the approach.

Valley County currently does not have formal traffic impact study (TIS) guidelines nor do surrounding counties and cities. However, standard practices in the Boise metropolitan region, would not require additional traffic analysis for developments generating fewer than 25 peak-hour trips at a specific intersection. For comparison, the Idaho Transportation Department (ITD) and the Ada County Highway District (ACHD) typically do not require a TIS for projects

generating fewer than 100 peak-hour trips. City of Nampa does not require TIS until approximately 100 peak our trips, sometimes requiring reduced TIS with trips at 40 peak hour. Based on the forecast volume, typical thresholds for further traffic analysis, and the performance data reviewed, no further evaluation is indicated for this 20 parcel development.

Other than site improvements required for the subdivision, no further improvement recommendations are provided by this analysis if the site stays within +/- 10% of the anticipated lots. If the development expands, additional analysis may be necessary. This ends the trip generation and distribution analyses prepared for the Eld Ranch Estates Subdivision in Valley County, ID as a function of the project plat application process. Please contact our office with questions or comments.

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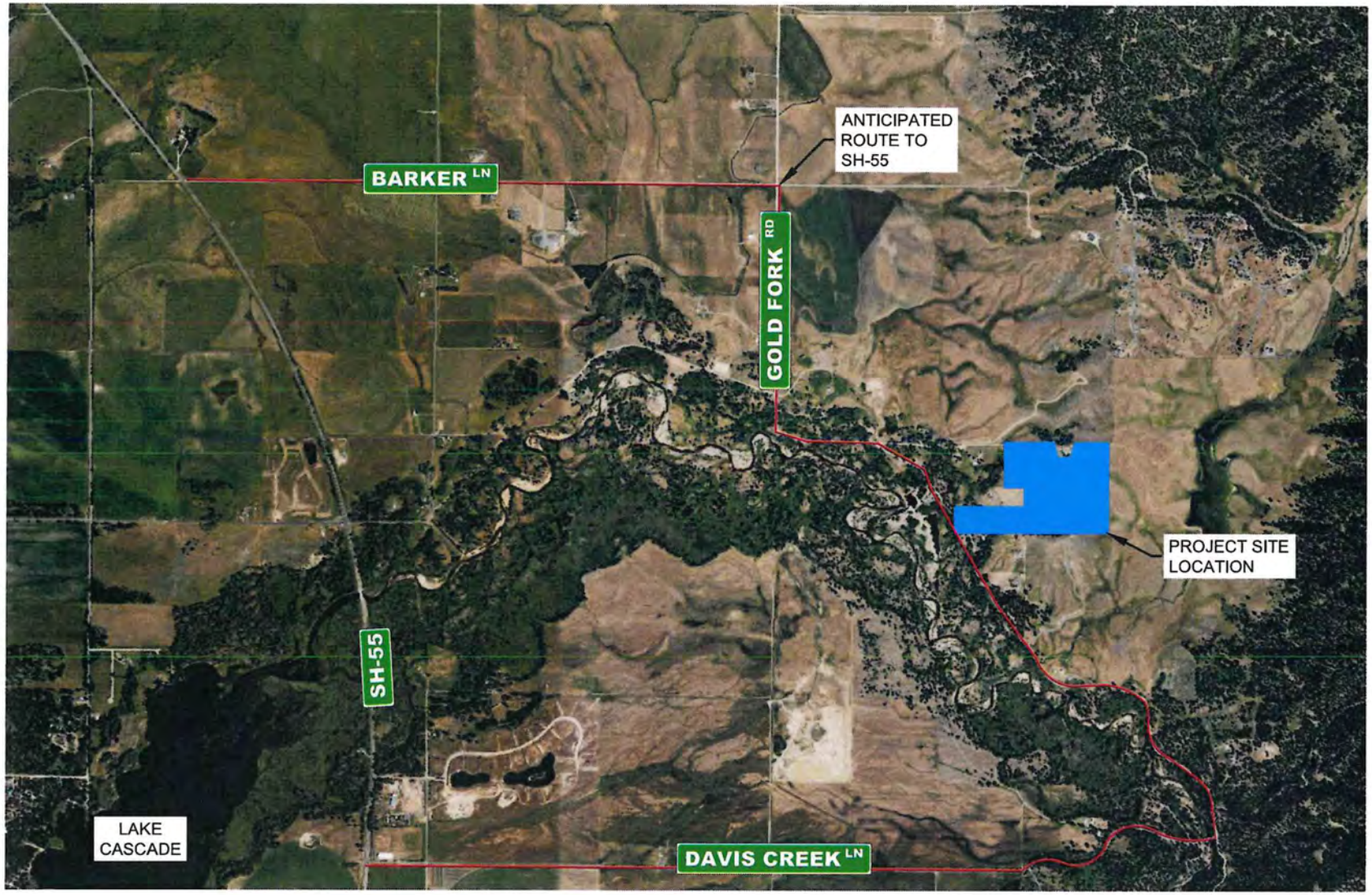

DATE: 8/13/25 JOB: 250371

1 VICINITY MAP
SCALE: NTS

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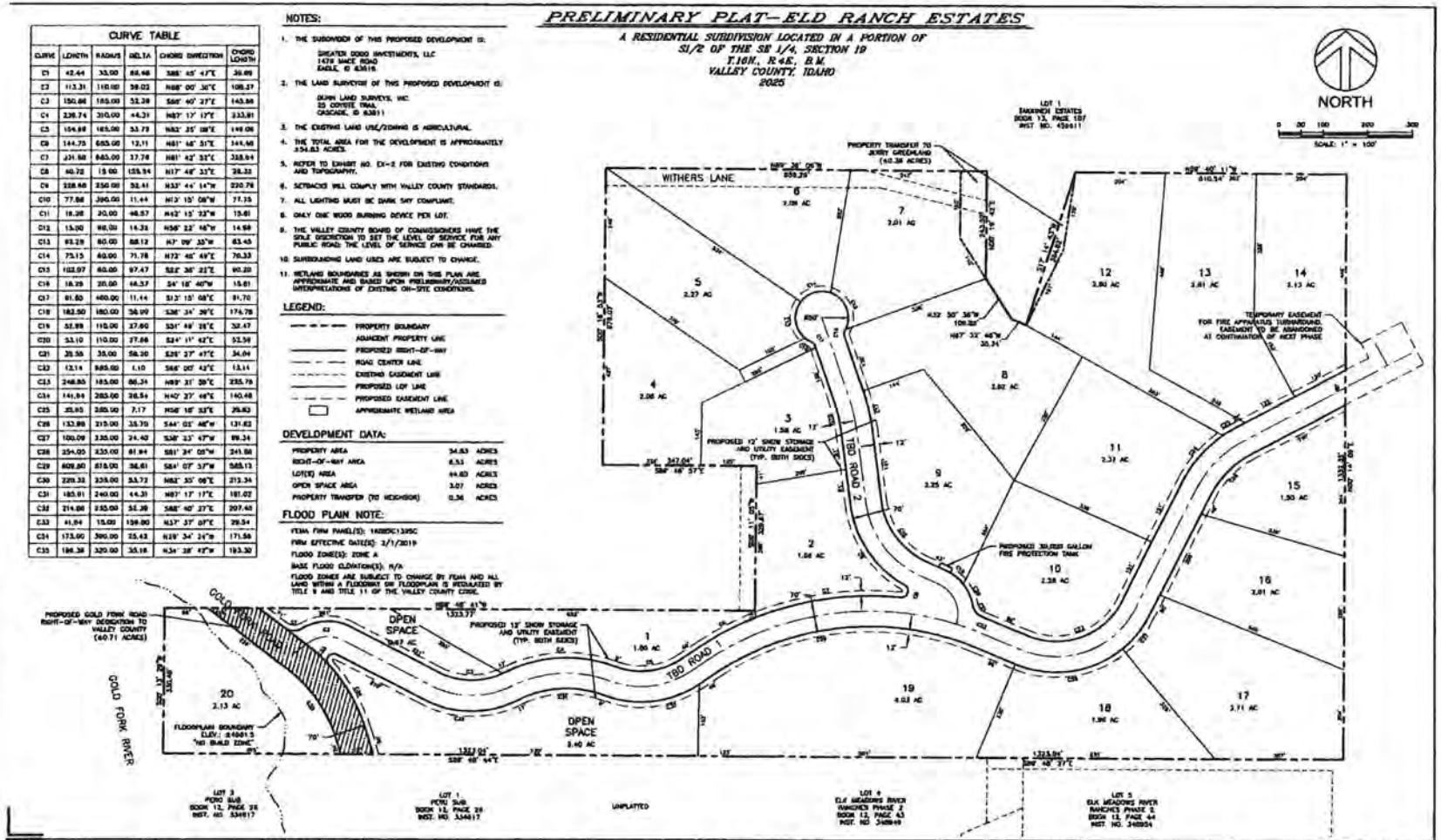
PRELIMINARY PLAT– ELD RANCH ESTATES

A RESIDENTIAL SUBDIVISION LOCATED IN A PORTION OF
SI/2 OF THE SE 1/4, SECTION 19
T.18N., R.4E., B.M.
VALLEY COUNTY, IDAHO
2025



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	42.44	33.00	88.46	S88° 45' 47"E	38.89
C2	113.31	110.00	59.02	N68° 00' 30"E	108.37
C3	150.86	185.00	52.39	S66° 40' 27"E	146.88
C4	236.74	310.00	44.31	N67° 17' 17"E	233.91
C5	154.89	165.00	53.78	N62° 25' 18"E	149.06
C6	144.75	653.00	12.11	N81° 46' 51"E	144.46
C7	231.88	845.00	37.78	N81° 42' 33"E	230.94
C8	40.72	15.00	155.54	N17° 48' 33"E	29.33
C9	228.68	250.00	52.41	N33° 44' 14"W	220.78
C10	77.88	390.00	11.44	N13° 15' 08"W	77.75
C11	18.26	20.00	46.57	N42° 15' 23"W	17.61
C12	15.00	90.00	14.28	N56° 22' 16"W	14.98
C13	83.28	60.00	88.12	N7° 09' 33"W	83.45
C14	75.15	60.00	71.78	N72° 46' 49"E	70.33
C15	102.97	60.00	97.47	S22° 36' 22"E	90.20
C16	16.29	20.00	46.37	S4° 18' 40"W	15.81
C17	91.80	460.00	11.44	S13° 15' 08"E	91.70
C18	182.50	180.00	36.99	S36° 34' 39"E	174.78
C19	52.89	110.00	27.60	S31° 49' 25"E	52.47
C20	53.10	110.00	27.66	S24° 11' 42"E	52.58
C21	35.56	35.00	58.20	S25° 27' 47"E	34.04
C22	13.14	885.00	1.10	S68° 01' 42"E	13.14
C23	248.85	185.00	80.34	N89° 21' 29"E	235.79
C24	141.84	285.00	28.54	N42° 27' 48"E	140.48
C25	25.93	260.00	7.17	N56° 18' 53"E	25.82
C26	133.89	215.00	35.70	S44° 01' 46"W	131.82
C27	100.09	235.00	24.40	S36° 33' 47"W	99.34
C28	254.05	235.00	61.94	S81° 34' 05"W	241.86
C29	609.60	810.00	36.61	S84° 07' 37"W	585.13
C30	229.33	235.00	55.72	N82° 35' 06"E	213.34
C31	185.91	240.00	44.31	N67° 17' 17"E	181.07
C32	214.88	235.00	52.39	S68° 40' 27"E	207.46
C33	41.84	15.00	159.80	N33° 37' 07"E	29.54
C34	173.00	390.00	25.43	N29° 34' 24"W	171.56
C35	186.39	320.00	35.18	N34° 28' 47"W	183.30

NOTES:

1. THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:
   SHEATER DODD INVESTMENTS, LLC
   1476 MACE ROAD
   EAGLE, ID 83616
2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
   DUNN LAND SURVEYS, INC.
   25 COYOTE TRAIL
   CASCADE, ID 83611
3. THE EXISTING LAND USE/ZONING IS AGRICULTURAL.
4. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY ±54.83 ACRES.
5. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
6. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
7. ALL LIGHTING MUST BE DARK SKY COMPLIANT.
8. ONLY ONE WOOD BURNING DEVICE PER LOT.
9. 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.
10. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
11. WETLAND BOUNDARIES AS SHOWN ON THIS PLAN ARE APPROXIMATE AND BASED UPON PRELIMINARY/ASSUMED INTERPRETATIONS OF EXISTING ON-SITE CONDITIONS.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- ROAD CENTER LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- APPROXIMATE WETLAND AREA

DEVELOPMENT DATA:

PROPERTY AREA	54.83	ACRES
RIGHT-OF-WAY AREA	8.53	ACRES
LOT(S) AREA	44.83	ACRES
OPEN SPACE AREA	3.07	ACRES
PROPERTY TRANSFER (TO NEIGHBOR)	0.36	ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1395C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE A
BASE FLOOD ELEVATION(S): 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.

NO.	REVISION	BY	DATE	DESIGN
1.	VALLEY COUNTY LAND USE APPLICATION SUBMITTAL	AFP	8/7/2025	AFP
				DRAWN AFP
				CHECKED DJT
				APPROVED DJT

FOR REVIEW ONLY NOT FOR CONSTRUCTION

CRESTLINE ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

811 Know what's below. Call before you dig.

ELD RANCH ESTATES
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

VERIFY SCALE
PROJECT 25037
DATE 8/13/2025
DRAWING NO. EX-1
SHEET NO. 1 OF 8

DATE: 8/13/25 JOB: 250317

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

2 SITE PLAN
SOURCE: CRESTLINE ENGINEERS

L:\250317\04_Project_Development\Traffic_Planning\CAD\250371 TGD Figures.dwg, 8/13/2025 3:19:12 PM, Alex Jondal, _DWG To PDF LOW DEF.pc3

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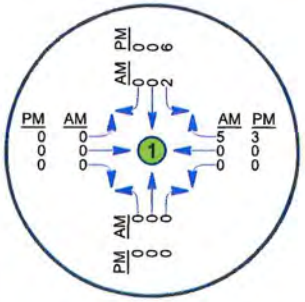

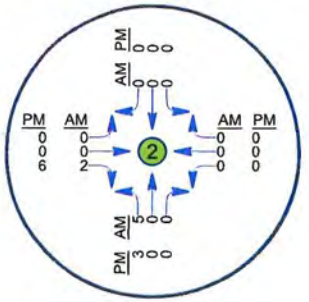

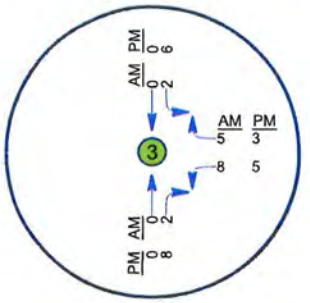

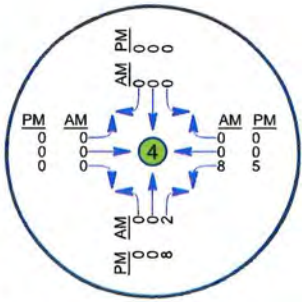

LEGEND

ROUTE TO SH-55

INTERSECTION TURNING MOVEMENTS

DATE: 8/13/25 JOB: 250317

3 PROJECT TRIP ASSIGNMENTS

SCALE: NTS

ARDURRA

332 N. BROADMORE WAY
NAMPA, IDAHO 83687

208-442-6300 | WWW.ARDURRA.COM

EXHIBIT B

IDAHO FISH AND GAME

POSITION STATEMENTS FROM EMAIL

Subject: Re: SUB 25-013 Eld Ranch Estates – Appeal of PZ Commission Approval
Date: Tuesday, August 19, 2025 at 11:00:13 AM Pacific Daylight Time
From: Flack,Brandon
To: Mark Young
CC: Cynda Herrick, Berkley,Regan, Royse,Josh
Attachments: Outlook-image001.gif

Hi Mark,

In response to your request for IDFG to provide information related to the appeal of the approval of the Eld Ranch Estates project (SUB 25-013), IDFG offers the following comments and recommendations for Valley County planners and County Commissioners to consider in their decision-making process. Although a single project may not have a population level impact on wildlife species, IDFG is concerned about the seemingly rapid growth of residential development projects in Valley County and the cumulative effects that could result in impacts to wildlife and the habitat they rely on. We encourage Valley County to be thoughtful in their consideration of projects to ensure that fish, wildlife, and recreation resources are protected, as stated in the Valley County Comprehensive Plan.

Responses to your specific requests:

Wildlife Impact Study

IDFG does not perform wildlife impact studies on private property. The intent of a wildlife impact study would be to quantify species presence and abundance on the project property and then provide measures to avoid, minimize, or offset impacts to wildlife species and their habitat at a population level. We have looked at data contained in the Idaho Fish and Wildlife Information System (IFWIS) database, along with local biologist knowledge, and we do not believe a wildlife impact study of the project property would provide significant new information about wildlife in the area. Below, IDFG offers some recommendations for avoiding and minimizing impacts on wildlife species in the area.

Elk Herds

The project property is located in Game Management Unit (GMU) 24, which is part of the McCall elk zone. The McCall elk zone is made up of GMUs 19A, 23, 24, and 25. The zone was last surveyed in 2022. At that time, estimated cow elk numbers were within IDFG's objective range, and bull elk numbers were slightly above IDFG's objective range.

IDFG is aware that there are elk using the area around the proposed project. There are landowners near the project property who have experienced chronic elk depredations on their private rangelands or crops. IDFG has worked with other local landowners to grow certain crops that will attract elk and keep them off the property that experiences chronic depredation. Because of this effort, we know that between 100 and 200 elk use the area year-round and have become habituated to the area.

However, IDFG does not have radio collars on elk in Valley County and, therefore, we do not have the empirical data needed to map elk movements or delineate any wildlife movement "corridors" in or around the area with any certainty or accuracy.

Although it is possible that elk may move through and around the proposed development, we cannot say with any certainty how elk will interact with the development or how the development might affect elk populations.

Eagles and other Raptors

Eagles and other raptors move freely throughout the area and could potentially nest in the vicinity of the project property. Eagles are protected under the federal Bald and Golden Eagle Protection Act and other raptors and native migratory birds are protected under the federal Migratory Bird Treaty Act. The details of these laws and the enforcement of them is the responsibility of the U.S. Fish and Wildlife Service.

IDFG is not aware of any active eagle or raptor nests in the vicinity of the project property. Eagle nests may not be disturbed or destroyed, even outside of the nesting period when eagles are not present. Other raptor nests, and the trees they are in, may not be destroyed if they are active (eggs or chicks present) but can be removed once the young have fledged and left the nest for the season. To avoid impacts on eagles and raptors in the area, IDFG recommends retaining trees that contain raptor nests.

General Recommendations

In additional, IDFG recommends the following practices for residential developments:

- Residents should control pets, including cats, at all times (fenced yard, keep indoors, kenneled, leashed, etc.). Pets allowed to roam freely dramatically increase a residential subdivision's negative effects on wildlife.
- Avoiding or minimizing the potential for wildlife depredations in a subdivision is the responsibility of the individual property owner.
    - Prohibit the feeding of wildlife and require that potential wildlife attractants (pet food, trash cans, gardens, haystacks, bird feeders, etc.) be maintained in a way to reduce attraction of wildlife species (skunks, foxes, raccoons, magpies, big game, etc.).
        - For example, leaving livestock feed outside will attract big game animals. Make sure any feed is stored in a closed barn or shed.
        - Trash receptacles that are not certified bear-resistant, or that are left outside overnight or longer, will attract wildlife including bears. Residents should use certified bear resistant trash receptacles, or keep trash stored inside until the morning of pickup.
    - The developer and individual homeowners should be made aware that ornamental plants can attract big game animals and they will eat those plants. Therefore, protecting ornamental plants is the responsibility of the individual property owner.
    - Yew species are highly toxic to wildlife, pets, and humans and should not be used as landscaping plants.
- Native vegetation should be retained to the extent possible during project implementation to support native birds, small mammals, and pollinator species.
- Retain buffers of riparian vegetation that surround any wetland resources on the project property.

- If ponds exist or are developed on the project property, legal water rights issued by the Idaho Department of Water Resources are required for the appropriate beneficial use (storage, irrigation, recreation, etc.). If the ponds will be used for fishing, a private pond permit from IDFG is required to stock the ponds with fish, and a live fish transport permit from IDFG may also be required.
- All fencing within and around the subdivision should be wildlife friendly. This link provides a wildlife friendly fencing publication from Montana Fish, Wildlife, and Parks: https://fwp.mt.gov/binaries/content/assets/fwp/conservation/land-owner-wildlife-resources/a_landowners_guide_to_wildlife_friendly_fences.pdf. Pay close attention to pages 5-6 and 10 as you plan the project and consider fence designs in the CC&Rs. The need for fencing and the intent for the fencing are important considerations for what type of fencing is most appropriate. IDFG can provide additional technical assistance or review the draft fencing language for the CC&Rs, upon request.

Thank you for requesting information from IDFG. Please let me know if you have additional questions.

Brandon Flack
Regional Technical Assistance Manager
Idaho Dept. of Fish and Game
Southwest Region
15950 N. Gate Blvd.
Nampa, ID 83687
Ph: (208) 854-8947

From: Mark Young <mark@k2excavation.org>
Sent: Wednesday, August 13, 2025 2:54 PM
To: Flack,Brandon <brandon.flack@idfg.idaho.gov>
Subject: SUB 25-013 Eld Ranch Estates – Appeal of PZ Commission Approval

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hello Brandon,

As we discussed on July 31, 2025, Valley County P&Z Commission received an appeal request to our approved project. In that appeal letter, there are a few items of concern that the appealer has noted that they want to County to consider which I have previously sent over but here is a quick

summary.

- Request for a wildlife impact study.
- Considers the area a major migratory corridor for big game and haven for raptors and eagles.
- Development is adjacent to an existing wildlife corridor potentially resulting in legal implications.
- And other environmental evaluation needed.

We have had the opportunity to discuss your position and thoughts a couple of times now, but in an effort to provide an updated response to the Country Commissioners for the 27th August hearing, I am requesting that you provide your comments via email in response to this email.

As a reminder, our project will be rolled out in multiped phases. Phase 1 is the small area located next to Gold Fork Road. Other phases are closer to the wooded area to the east. Lot sizes will be large and there will be a fair amount of open space in the development.

If you could also include the summary of recommended best practices and fencing guidelines, that would be greatly appreciated. Our intent is to wrap those guidelines into our future CC&R's.

Best regards,

Mark Young | Contracting & Finance
K2 Excavation & Construction, LLC
mark@k2excavation.org
C 858.232.4586

EXHIBIT C

LEGAL RESPONSE

EXCEED

Erik J. Bolinder
Attorney

421 S. 8th Street
Boise, ID 83702
[o] 208.297.5959
[m] 208.871.7828
ebolinder@exceed.legal

August 20, 2025

Valley County Board of Commissioners
Attn: Cynda Herrick, Planning and Zoning Director
219 N. Main Street
PO Box 1350
Cascade, Idaho 83611

Re: SUB 25-013 Eld Ranch Estates – Appeal of PZ Commission Approval

Dear Ms. Herrick,

Our firm represents Greater Good Investments LLC ("Applicant") who received approval from the Valley County Planning and Zoning Commission ("Commission") for the preliminary plat and conditional use permit of the Eld Ranch Estates Subdivision (SUB 25-013) which includes 20 buildable lots and two open space lots on a 54-acre parcel (the "Application"). The Commission approved the Application in a public hearing held on July 10, 2025 and finalized and approved its Findings of Fact and Conclusions of Law on August 14, 2025 (the "Decision").

After approval of the Application at the hearing (but before issuance of the Findings of Fact and Conclusions of Law) an appeal (the "Appeal") was submitted by James Miller, President of the Simpco Estates Homeowner's Association. The Appeal – which raises the same issues presented to the Commission before and during the public hearing on July 10, 2025, with said issues thoughtfully and thoroughly considered by the Commission – does not warrant reversal of the Commission's decision.

THE COMMISSION PROPERLY FOLLOWED APPLICABLE STANDARDS AND LEGAL REQUIREMENTS

Pursuant to Valley County Code (VCC) Section 10-3-2-7A, the Commission properly considered the applicable standards, weighed all the evidence before it and appropriately arrived at its reasoned decision to approve the Application. Further, as required by VCC 10-3-2-7B, the Commission thoroughly reviewed the Application as a conditional use permit for conformity with the standards in the Valley County Land Use and Development Ordinance (LUDO).

Idaho's Local Land Use Planning Act ("LLUPA"), specifically Idaho Code Section 67- 6535(2), governs the Application, and, along with the VCC, in turn, the Decision and the Appeal. The Appeal should be denied because the Decision comports with Idaho law and with the requirements of LLUPA. Courts have held that a written decision meets the requirements of Idaho Code Section 67- 6535(2)(b) "so long as the findings, conclusions, and decision are sufficiently detailed to demonstrate that it considered

applicable standards and reached a reasoned decision." *Rouwenhorst v. Gem Cnty.*, 168 Idaho 657, 662, 485 P.3d 153, 158 (2021). The Decision more than adequately meets the requirements of Idaho law.

A governing board's written decision, as articulated by the Idaho Supreme Court, cannot merely recite "procedural history" or simply set forth "broad conclusions." *N. W. Neighborhood Ass'n v. City of Boise*, 172 Idaho 607, 615, 535 P.3d 583, 591 (2023). To satisfy the standard under Idaho Code Section 67-6535(2), the Court reiterated, the written decision "requires more than conclusory statements." *Id.* Here, the Decision is extremely detailed and demonstrates the Commission understood the gravity of the Application and the Commissioners and staff devoted significant effort and resources to the Application, as evidenced by the thorough staff report and extensive consideration of all interested parties at the July 10, 2025 hearing. The Appellants have failed to establish anything more than speculative harm - and ignore the evidence in the record addressing each point and argument asserted in the Decision. "Only those whose challenge to a decision demonstrates actual harm or violation of fundamental rights, not the mere possibility thereof, shall be entitled to a remedy or reversal of a decision." Idaho Code 67-6535(3). When opponents provide "no actual evidence to support [their] fears or concerns" and instead "allege in conclusory manner that [their] property rights have been prejudiced by the [approval of a land- use application] ... in the residential area,"' such complaints do not "constitute prejudice to a substantial right." *Krempasky v. Nez Perce Cnty. Plan. & Zoning*, 150 Idaho 231, 234, 245 P.3d 983, 986 (2010) (emphasis added). That is the case here - and that being the case, the Appeal must be denied. The Commission correctly addressed the criteria for approval of the Application, and the Decision is strongly supported by the evidence in the record.

THE COMMISSION DECISION ADDRESSED EACH OF THE ISSUES IDENTIFIED IN THE APPEAL

In this matter, the Decision complied with the legal standards and requirements as prescribed by LLUPA, Valley County Code, LUDO, and as articulated by Idaho courts, whereas the Appeal merely asks the Board to second-guess the Commission. The Decision, along with the underlying staff report reviewed and considered by the Commission (the "Staff Report"), lay out the disputed facts and evidence in the record, identify each applicable standard under County Code that the Commission was required to consider, and then meticulously sets forth the substantial evidence in the record to support its factual findings and conclusions of law in support of approving the Application. More specifically, the Staff Report, which was reviewed and considered by the Commission, meticulously lays out the standards considered by the Commission in reaching its decision, namely Titles 9 and 10 of the Valley County Code and the Decision appropriately applies those standards. The staff report and record of public hearing will reflect that the Commission thoroughly analyzed whether the Application meets the minimum standards in VCC Titles 9 and 10 and specifically addressed whether the application 1) would result on an increase in value of private property, 2) would result in an undue adverse impact on the environment, 3) would result in an adverse impact on adjoining properties, 4) would result in an adverse impact on governmental services, 4) is consistent with the Valley County Comprehensive Plan, and 5) has been evaluated to determine that any impacts can be mitigated through conformance with conditions of approval. *See Staff Report p. 9 and Decision.* The Commission also conducted and discussed an extensive compatibility review as part of its analysis.

The Commission appropriately reviewed the Application, plat and other material submitted for conformity with the VCC, proper street layout, proper building sites, access to building sites, harmony with adjacent areas and street patterns, harmony with the Valley County pathway concept mater plan and generally all factors pertaining to the orderly growth of the county and the protection of health, safety and the general welfare of the public as specifically required by VCC 10-3-2-7A. Moreover, the Commission thoughtfully reviewed the Application for conformity with LUDO as required by VCC 10-3-2-7B. Further, in

the Decision, the Commission lays out twenty-three (23) specific conditions of approval to address specific areas of concern. As provided in VCC Section 10-3-2-7A, the Commission appropriately negotiated with the Applicant "on changes deemed advisable and the kind and extent of improvements to be made by the [Applicant]." VCC 10-3-2-7A.

CONCLUSION

The Appeal does not warrant reversal of the Commissions' Decision. The findings, conclusions, and decisions at issue are sufficiently detailed to demonstrate that the Commission properly considered the applicable standards, reached a reasoned decision and imposed appropriate conditions of approval to address specific concerns. That is precisely what the Commission was required to do under Idaho law, and that is precisely what it did in its Decision. In short, there are no grounds to reverse the Decision.

For all these reasons and based on the submittals of the Applicant in response to the Appeal, we respectfully request the Board deny the Appeal.

Respectfully,

Erik J. Bolinder