

June 21, 2025

Cynda Herrick, Director
Planning & Zoning Valley County
219 N. Main Street
Cascade, ID 83611



RE: Eld Ranch Estates and Simpco Estates POA – Secondary Road Access

The Board of Directors and property owners of Simpco Estates would like to inform the Planning and Zoning Commission that we have over 3 miles of paved streets. The pavement project was paid for by the property owners in a shared cost arrangement with Valley County. The Association provided money, and the County provided labor and equipment. Simpco Estates has a vested financial interest in the streets of Barker Lane, Barker Loop, Zoon Lane, and Leland Drive.

Our property owners oppose any proposal by Eld Ranch developers to any future secondary access through Simpco Estates. Human nature suggests traffic would increase from 60 or more homes heading to and from Donnelly, McCall, preferring pavement and shorter distance to a surface of snow, mud, and dust on Gold Fork Road. This would increase wear and tear on our streets while also disturbing the tranquility of our residents.

Respectively,

Simpco Estates POA
Board of Directors
James Dugger, President
James Miller, Secy/Treasurer
Rick Avila, Director

From: Bob Luffel [REDACTED]
Sent: Saturday, June 21, 2025 2:51 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Feedback, Eld Ranch Estates Prelim Plat Proposal SUB 25-013

Hello Cynda,

We are longtime residents of Simpco Estates and live on Barker Loop, near its intersection with Zoon Lane.

We have reviewed the preliminary plat and other related documents for the proposed Eld Ranch Estates Subdivision and would like to provide some feedback and a request.

This first phase development seems pretty reasonable and consistent with the surrounding area and subdivisions (including Simpco Estates). At this point we don't have any significant concerns with the Phase 1 plat as proposed, as long as they adhere to the details mentioned in their proposal.

Our primary concern is the next and subsequent phase(s) which could result in Eld Ranch adding a secondary road access. We are primarily concerned that Eld Ranch would attempt to tie into Zoon Lane in Simpco Estates, funneling up to 70 homes worth of traffic through our little neighborhood's roadways. Paving of our roads was funded using money provided entirely by the Simpco Estates property owners. All our roads are showing significant signs of deterioration that need ongoing county maintenance. This large increase in traffic will greatly shorten the life and add to the wear tear and county maintenance needed.

Our little community has no sidewalks and relies on these roads for recreation, primarily for pedestrians and their dogs. Our neighborhood is tranquil and not a through-way for anywhere else, so there is no heavy outside traffic constantly driving past our house or impacting pedestrians. Having Eld Ranch traffic funneling through Simpco would have a significant impact on all the residents here and degrade the quality of life we have been able to preserve here on the far east side of the valley.

With all this in mind, we oppose any future road access from Eld Ranch Estates through Simpco Estates. We request that P&Z require Eld Ranch to find an alternate solution that does not impact Simpco Estates.

Thank You,
Bob and Gerry Luffel
[REDACTED]

SUB 25-013 Eld Ranch Estates hearing

From: Kurt Stelling [REDACTED]

Sent: Monday, June 30, 2025 11:16 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Michele Stelling <[REDACTED]>, Logan Stelling
[REDACTED]

Subject: SUB 25-013 Eld Ranch Estates hearing

To whom it may concern,

We strongly oppose ANY future secondary access from Simpco Estates Subdivision. After witnessing first hand what could and WILL happen when construction traffic and new residents finds it easier to travel through our neighborhood rather than going around the long way, this will definitely disturb the peace and quality of life that our subdivision currently provides. Also, this new residential development would tend to disturb the migration of wildlife that use this land. It's possible a less densely populated development with larger lots would be more favorable but still oppose the secondary access from Simpco Estates.

Respectfully,

Kurt and Michele Stelling

Property owner, Simpco Estates

SUB 25-013 ELD Ranch Estates Comments

From: Austin Jones <[REDACTED]>
Sent: Monday, July 7, 2025 4:25 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 25-013 ELD Ranch Estates Comments

Cynda,

My name is Austin Jones, and I am a property owner in Simpco Estates on Leland Drive. I understand that our HOA has already submitted a formal letter regarding the proposed subdivision in the ELD Ranch Estates (SUB 25-013 Eld Ranch Estates), but I wanted to express my personal opposition as well. Particularly regarding the proposed secondary access road through Simpco Estates.

Allowing access through Simpco would dramatically increase traffic on the roads through our subdivision, which was paved at the expense of Simpco lot owners. This increased traffic would not only lead to premature deterioration of the road but also significantly impact the quiet, peaceful environment that makes this area so special to those of us who live here.

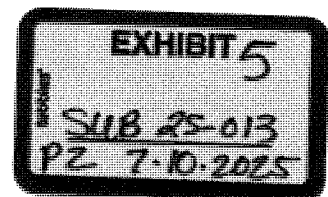
One of the primary reasons many of us chose to purchase property in Simpco Estates is the secluded, low-traffic nature of the neighborhood. Introducing through traffic would **fundamentally change** the character of our community. Furthermore, this area is home to a wide range of wildlife, including deer, elk, bobcats, etc. all of which would be adversely affected by increased development and vehicle activity.

We understand the need for growth, but respectfully ask the Commission to reconsider any plan that includes access through Simpco Estates. If we wanted to live amidst the ongoing development and traffic found in McCall or Cascade, we would have chosen to purchase property there.

Thank you for your time and considering our concerns.

Sincerely,

Austin Jones
Property Owner, Simpco Estates



Appeal to PZ Commission Approval of SUB 25-013 ELD Estates Subdivision

From: Rick Avila [REDACTED]

Sent: Monday, August 4, 2025 7:53 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Appeal to PZ Commission Approval of SUB 25-013 ELD Estates Subdivision

cherrick@valleycountyid.gov

To: Valley County Planning & Zoning Committee

Greetings,

My name is Richard Avila. My wife Deidre and I would like to share these thoughts and arguments with you. Our address is 12966 Zoon lane Donnelly, ID 83615 and are members and property owners in SIMPCO Estates as well as my serving on the Board.

We rise in opposition of PZ Commission Approval of SUB 25-013 ELD Ranch Estates Subdivision. Below we will state five points that must be viewed, discussed and researched before ever approving such a venture.

- First, building on this site will disrupt the Golden Eagles, Bald Eagles, Osprey, Red-tail Hawks, Harriers and many other Raptors which use this area as a major water and food source (Laughinwell and the large meadow) and as is the case with the pair of Bald Eagles who have and are nesting and are raising young in this wildlife corridor for over 20 years. County, State and Federal views of disrupted habitat should be required, studied and considered.
- Next, building on this site will also obviously interrupt the migration of the large herd of Elk which uses this wildlife corridor heavily. In the Spring the Elk cows shelter in the trees when they calve and bring them down to the meadow and creek each morning and evening. The Elk not only do use this area in Spring, but Summer and Fall as well as it supplies them with water and a rich food source; and in the Winter it provides them with a passage from the State land to Goldfork which supplies them with an essential winter food supply. Being able to view all of this activity in natural surroundings will all go away once ELD Ranch Estates develops. The view of people and not ranch lands with cattle and wildlife will be forever gone. These displacements and outcome impacts on habitat should require State and Federal studies to be considered.
- Also, the value ELD Estates will bring to existing communities (positive-negative) must be considered. SIMPCO Estates is composed of 47 possible buildable lots contained on a total of 215.9 acres (including roads and community plots). ELD Estates' phase one contains 20 possible buildable lots set on 54 acres. Compare Eld Ranch first phase which is 20 buildable lots on about 54 acres = 0.370 lots per acre. This is almost 2x the density of Simco, 175% gross density to be exact. We have no idea what to expect in their following phases as they are not delineated or defined other than big boxes on a map. Once they are approved for phase one it will give them

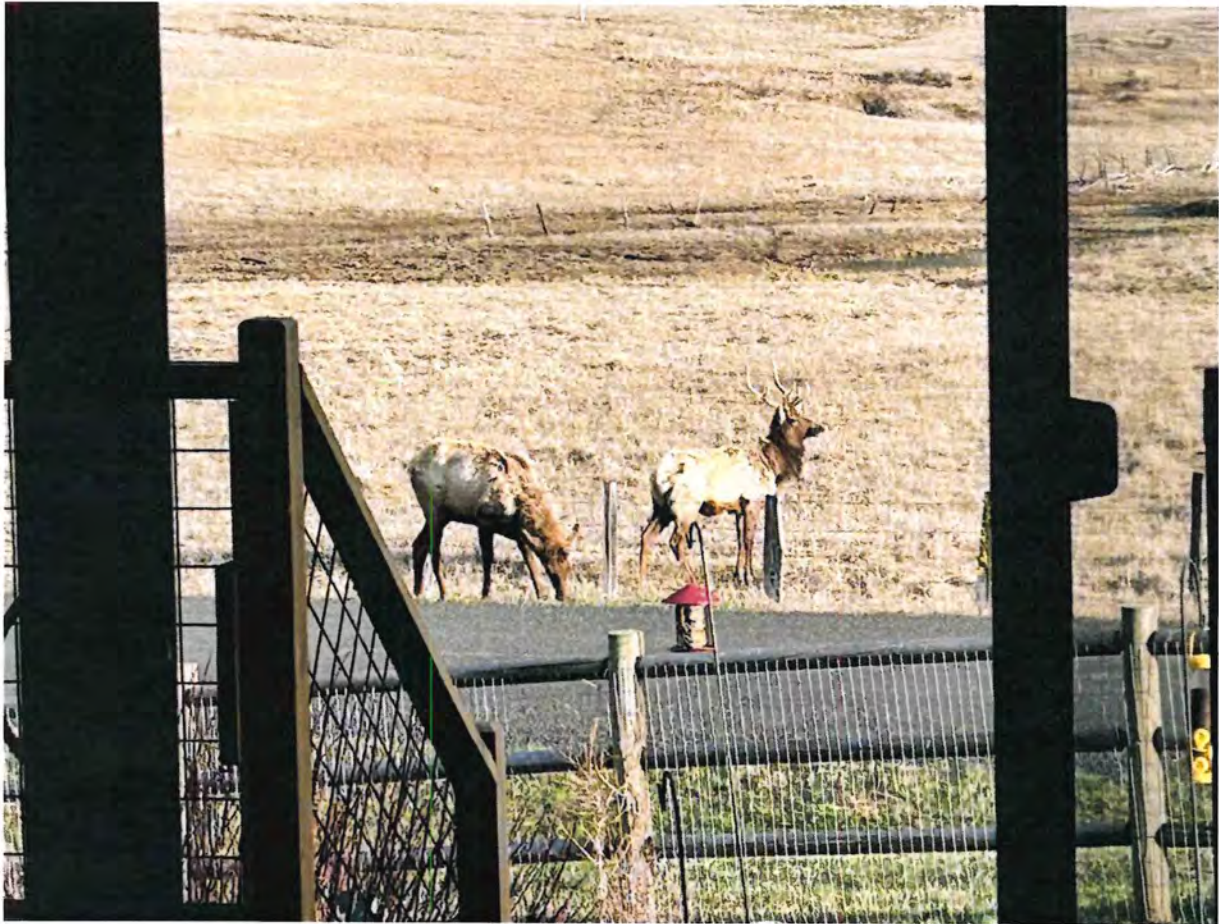
the ability to 'rinse and repeat' every year one phase after another. We bought here NOT to become a part of another valley theme-based community. We found, bought and built our 'Forever Home' here because it was a 'nature-centric' community. We believe the ELD Ranch Estates plan will damage the value of our property and community.

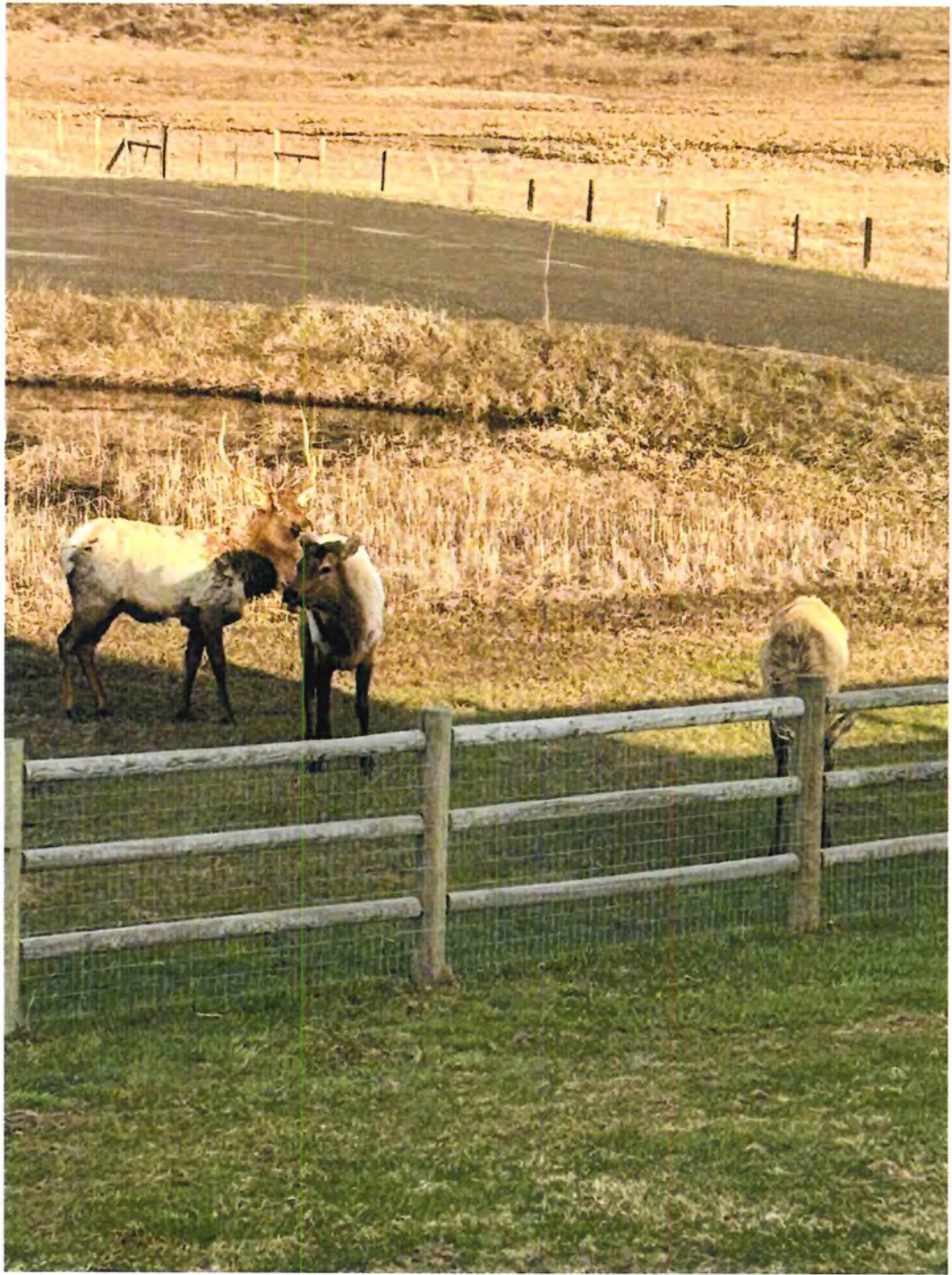
- Then, there are also serious Traffic and commuting concerns proposed- specifically a road that has no traffic lines, the dangers of construction and other utility vehicles and services required to maintain the new proposed HOA. Do they plan for sidewalks, street signs and intersections? They plan to use SIMPCO Estates as a secondary exit for their properties, stating it would be beneficial for both communities. How is using Zoon lane or Leland lane as a route for SIMPCO Estates to exit through ELD Ranch Estates beneficial to any of us in SIMPCO Estates? This statement is ridiculous. It would take us twice as long to exit. With ELD Ranch using our community as an exit route would only cause higher traffic flow for SIMPCO and possibly cause a safety hazard in case of an emergency. A study is needed.
- Finally, Water - We have a Concern that the number of homes planned will take away from the ground water table. Only one local (Donnelly- not necessarily close to area) well sample was used. The other samples provided were one each from Parma and Cascade and two samples from Nampa. These do not represent the ground water site area accurately. Their proposed water tower for fire protection could possibly effect Laffinwell creek. More appropriate data is needed. This creek feeds the state designated wetlands of the wildlife corridor. This could negatively impact the water table, the life of the wetlands and damage our property values. A study must be conducted to ensure solvency.

Thank you for your time,
Richard and Deidre Avila
Richard Avila. Deidre Avila

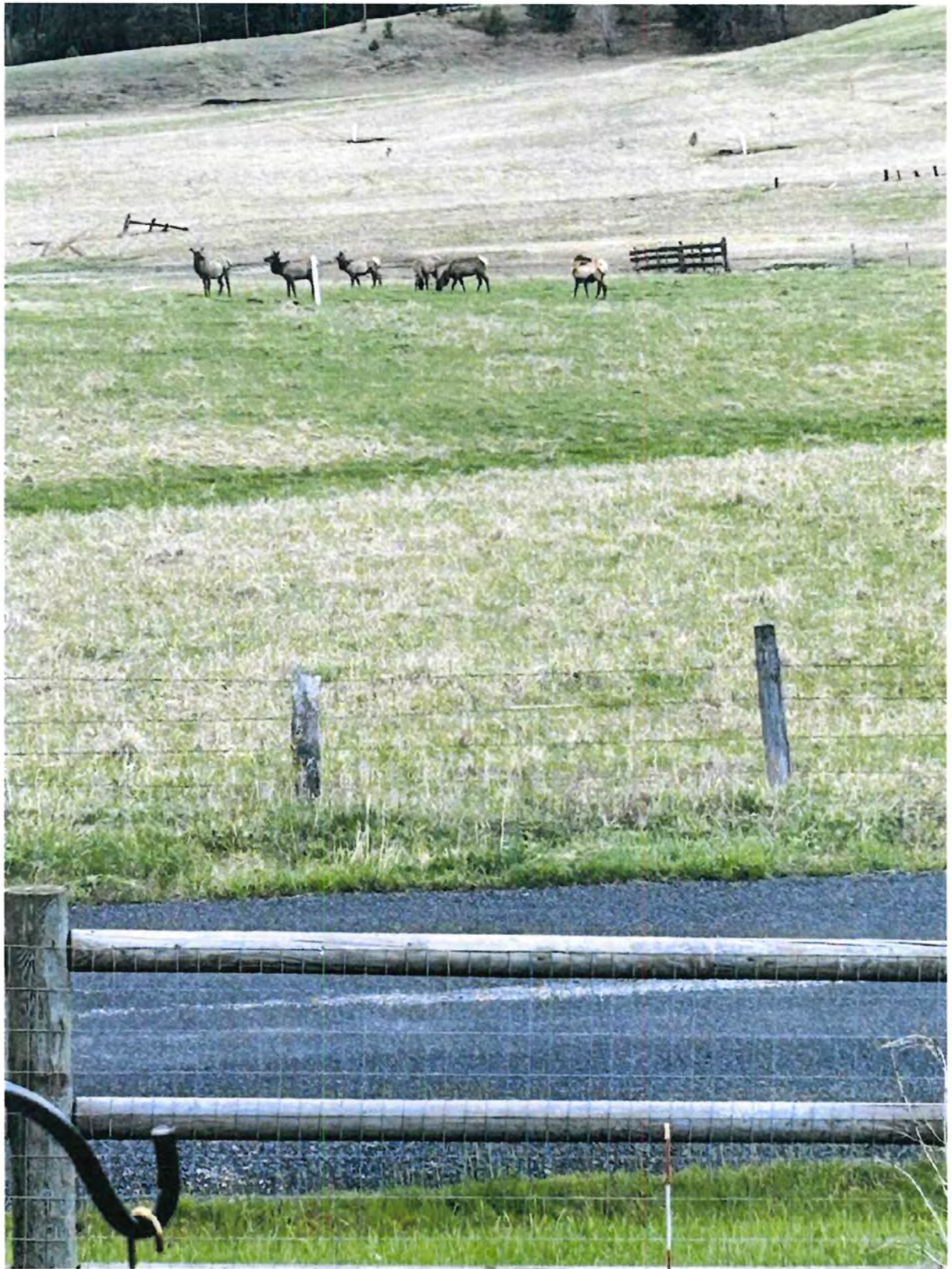
The following pictures show the Eagles' Nest and Elk

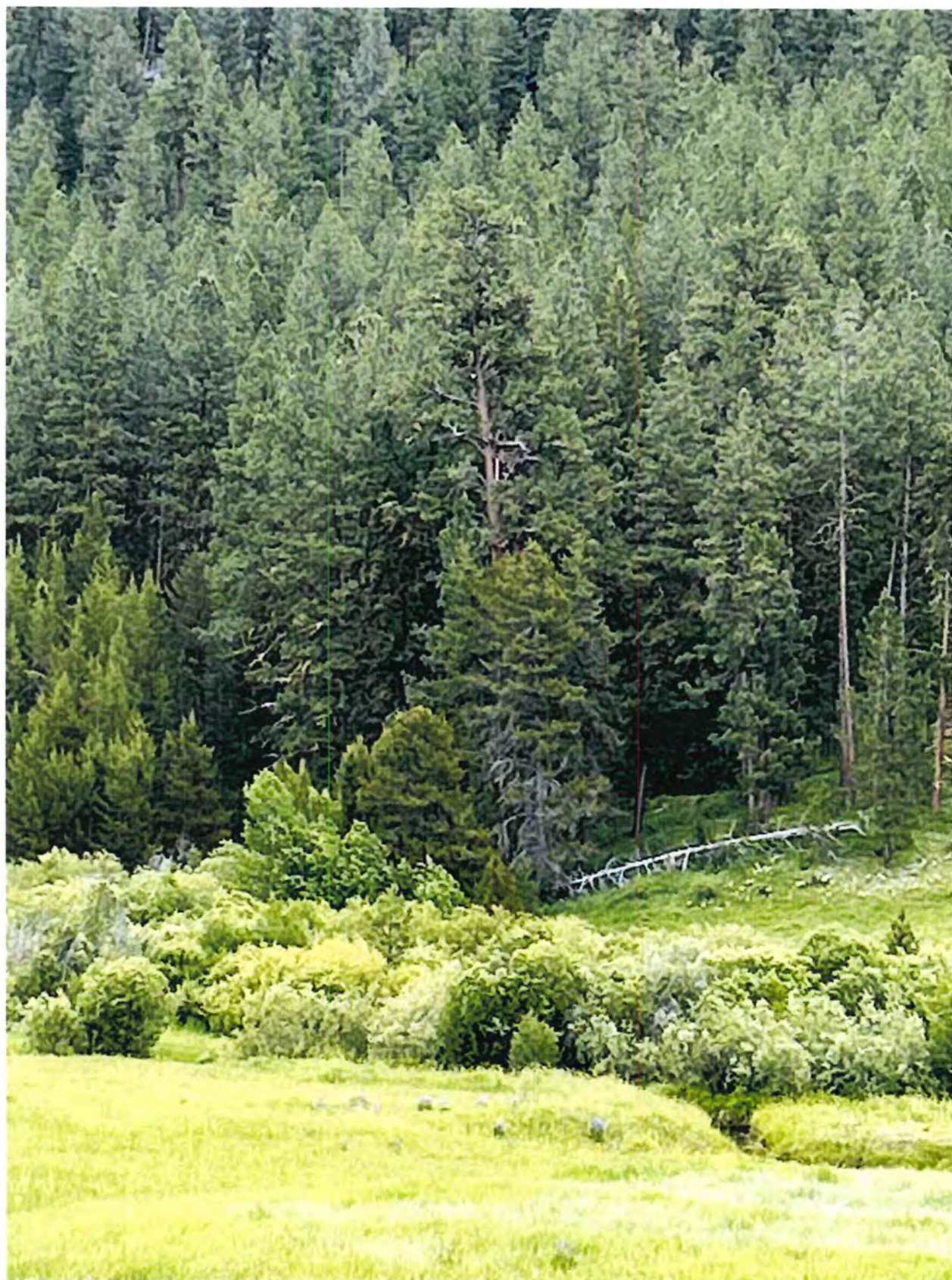
Sent from my iPad











8-17-25

TO: P&Z and Valley County Commissioners

FROM: Jason and Jackie St. George @ 89 Barker Ln. Donnelly

RE: Eld Ranch Estates Subdivision



We state our position in opposition of the Eld Ranch Estates Subdivision. We simply cannot believe or imagine that these secondary multi-million dollar estates cannot or should not pay to pave or enhance these roads when adding huge amounts of traffic to them. Valley County elected officials have a duty and obligation to fix and maintain safe and drivable roads to the locals that voted for them. As a locals we implore you to begin to care about the environment that the current locals live, work, support, and volunteer in. Not the millionaires that wish to build secondary homes and play in. Tamarack and west mountain is a recreation area and is being built up for them. East Mountain is ranch land. It has always been for the cattle and the Elk and wildlife. Farming is the way of life on this side and the roads and homes reflect that. This subdivision will affect many current farmers and ranchers and the wildlife that supports their way of life.

For those of us that call Valley County home - we live, work, volunteer, and support the community every day of the week. The burden of living in an area that is constantly under construction and weekend recreation without any regard or respect to the people and homeowners that live here is disheartening.

Many of our roads are in complete disarray. They are overrun with huge potholes. Dirt roads that were designed for ranching and running cattle down such as Barker Lane have turned into highways for speeding recreation vehicles, weekenders, huge gravel trucks and delivery vehicles causing ruts, washboards, and potholes. The dust that the homes such as ours live in due to people driving nonstop at average speeds of 50-60 miles an hour all weekend long is disheartening and extremely unsafe. These roads are posted at speeds of 35 (Barker Lane) and 45 (Farm to Market) and mostly unpaved and unmanaged. On any given day on Barker Lane alone 100's of vehicles come by at speeds of 50 or higher. Each summer we spend \$5000 each application oiling our road and due to the amount of traffic and the speed they choose to travel it lasts about 1-2 months. This year we paid for Meg Chloride in July and by August it was gone. We are now considering doing it 2x a summer and this is done in large for the construction and recreation traffic.

Farm To Market is in worse shape than the roads my husband and I traveled on in Ukraine when we adopted our daughter. A country that has had zero road maintenance since the end of the cold war. It boggles the mind to think there is no money to fix these roads and yet the county continues to approve huge subdivisions that add traffic to them with zero fees to these builders or secondary homeowners. Laying the burden on the locals. How can a resort community continue to tax and place all the burden on the locals without ever considering affordable housing and drivable roads for them. Since we first purchased our 1st cabin 15 years ago there have been hundreds if not thousands of new homes built. Where has all the increased tax revenue gone? Seriously, where did the millions of dollars in increased revenue go?

These are common statements when speaking with authorities about the road conditions, "there is no money for the roads," "the county has no money to fix the roads." Then they say "the money used to come from the logging industry." How long has it been since the community relied on logging funding? Is it not time the county takes a serious look at how to address this growing and ongoing concern? It seems unfathomable that year after year this is all anyone can say. It seems disingenuous

that the elected officials have not addressed this county wide problem. And yet, we continue to approve these homes when the market is flooded with million dollar homes already. Traffic is at an all-time high. Locals have zero housing. Local employers cannot find workers because they cannot find affordable housing. Cattle and wildlife land is being turned into subdivisions that should be left for the cities.

This subdivision accomplishes absolutely nothing that benefits our community, and instead greatly damages our environment and takes away from local ranchers. Boise is the place for overgrown subdivisions, bumper to bumper traffic, smog, no sense of community, and zero wildlife. Leave it there.

I was born and raised in Meridian, ID and watched this same thing happen with no guard rails from a city or county stand point. Only now that the Treasure Valley is a complete mess are they truly passing costs on to developers. The developers simply pass the costs on to the future homeowners. These developers know their numbers before they break ground. They also know the impact they will have on an area. No developer/builder does what they do to help the community - they do it to make millions. We do support responsible and sensible growth in areas that have little impact to wildlife and ranchers with roads that are drivable. We are in support of developer impact fees to help officials think through the financial burden on road maintenance.

In conclusion, we believe Valley County elected officials need to take a pause in approving any new developments until they can solve several issues that plague the residents of this county.

1. What is the full time residents vision for Valley County and its growth
2. What is the way of life it wishes to provide for full time residents
3. How will you maintain its roads for your voters
4. What is the future of the farming and ranching community
5. How do we preserve wildlife in our mountains

Ponder this: Are we to be a sea of multi million dollar secondary homes or a beautiful mountain tight knit community that serves its locals?

Sincerely and greatly concerned Valley County Residents

Jason and Jackie St. George

Eld Ranch Estates - SUB 25-013

From: James Miller <[REDACTED]>

Sent: Tuesday, August 19, 2025 4:38 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Eld Ranch Estates - SUB 25-013

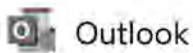
As a property owner of over 25 years and secondary homeowner in Simpco Estates, my wife and I are very concerned with any future road access through Simpco Estates. Additionally, it appears the applicant failed to address the issue by not completing a traffic study along with many other environmental impacts a development of this size would have on wildlife including loss of available livestock land.

The applicant states a valid reason for development are the local jobs and affordable housing that it would bring. Neither of these are true. We can attest to the fact as long-time owner in Simpco Estates that over 60% of the lots are void of any residential improvements while construction costs preclude any affordability to local residents. The inventory of unsold lots adjacent to the Eld Ranch Estates proposal is numerous. The last thing needed is more unimproved lots.

For reasons stated above, we urge the Commission to reconsider the approval of Eld Ranch Estates or at the very least, delay the project until the applicant complies with all necessary studies a development of this size demands.

Respectfully,

James and Toni Miller
318 Barker Loop
Donnelly, ID



Outlook

Re: ELD Estates Subdivision SUB25-013

From Cynda Herrick <cherrick@valleycountyid.gov>

Date Wed 8/20/2025 9:17 AM

To Ruth Johnson [REDACTED]

Cc Lori Hunter <lhunter@valleycountyid.gov>

I am unable to open the format of the attached document. Please resubmit in a different format.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

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

From: Ruth Johnson [REDACTED]

Sent: Tuesday, August 19, 2025 8:19 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: ELD Estates Subdivision SUB25-013

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cynda,

Attached is a letter stating our objections to the ELD Estate Subdivision

Thank you for your commitment to our beautiful valley.

Ruth Johnson

August 20, 2025

To: Valley County, ID Planning and Zoning Commission

Re: Eld Ranch Estates Approval

I support all aspects of the Appeal Letter submitted by Simpco Estates POA in the matter of the Eld Ranch Estates Approval.

As a full-time resident of Simpco Estates, I was surprised by the Commission's approval of Eld Ranch Estates when there were so many partial or incomplete pieces of information available or submitted.

This development covers a large acreage and has several phases with minimal detail provided for consideration. The entire development impacts much more than what can be viewed in Phase 1 -- adjacent neighboring subdivisions, future roads within the development, wildlife, wetlands and existing roadways and traffic loads.

I urge the commission to examine thoroughly the impacts of the entire development plans, require the developer to show their future intentions and reconsider their approval of Eld Ranch Estates.

Sincerely,

Merri M Williams
315 Barker Loop
Donnelly, ID 83615

From: Bob Luffel [REDACTED]
Sent: Wednesday, August 20, 2025 3:00 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Appeal of PZ Commission Approval of SUB 25-013 ELD Estates Subdivision

Hello Cyndi, P&Z Commissioners.

We are longtime residents of Simpco Estates and would like to voice our concerns and opposition to the Eld Estates Subdivision, as it has been proposed. We would like to provide our comments and requests to the P&Z through this email, but will also try to attend the meeting on the 27th. We suspect many of our concerns will have been brought to your attention by other neighbors, but we wanted to provide our own perspective, and think we have a few points and bits of information that would be worth making you aware of. Thanks for taking the time to read through all of this email (its kind of lengthy..).

Roadway and Traffic impacts to Simpco Estates

We are under the impression that Eld Ranch Estates intends to connect to Simpco Estates roadways on Zoon Lane. Given the size of Eld Ranch Estates, this will result in tripling the amount of traffic on Simpco roadways.

- **Maintenance:** Simpco Estates homeowners paid the county for the cost of paving our roads. Since then, the roads have been used relatively lightly by only residents, but already there is a lot of deterioration to the road surface, cracks, and potholes. The quality of this paving was fairly poor, with minimal roadbed prep and stabilization. The increase in traffic will cause more deterioration and will require significantly more maintenance by the county.
- **Safety:** Simpco Estates roadways are narrow, with no sidewalks, shoulders, or even road striping or signage. Many residents use our roads daily for walks and with their pets. If connected, Eld Ranch Estates traffic would increase significantly. We are concerned about the impact of this add'l traffic on our safety and ability to use these roads for recreation.

Therefore, we oppose any connection to Simpco estates and would ask the P&Z to require a different access for Eld Ranch's future secondary access. At a minimum, no approval should be given until a comprehensive traffic study is done to evaluate traffic patterns, Simpco Estates impacts, and roadway surface impacts. The study should also evaluate other alternatives for access.

Wildlife Impacts of proposed development

The valley that stretches along Laffinwell Creek through Simpco Estates and Eld Ranch Estates is unique, even in Valley County (and few people know about it). It is home to an unusual amount of wildlife, including a long time nesting pair of Bald Eagles and a large long time herd of elk.

- **Elk:** a large permanent Elk herd have used this little valley as their year-round home for over 40 years. They summer in the trees on the East edge of Eld Ranch and Simpco, where they raise their calves. This is a primary herd on the North side of Gold Fork River from east of Hwy 55 all the way to the next herds that use the Salmon River on the east side of the Needles. The Eld Ranch valley itself is used by the elk heavily in the Fall and Spring for grazing and calving, and forage in the early winter ahead. During the winter, this herd is the one that is fed by the Hap and Florence Points Elk sleigh ride to the west. Eld Ranch as proposed will undoubtedly affect this herd and may completely alter their behavior and perhaps survival.
- **Eagles (one of a few nesting pairs N. of Boise):** This is one of the few nesting pairs of Bald Eagles north of Boise. Their nest is in Simpco Estates at N. Edge of proposed Eld Ranch

Development. They have used this valley as their primary habitat for over 12yrs. In the fall, large groups of eagles use this valley and the Eld lake as one of their stopping points as they migrate southward. There are federal guidelines that restrict development and disruption of a nesting pair. F&G should be required to asses this impact.

- Wildlife Corridor: Eld Ranch terminates at its northern border with the Simpco Estates Wildlife Corridor that runs the length of Laffinwell Creek in Simpco. This corridor was set aside by Simpco in order to provide undeveloped access for all the wildlife in this valley. Since Eld Ranch has remain undeveloped, the wildlife have been able to used the full corridor all the way down to the lake in Eld, and onward to the Gold Fork River.

Any development in Eld Ranch will negatively impact the wildlife here. If any development is to be allowed, it needs to be of sufficiently low density and with sufficient open spaces in-between clusters of homes, in order to provide safe areas for the wildlife to exist and to migrate. They should also be required to extend the Wildlife Corridor from Simpco through the length of the development. Therefore, we would request that the P&Z require Eld Ranch to reduce the density, add open space, add a sufficiently wide wildlife corridor, and fund a wildlife study with the help of Fish and Game (to include assessing impacts to the Bald Eagles). Simpco Estates was required to get approval from F&G for our wildlife corridor, and Eld Ranch should be required to do the same. This should be a condition of the development.

Density

The proposed overall density is significantly greater than Simpco Estates. Even though average lot size of Eld Ranch is fairly similar, the lack of common area results in greater density. The low amount of open common area also inhibits this area's use by the wildlife (see above).

Economics

Though the landowner has a right to develop their property, it needs to be in a manner consistent with the surrounding community and with approval from the county. We question whether this density makes sense economically as well as due to the points we raised above. Having such a dense development so far from services doesn't make sense. Density belongs closer to the towns, not in the rural areas.

Summary

Please reject the development proposal as it stands and require the developer to address the issues we noted above. We suggest they reduce the density by approximately half, as well as increase the amount and distribution of common areas. A wildlife corridor must be required and wildlife migrations understood and accounted for (wildlife study required). And, they should be required to construct an alternate access and avoid connecting to Simpco roadways.

Thank you for your time and willingness to hear and consider the community's and wildlife's perspectives. The decisions made regarding this development will have significant and 'forever' irreversible impacts to the residents and wildlife in this portion of the valley.

Best Regards,
Bob and Gerry Luffel

303 Barker Loop
Donnelly

July 3, 2025

Valley County Planning & Zoning Commission
c/o Valley County Planning & Zoning Department
P.O. Box 1350
Cascade, ID 83611

Re: Support for Eld Ranch Estates Subdivision Application

Dear Chairperson and Members of the Commission,

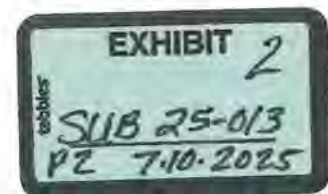
My name is Michelle Eld Lowen, and I am the owner of the property proposed for the Eld Ranch Estates subdivision. I am writing to express my full support for this project and to share why I believe it represents a thoughtful, responsible, and community-minded path forward for this land.

My family has stewarded this land for generations, and it holds deep meaning for me both personally and historically. After the passing of my parents, my connection to this place only deepened. The decision to transition a portion of the property into a residential subdivision was not one I made lightly. It followed significant reflection on what would best honor the land, support the local community, and sustain the property for future generations.

In choosing to work with Mark and Misty of Greater Good Investments, I prioritized not just the business transaction, but selecting a team that shares my values. They demonstrated from the outset a commitment to preserving the natural character of the land, protecting wildlife corridors—including critical habitat for elk—and designing a subdivision that blends sensitively into the surrounding environment.

This project strikes an important balance between respecting the rural character of Valley County and recognizing the changing economic realities of ranching and land ownership. Like many landowners in this region, I faced the difficult reality that traditional ranching alone is no longer financially sustainable for this property. The proposed subdivision represents a responsible and thoughtful way to adapt—supporting both my family's long-term connection to the land and the community's need for quality, well-planned housing that fits the scale and character of the area.

I also want the Commission to know that I am not leaving this place. I plan to build my own home here within the subdivision and remain actively connected to the future of this land. I have full trust in the Greater Good Investments team to develop this property in a manner that honors its history, natural beauty, and the values that have defined this ranch for generations.



Thank you for your consideration of this letter and for your service to the community. I respectfully urge the Commission to approve the Eld Ranch Estates subdivision application.

Sincerely,

Michelle E Lowen

ID dYbHM5nEa5tkz9xxhnA7bhdz

Michelle Eld Lowen

eSignature Details

Signer ID:	dYbHM5nEa5tkz9xxhnA7bhdz
Signed by:	Michelle Lowen
Sent to email:	[REDACTED]
IP Address:	75.174.141.1
Signed at:	Jul 3 2025, 2:08 pm MDT

July 3, 2025

Valley County Planning & Zoning Commission
c/o Valley County Planning & Zoning Department
P.O. Box 1350
Cascade, ID 83611

Re: Support for Eld Ranch Estates Subdivision Application

Dear Chairperson and Members of the Commission,

My name is Zach Lowen, and I am writing to express my full support for the proposed Eld Ranch Estates subdivision. I grew up in Valley County and have deep ties to this community and landscape.

My wife, Michelle Eld Lowen, and I plan to return to this land to raise our family and build our home here. We are deeply invested in the future of this property and the surrounding community, both personally and as future residents. This project represents more than just a development—it reflects a thoughtful and responsible way to adapt to the changing realities of rural landownership while preserving the character and integrity of this land we both cherish.

I fully support Michelle's decision to work with the Greater Good Investments team. They have demonstrated a clear commitment to respecting the land, protecting wildlife habitats, and designing a subdivision that fits naturally with the surrounding environment. Their approach honors the heritage of this property while also contributing positively to the future of Valley County.

Our family looks forward to building our home here, raising our children in this community, and remaining connected to this land for generations to come. I believe this project offers a sustainable and community-minded vision for the future, and I respectfully ask the Commission to approve the Eld Ranch Estates subdivision application.

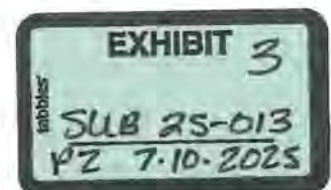
Thank you for your time and consideration

Sincerely,

Zach Lowen

ID cAyFPJfwnZLaKYD37ReYwNC

Zach Lowen





ARKOOSH
— LAW OFFICES —

Daniel A. Nevala
dan.nevala@arkoosh.com

July 3, 2025
Via Email and Fax

Valley County Planning & Zoning Commission
c/o Valley County Planning & Zoning Office
P.O. Box 1350
McCall, Idaho 83638
cherrick@valleycountyid.gov
Fax: (208) 382-7119

Re: Request to Clarify Record Regarding Past Business Relationship with
Commissioner Roberts [Eld Ranch Estates / Subdivision Application No. 25-013]

Dear Chairman Roberts and Members of the Commission:

I am writing on behalf of Eld Ranch Investments, LLC, the Eld Family Trust, and Michelle Eld Lowen regarding the pending subdivision application known as Eld Ranch Estates.

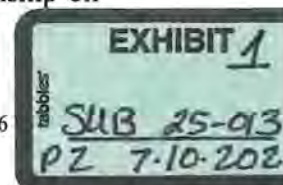
First off, my clients are very much in favor of the proposed development. Second, my clients have historically owned the subject property and much of the neighboring property.

As part of the initial diligence process, it has come to my attention that Commissioner Roberts and some of his family members have previously rented and sought to continue leasing or purchasing an adjacent property owned by my clients, which is under the same ownership as the subject property in this application.

My understanding is that my clients elected not to renew the lease with Commissioner Roberts and his family, nor to sell the property to them. Instead, they chose to lease the property to another party for use as cattle grazing rather than farmland. Additionally, there appears to have been some concern regarding the condition in which the property was left at the conclusion of the lease, which may have contributed to the land being less productive for future grazing than it otherwise could have been.

While we do not suggest that this prior business relationship, or its termination, creates a direct financial conflict regarding this application, we respectfully raise the issue of whether this history could create an appearance of bias or a lack of impartiality in evaluating the present application. As you all know, Idaho's Local Land Use Planning Act and general principles of due process require that an impartial decision-making body make decisions in land use matters.

Out of an abundance of caution, and to protect the integrity of the process for everyone involved, we respectfully request that Commissioner Roberts disclose this prior relationship on



Page - 2
July 3, 2025

the record and at least consider whether voluntary recusal is appropriate to avoid any appearance of impropriety.

We appreciate the Commissioners' commitment to conducting fair and impartial proceedings and request that this letter be made part of the official record for this application.

Thank you for your attention to this matter.

Sincerely,

ARKOOSH LAW OFFICES

A handwritten signature in black ink, appearing to be 'D. Nevala', with a stylized, overlapping loop structure.

Daniel A. Nevala

DAN/emc
Cc: Client; Cynda Herrick, Planning and Zoning Director,
Brian Naugle, Valley County Prosecuting Attorney for Valley County Board of Commissioners,
Erik Bolinder, Exceed Legal, PLLC