

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



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Email: cherrick@valleycountyid.gov

STAFF REPORT: Acceptance of Deeds, Dedication of Public Roads, and Validation of Road Names

MEETING DATE: October 15, 2025

TO: Board of County Commissioners

STAFF: Cynda Herrick, AICP, CFM, Planning and Zoning Director

**APPLICANT /
PROPERTY OWNER:** DF Development LLC,
PO Box 111, Cisco TX 76437

REPRESENTATIVE: Joshua J. Leonard, Clark Wardle
PO Box 639, Boise, ID 83701

SURVEYOR Nathan J. Dang, Accurate Surveying & Mapping
1520 W Washington ST, Boise, ID 83702

LOCATION: Clear Creek Road Area, Valley County, Idaho

DF Development LLC has applied to name several roads and to convey and dedicate the roads to Valley County as public rights-of-ways. A map of the affected area is attached (see area in light green). The roads are located within a land holding of approximately 13,436 acres. No new parcels are being created due to these actions.

The purpose of the application is as follows:

- ensure access to public lands into the future,
- assign addressing for emergency responders, and
- create circulation between Clear Creek and Horsethief.

The new names proposed for these roads are:

Elk Valley Drive	Moose Meadow Drive	Sparrow Lane
Legacy View Drive	Peak View Lane	Stillforest Drive
Long Meadow Drive	Ranchview Road	White Pine Drive
Low Creek Drive	Riverbend Lane	Wildland Drive

If approved, the road names would be added to the Valley County Official Road Name List and Maps.

DF Development would construct the roads to fire code standards.

The proposed Riverbend Lane is currently subject to a cost-share agreement with the U.S. Forest Service. Dedication and conveyance of this road would be conditional upon successful termination of the USFS cost-share agreement.

DF Development also proposes to deed and dedicate the following to Valley County for use as public right-of-ways:

- Two lengths of Clear Creek Road, a 4.33-mile length and a 2.77-mile length.
- 1.8-mile length of Horsethief Road, northerly of the junction with Clear Creek Road.

Deeds have been submitted. The right-of-way deeds reserve certain limited rights to DF Development, such as the right to access the public roads and to place sewer water, and utilities within the public rights-of-ways, subject to DF Development obtaining all required permits including the Valley County Road Department.

DF Development would be responsible for installing new road signs if approved.

FINDINGS:

1. The complete application and payment were received on September 11, 2025.
2. The proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance, Valley County Code, and by the Laws of the State of Idaho.
 - Legal notice was posted in the *Star News* on September 18, 2025, and September 25, 2025.
 - Potentially affected agencies were notified on September 15, 2025.
 - Property owners, including the applicant, within the six Survey Areas were notified by fact sheet sent September 15, 2025. See attached map.
 - The notice and application were posted online at www.co.valley.id.us on September 15, 2025.
 - Three (3) sites along Clear Creek Road were posted on September 18, 2025. These sites were near the property boundary with the U.S. Forest Service; near the intersection with the road named "East Mountain Spur" on the Valley County GIS Planning and Zoning map; and at the southern boundary of property owned by DF Development along Clear Creek Road.

3. Agency comment received:

Brent Copes, Central District Health, has no objection to the proposal. (September 15, 2025)

Carlene Oberg, Idaho Department of Environmental Quality, stated the Boise Regional DEQ Administration has no comments at this time. (September 22, 2025)

All road names have been approved by the Valley County Dispatch and the Valley County Assessor. They do not duplicate other road names in the county or cities.

4. Public comment received: None

5. Valley County Code 5-4-4 Designation of Road Names and 5-4-7 Changes in Road Names and Public/Private Declaration apply to this application. (Attached)

STAFF COMMENTS:

1. Approval and recording of the deeds would mean that Valley County owns the rights-of-way instead of a prescriptive easement or cost share agreement.
2. Approval would clarify for both Staff and the public what is and is not historical forest service roads.
3. Naming the roads is desired by emergency responders.
4. If the proposal is denied, DF Development and future owners can still sale the legal parcels; the sites would be accessed by roads identified with forest service road numbers.
5. Maintenance of the roads would be determined by the Board of County Commissioners and could change in the future.
6. The proposed road "White Pine Drive" is shown as a public U.S.F.S road "East Mountain Spur" on the Valley County GIS road layer shown on the Planning and Zoning GIS map. Ownership of this section and road name need to be clarified with the U.S. Forest Service. A USFS map from 2008 shows that the USFS owns the right-of-way at this location. See Survey Area #2 in the application and page 3700 from the *Valley County Rural Addressing System* book. Maps are also attached.
7. Proposed Motion (differs slightly from applicant's proposed motion):

I move to accept the dedication and conveyance of public rights-of-way as presented in the Right-of-Way Deeds for the listed roads below; authorize the Chairman to sign the acceptance of the Rights-of-Way deeds; validate all roads as public roads; and approve the proposed road names as presented, subject to the following conditions:

1. That Riverbend Lane be conditionally accepted, subject to termination of the USFS cost-share agreement that currently governs it;
2. That all such roads be constructed to fire code standards, as determined by an assignee of the Valley County Board of Commissioners; and
3. That road name signs be installed identifying such roads.
4. That it be determined if renaming "East Mountain Spur" to "White Pine DR" is acceptable to the U.S. Forest Service. If no response is received from the U.S. Forest Service within six months it will be assumed that there are no issues with the renaming.
5. Valley County is not ensuring continued maintenance of any of the roads; road maintenance levels are set by the Board of County Commissioners.

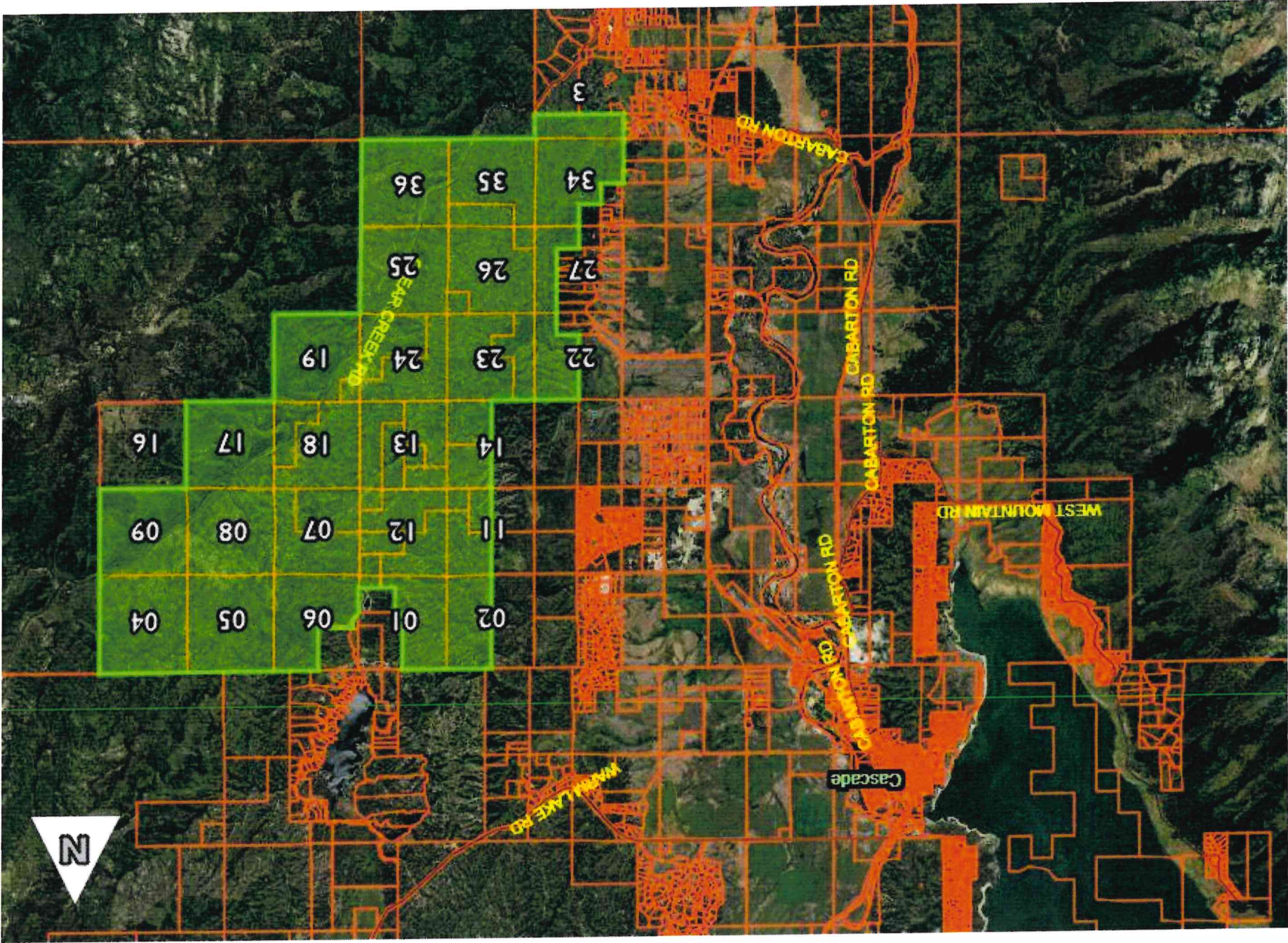
Listed Roads

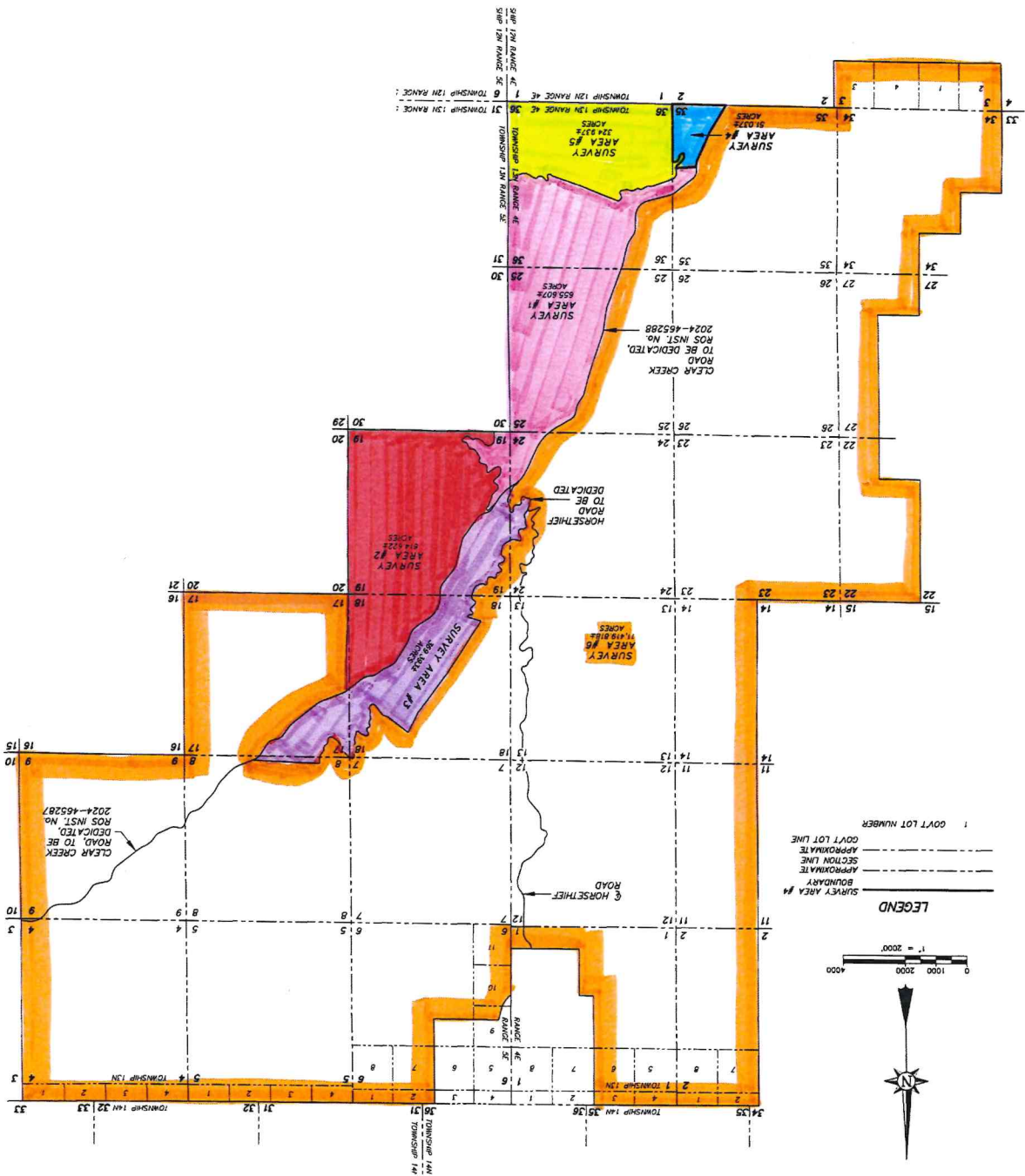
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Low Creek Drive	Riverbend Lane	Wildland Drive
Clear Creek Road	Horsethief Road	

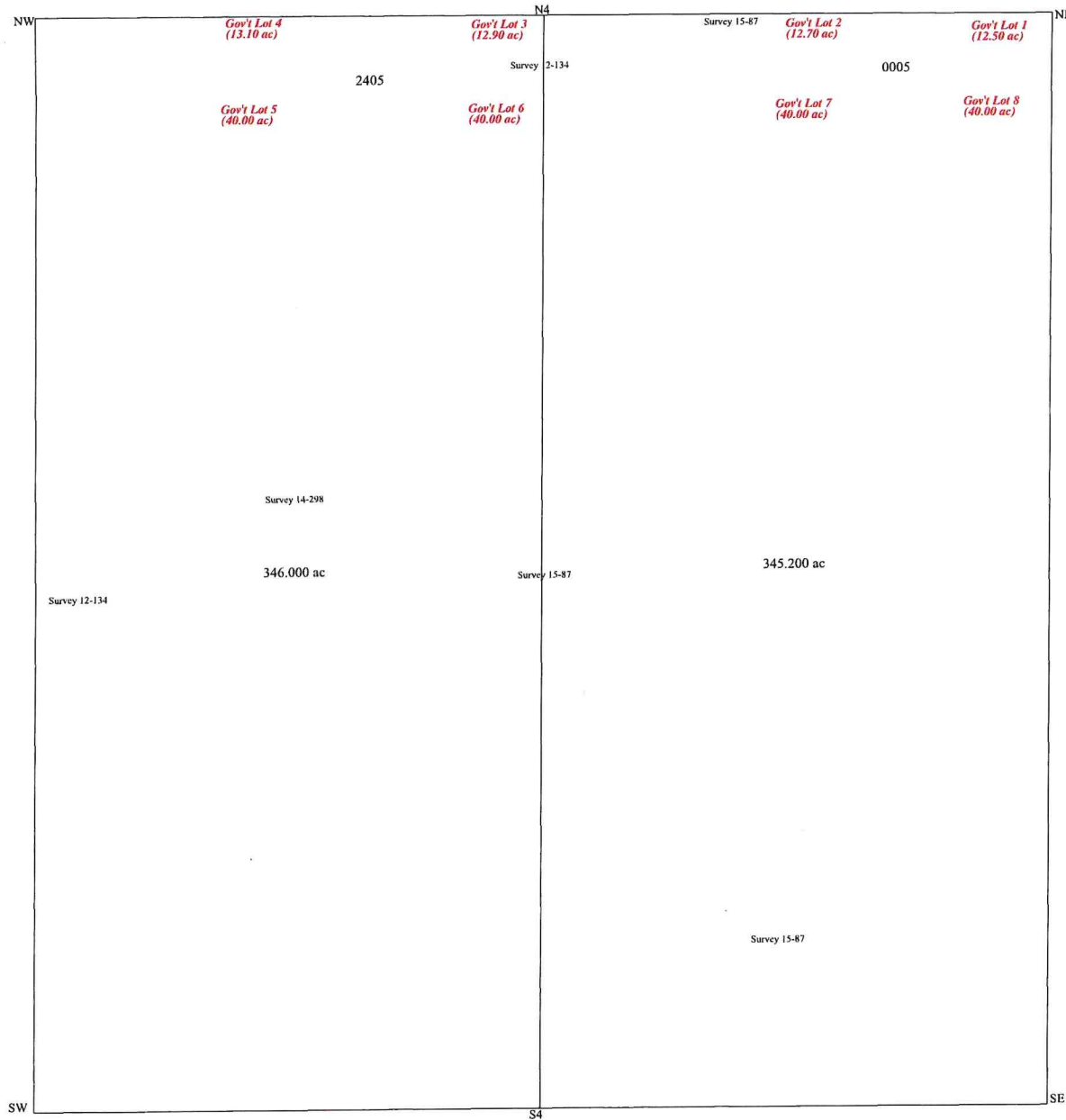
ATTACHMENTS:

- Draft Resolution
- Vicinity Map
- Overall Map of the Six Survey Areas
- Assessors Plats for Relevant Sections
- Map Information for “East Mountain Spur” and proposed White Pine Drive
- Pictures of 3 Public Hearing Notice Signs
- Valley County Code
 - 5-4-4: Designation of Road Names
 - 5-4-7: Changes In Road Names and Public/Private Declaration
- Responses

END OF STAFF REPORT







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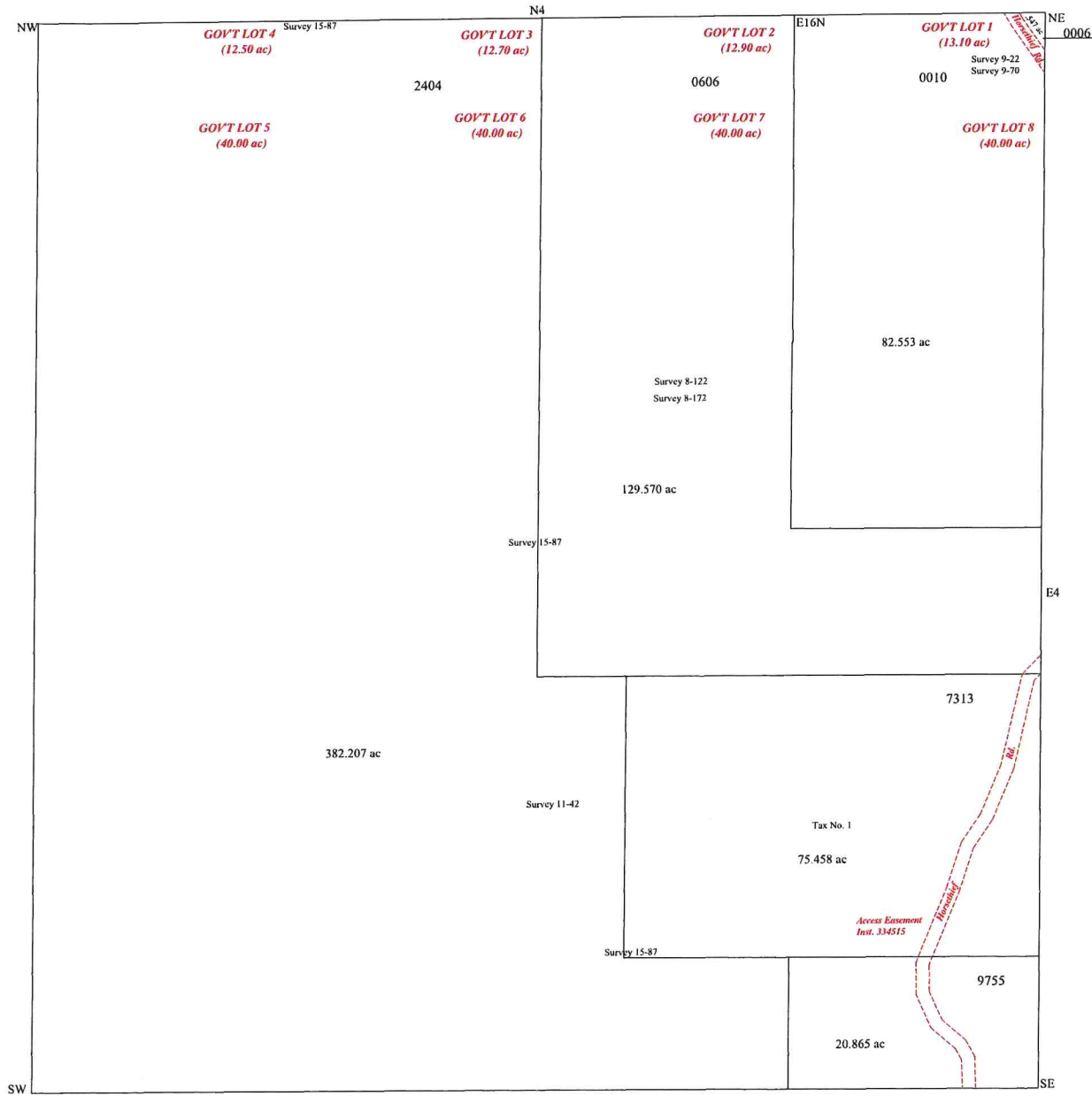
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Cascade, ID 83611

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Date: 4/8/2025
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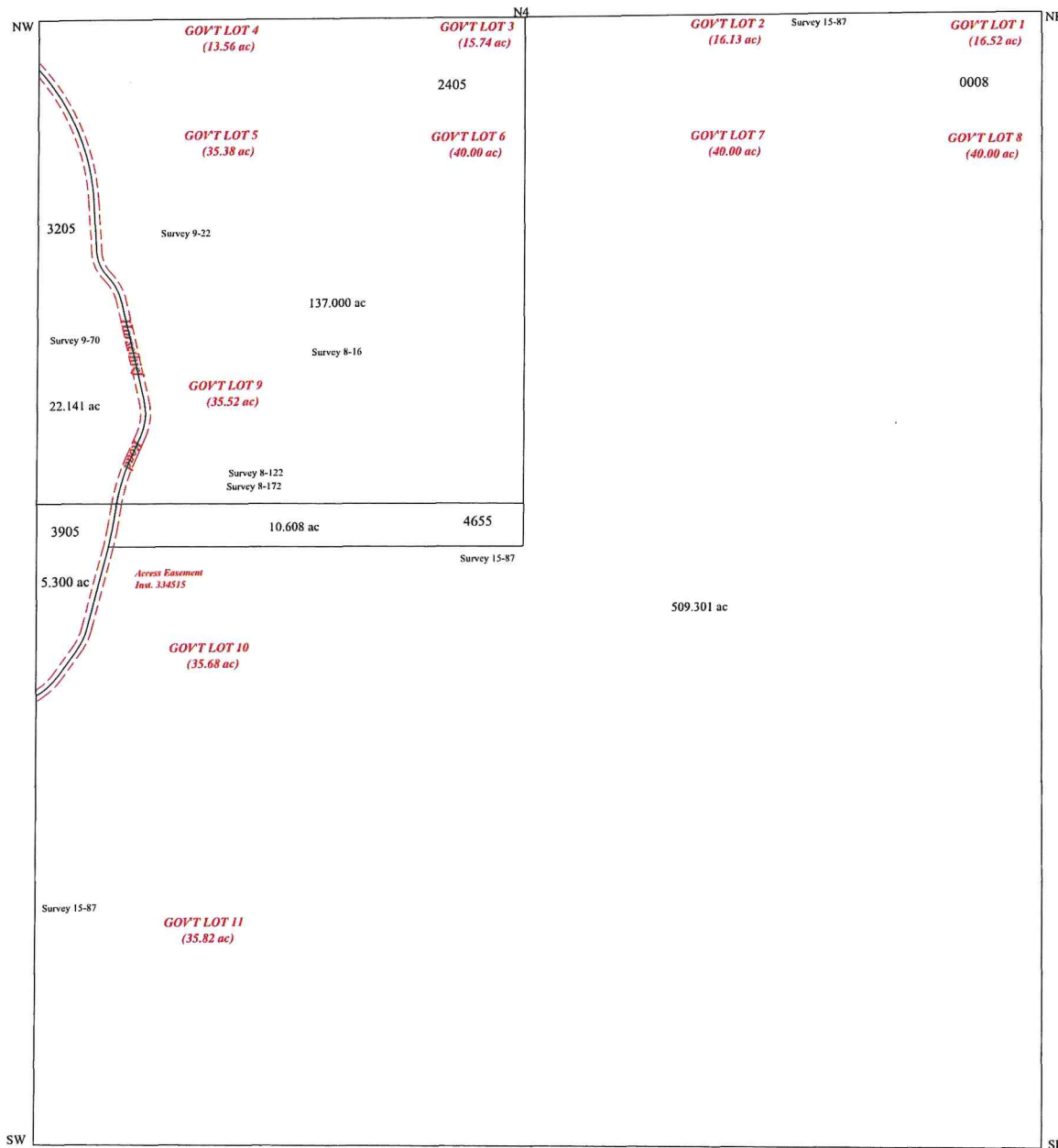
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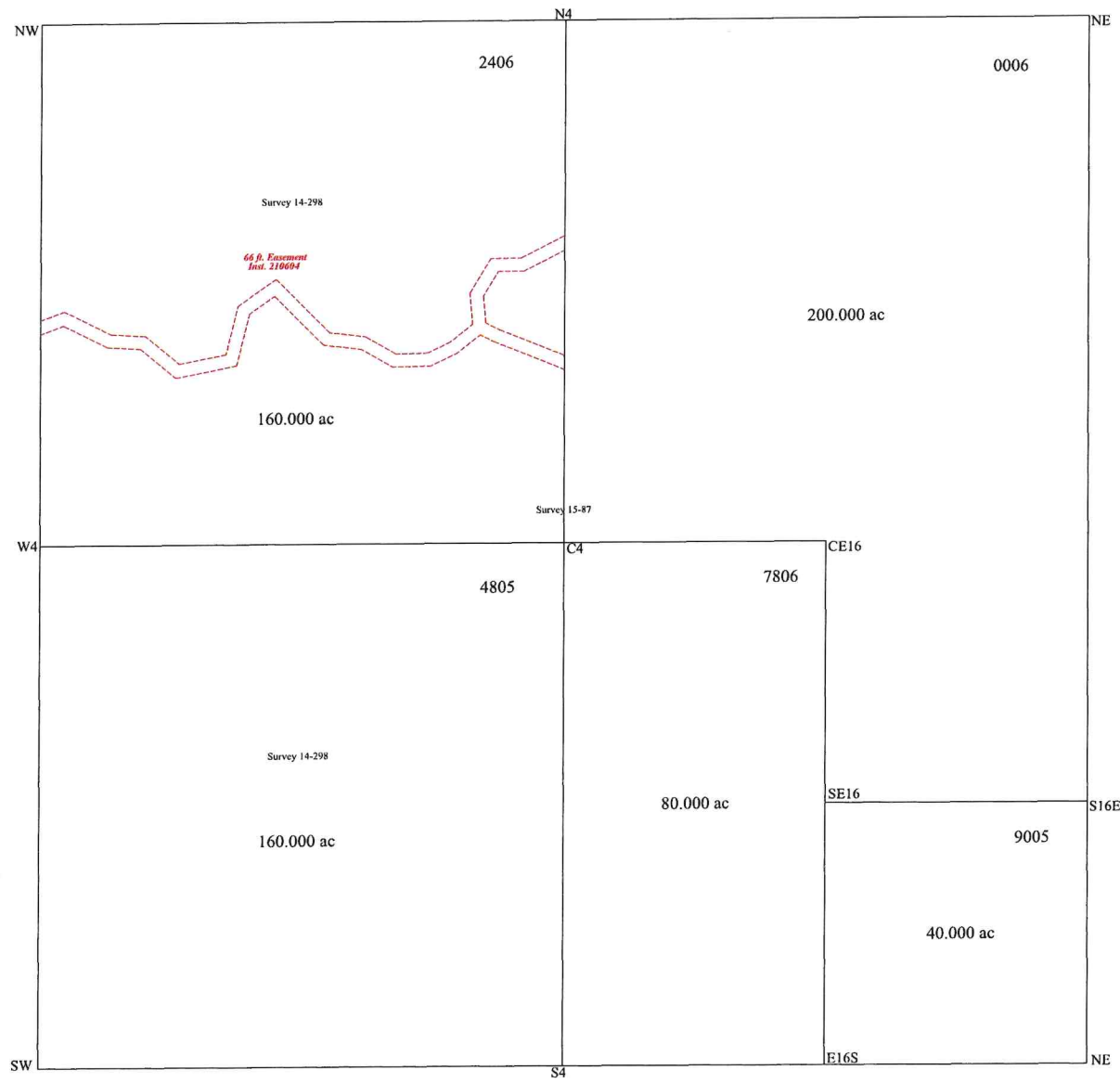
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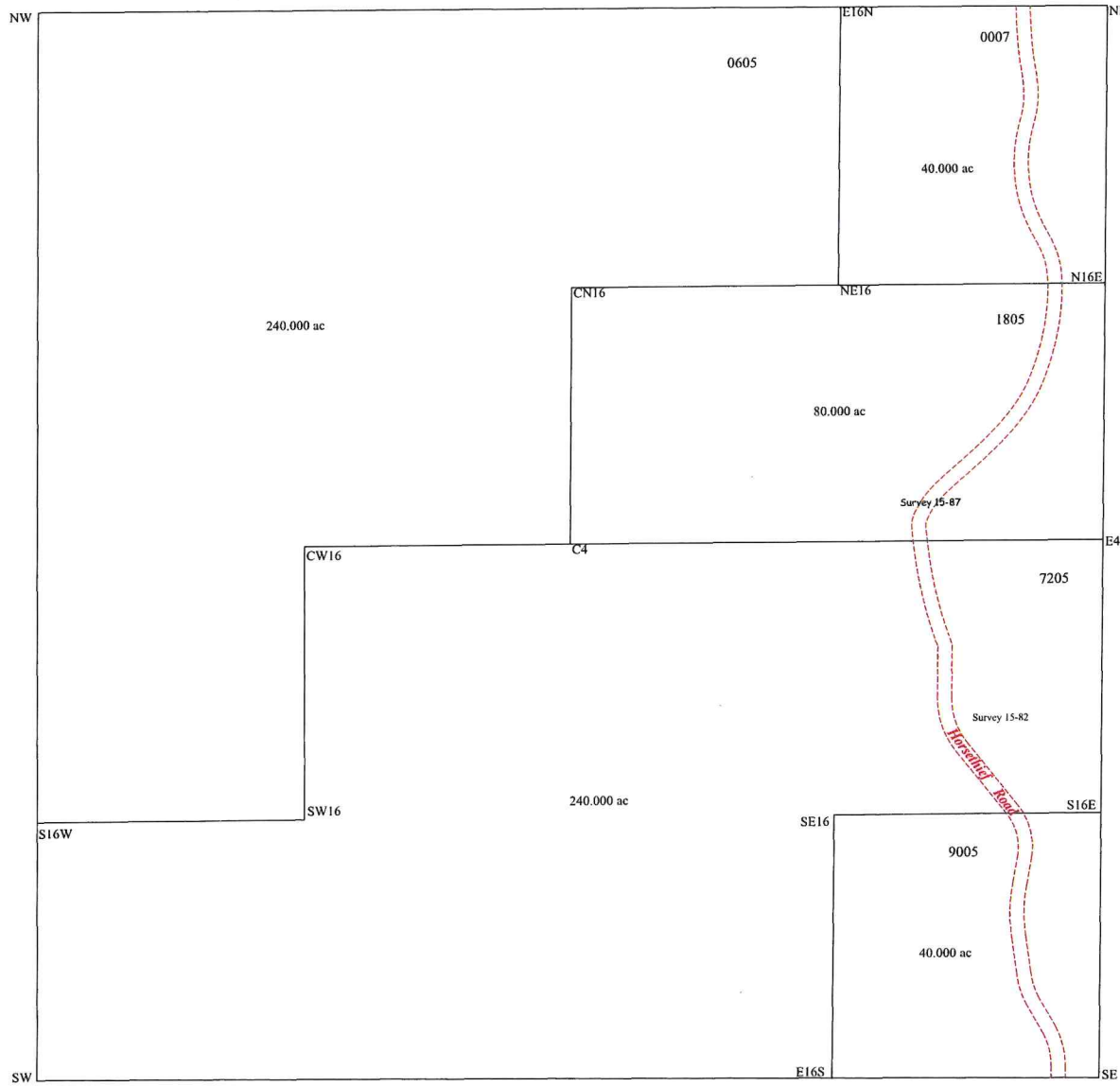
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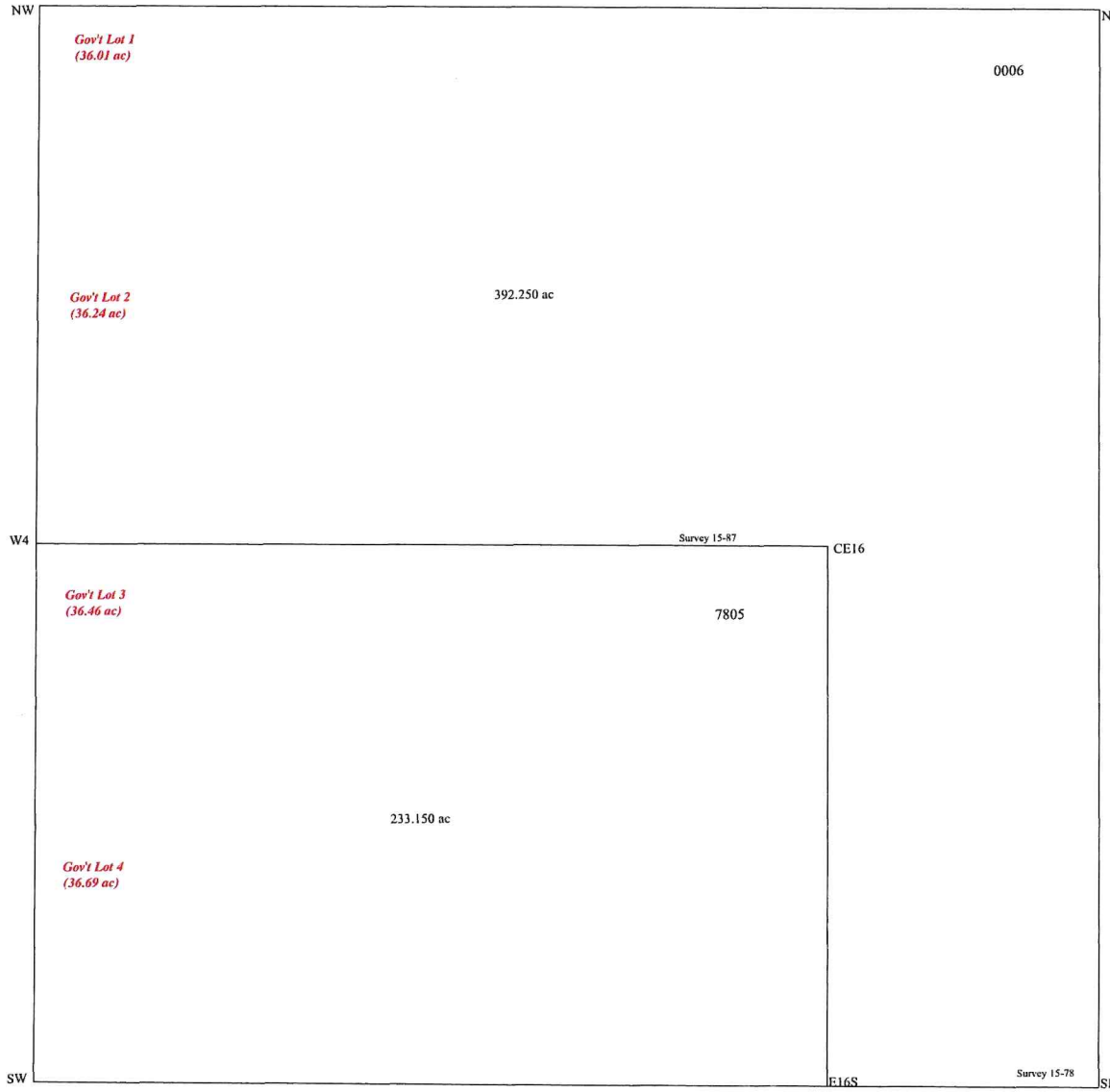
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Clear Creek

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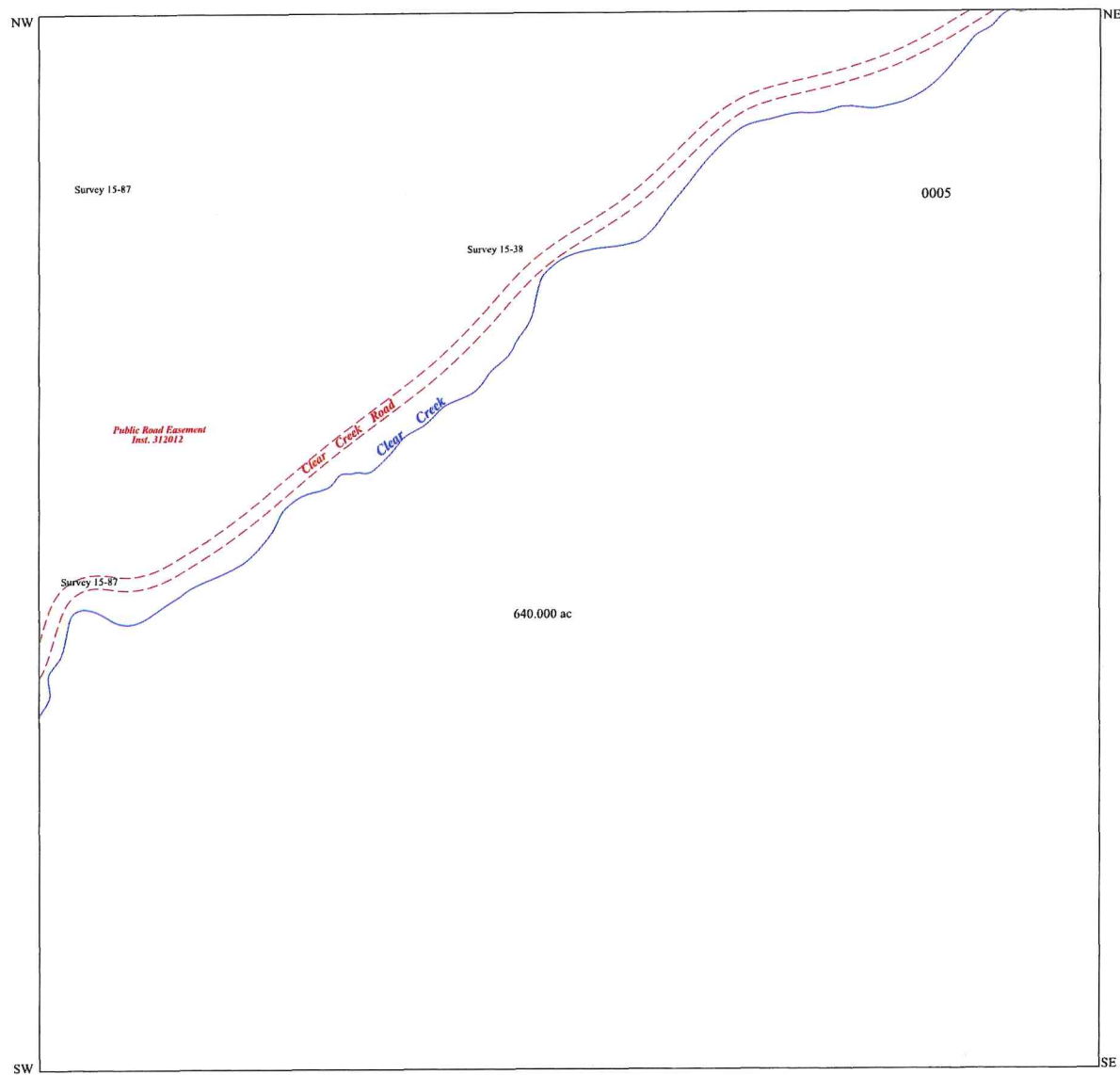
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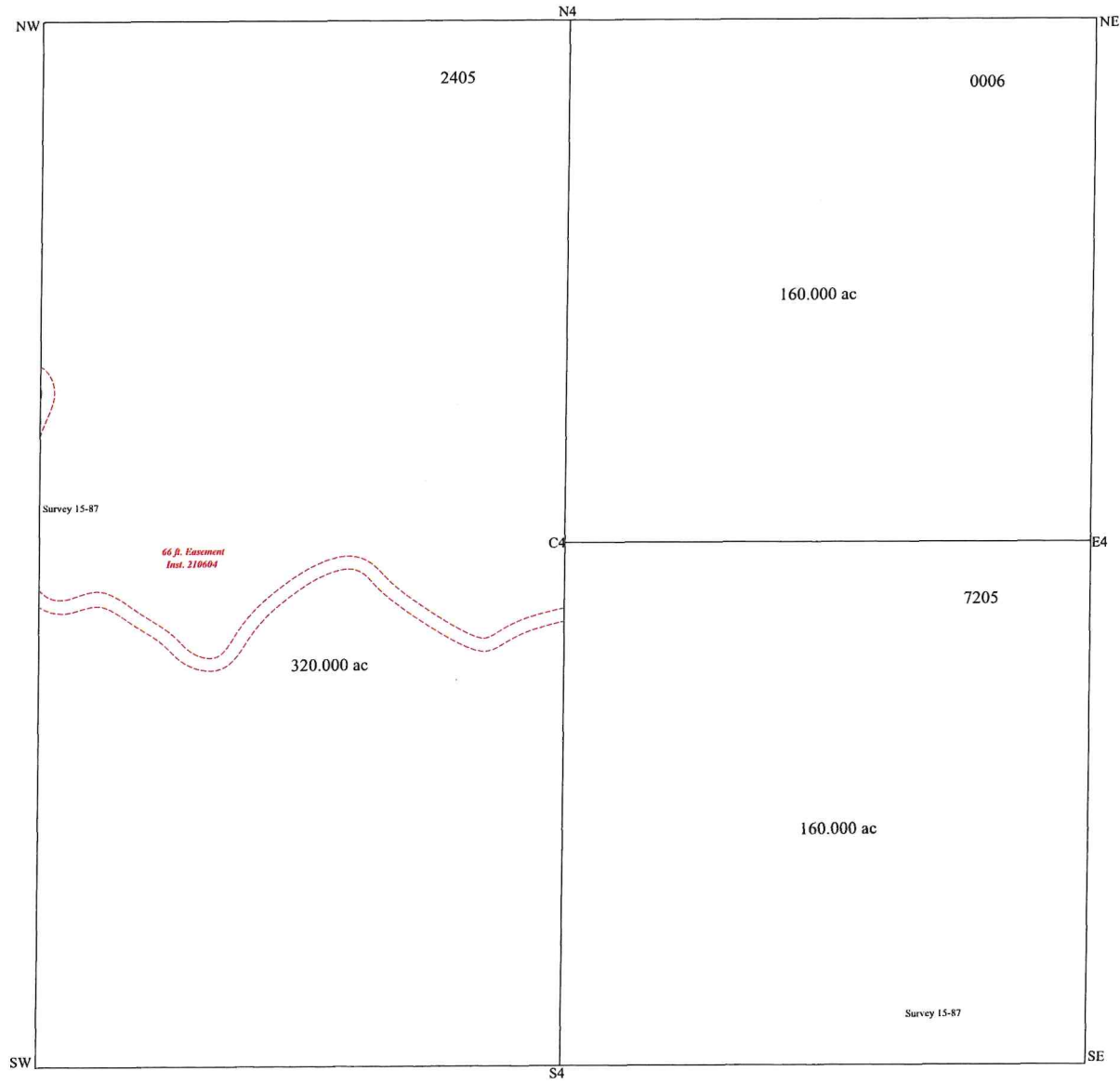
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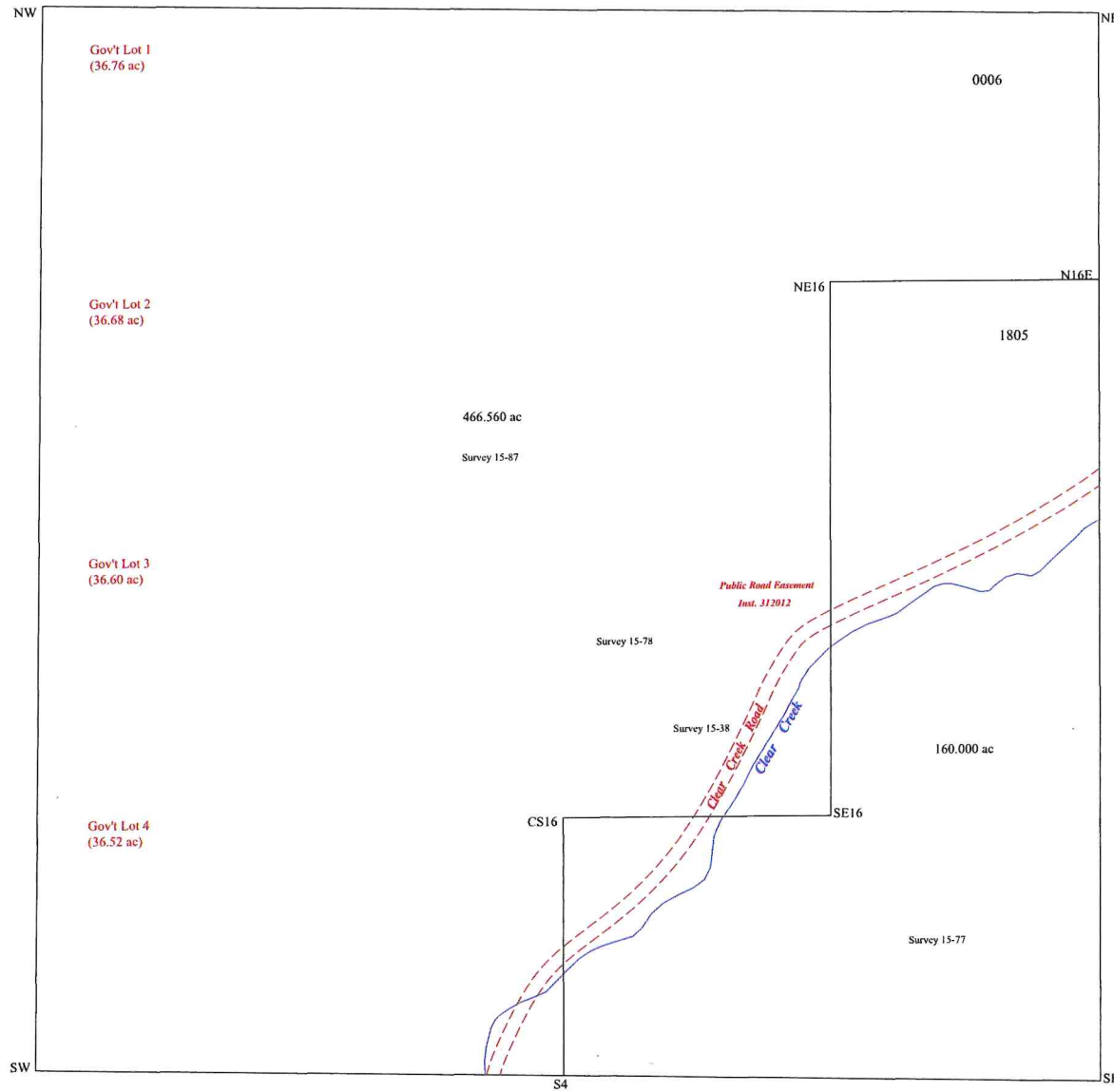
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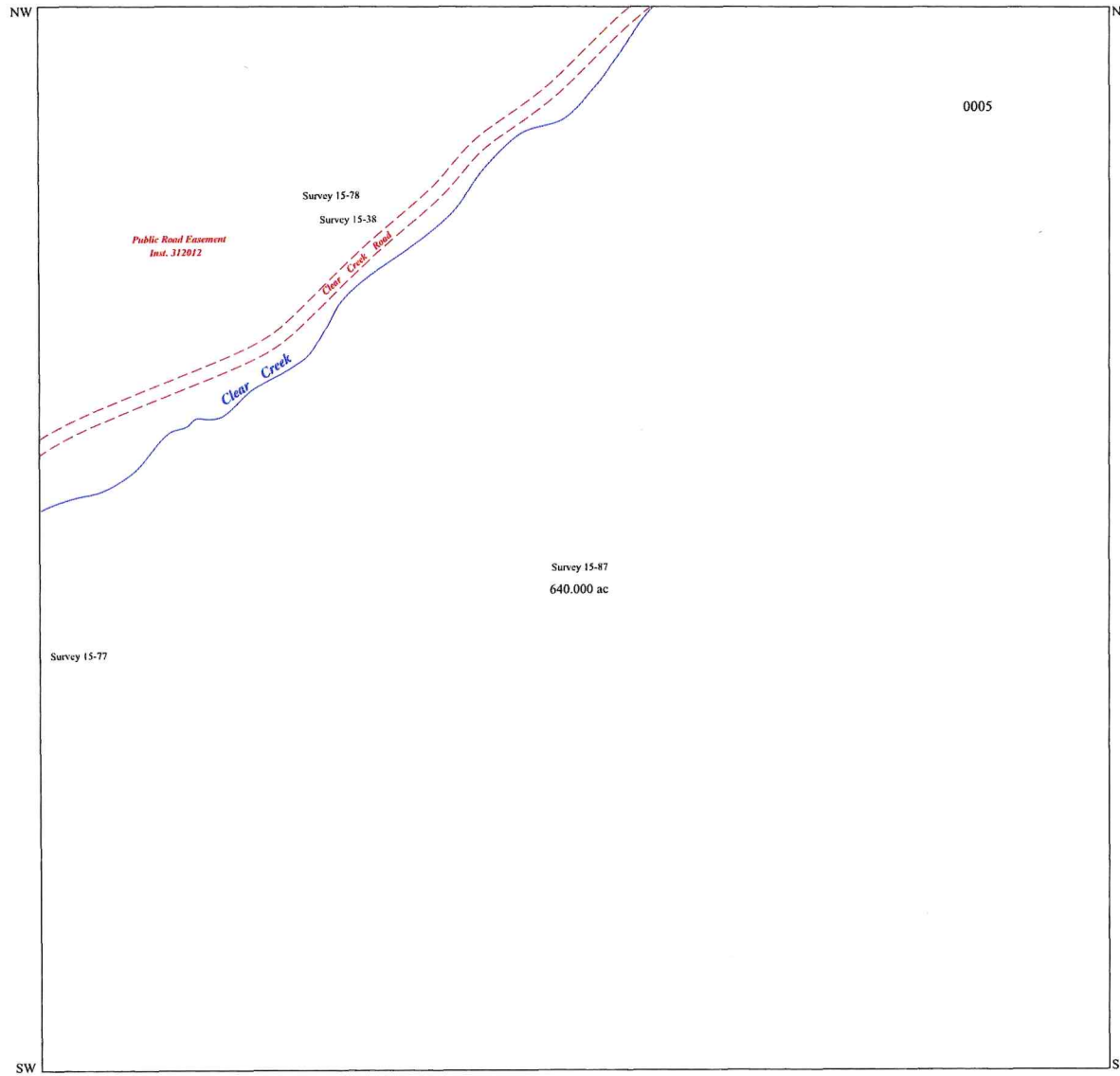
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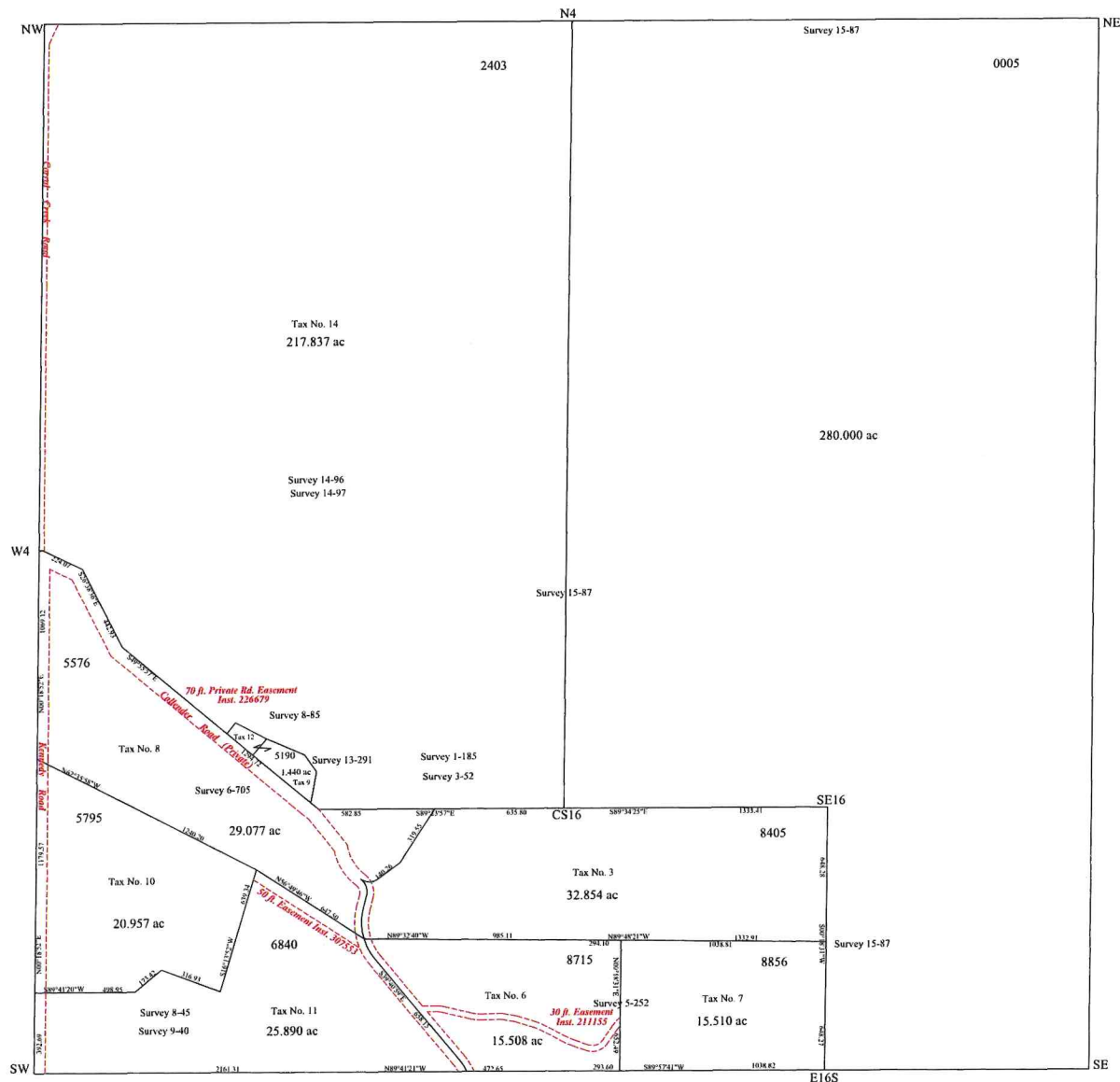
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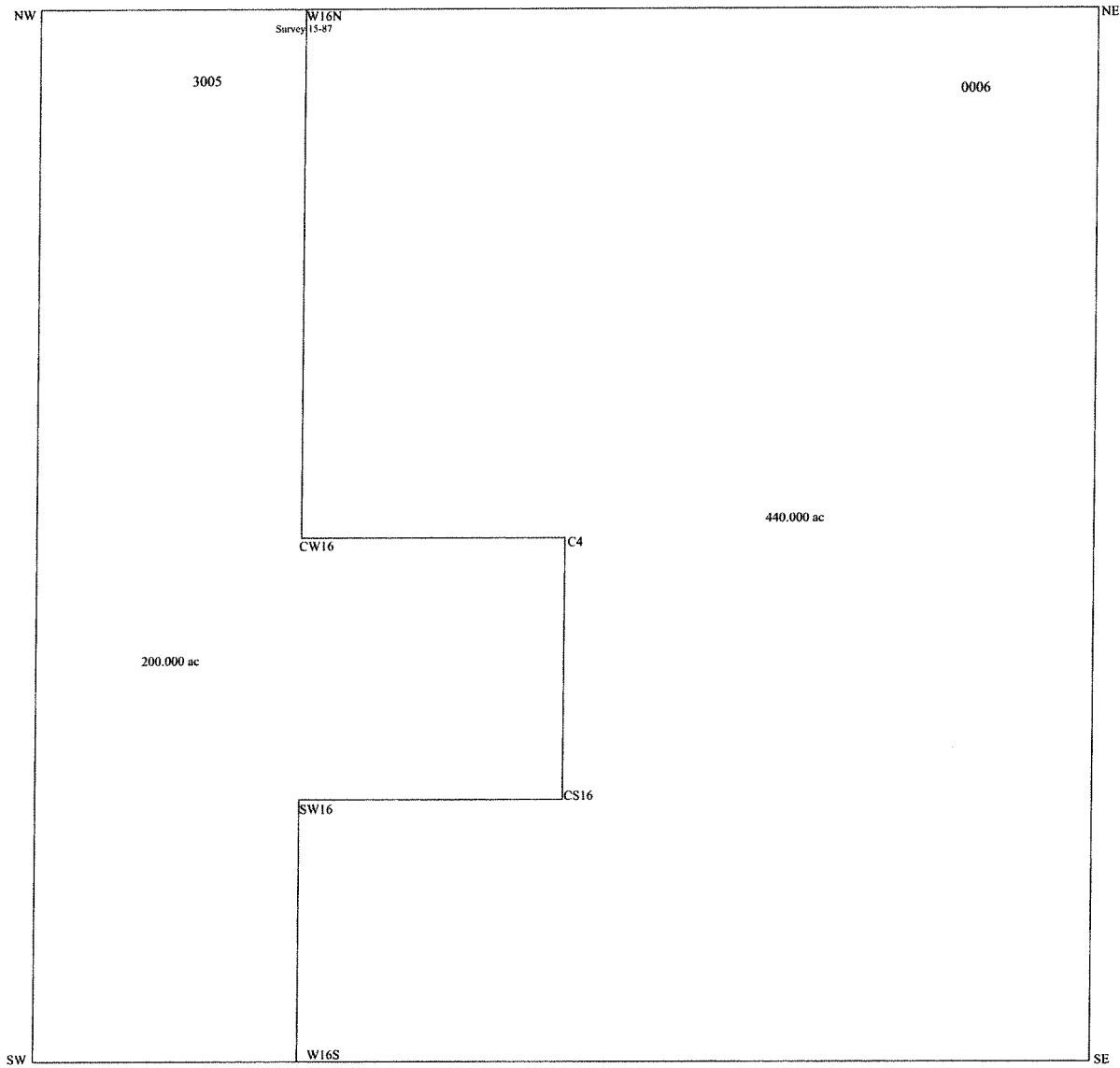
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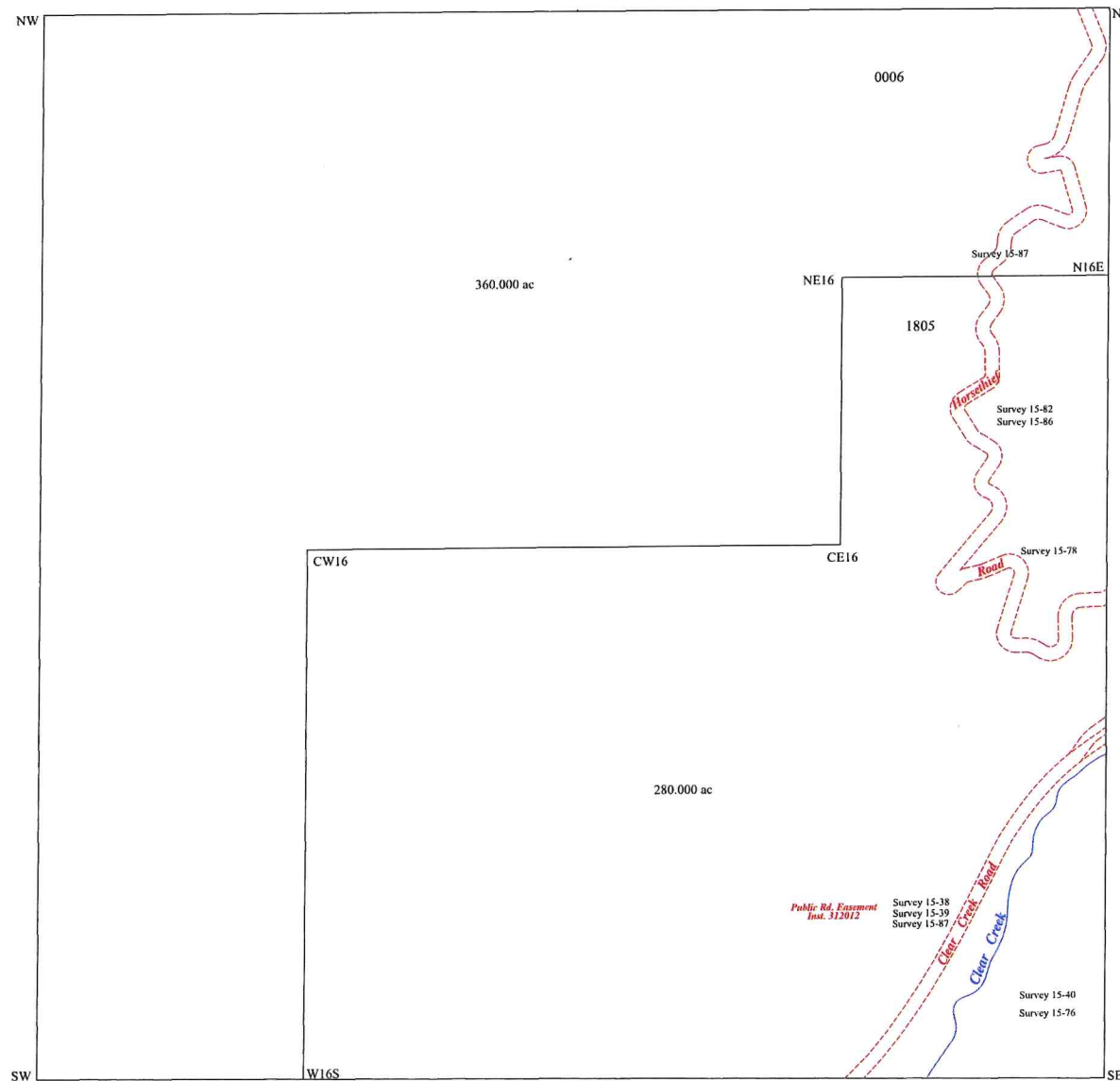
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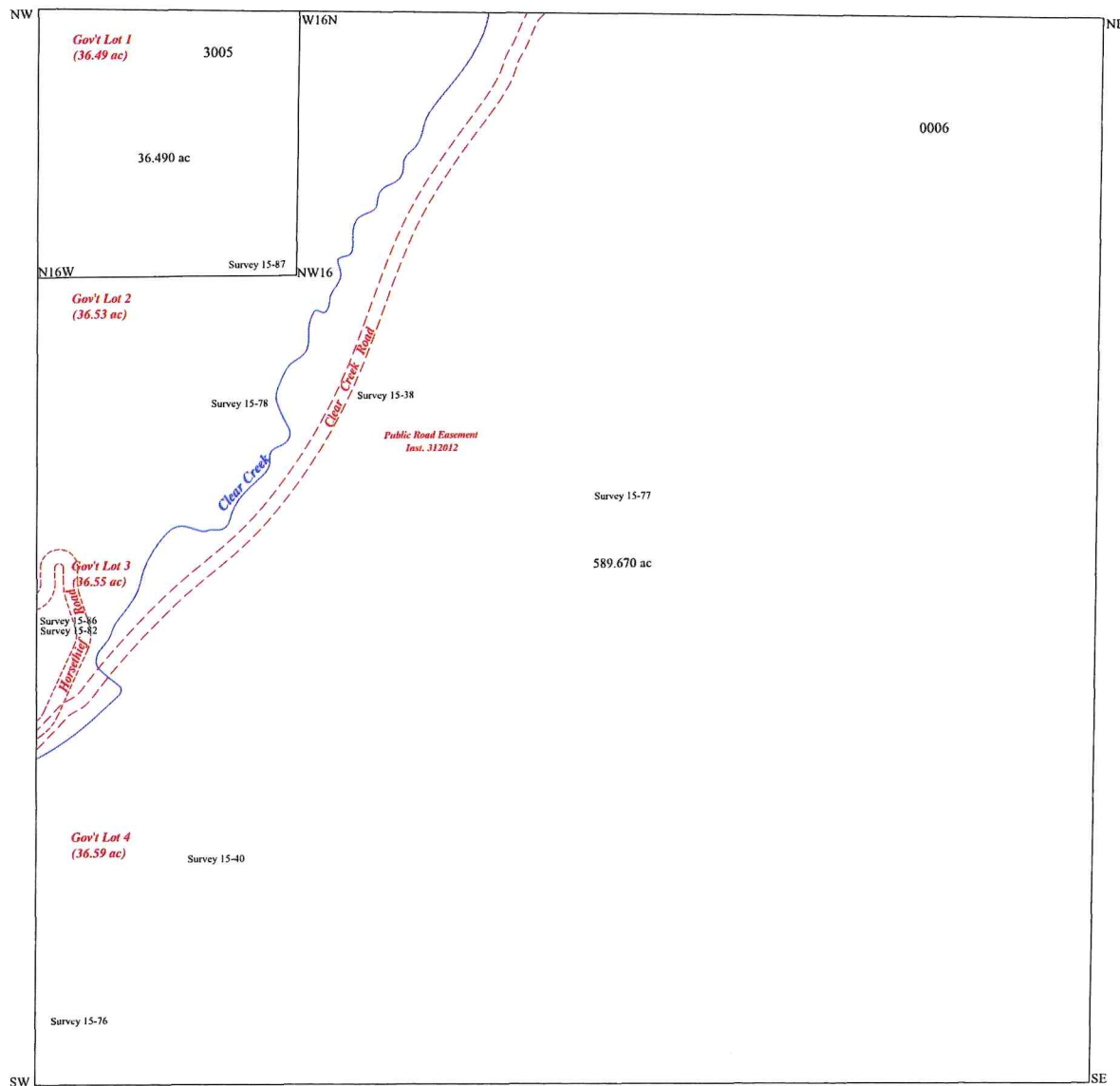
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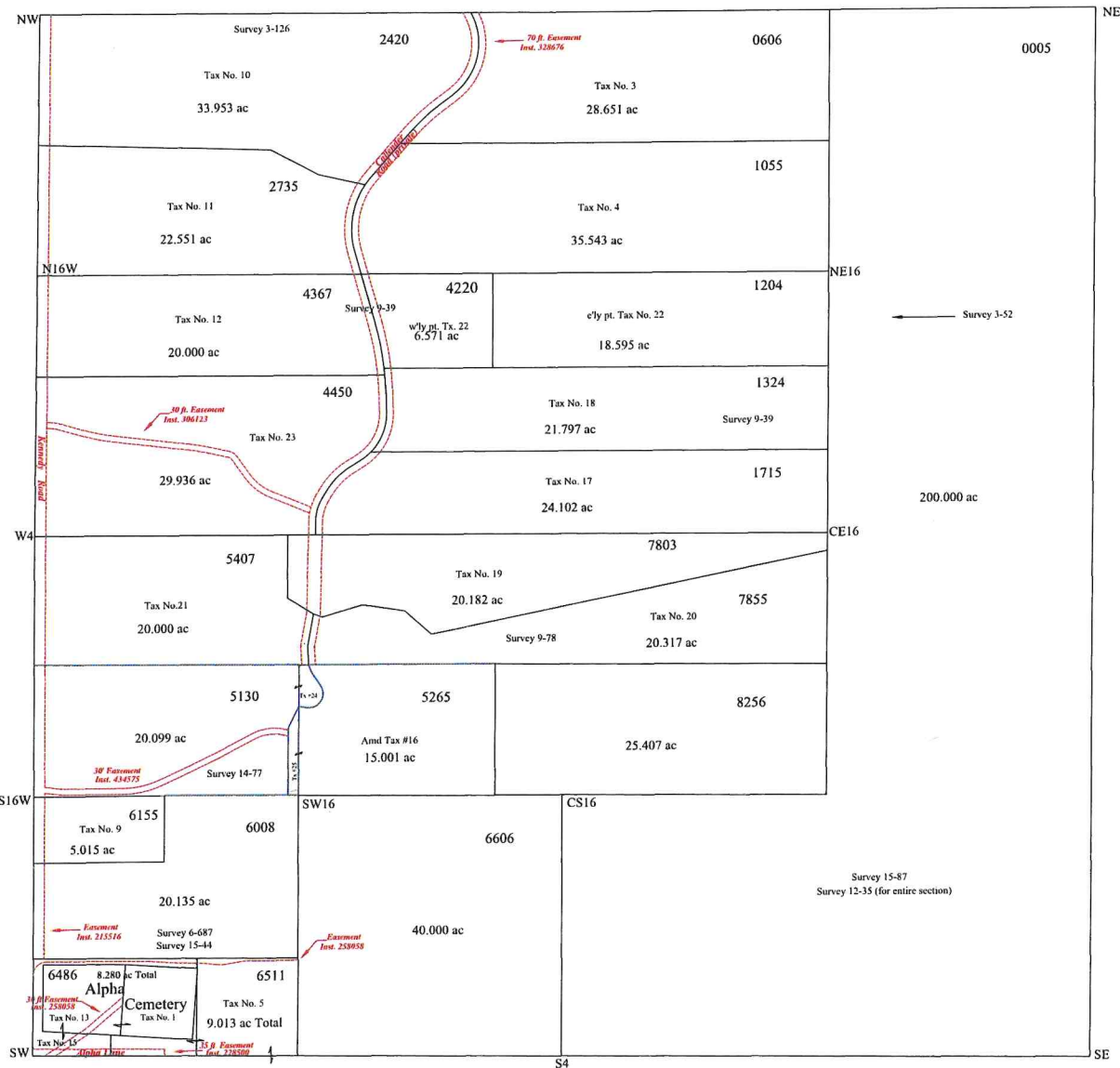
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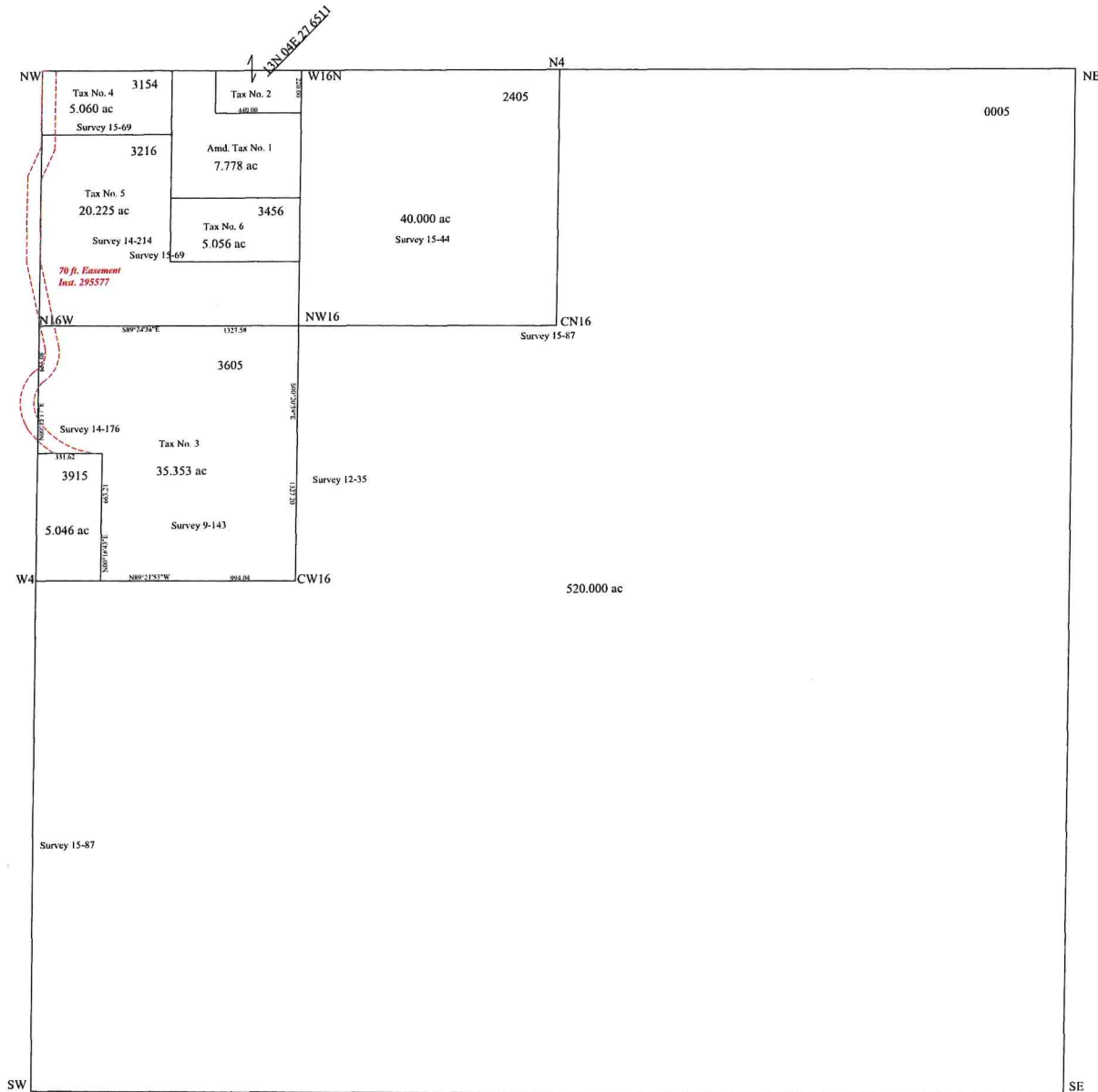
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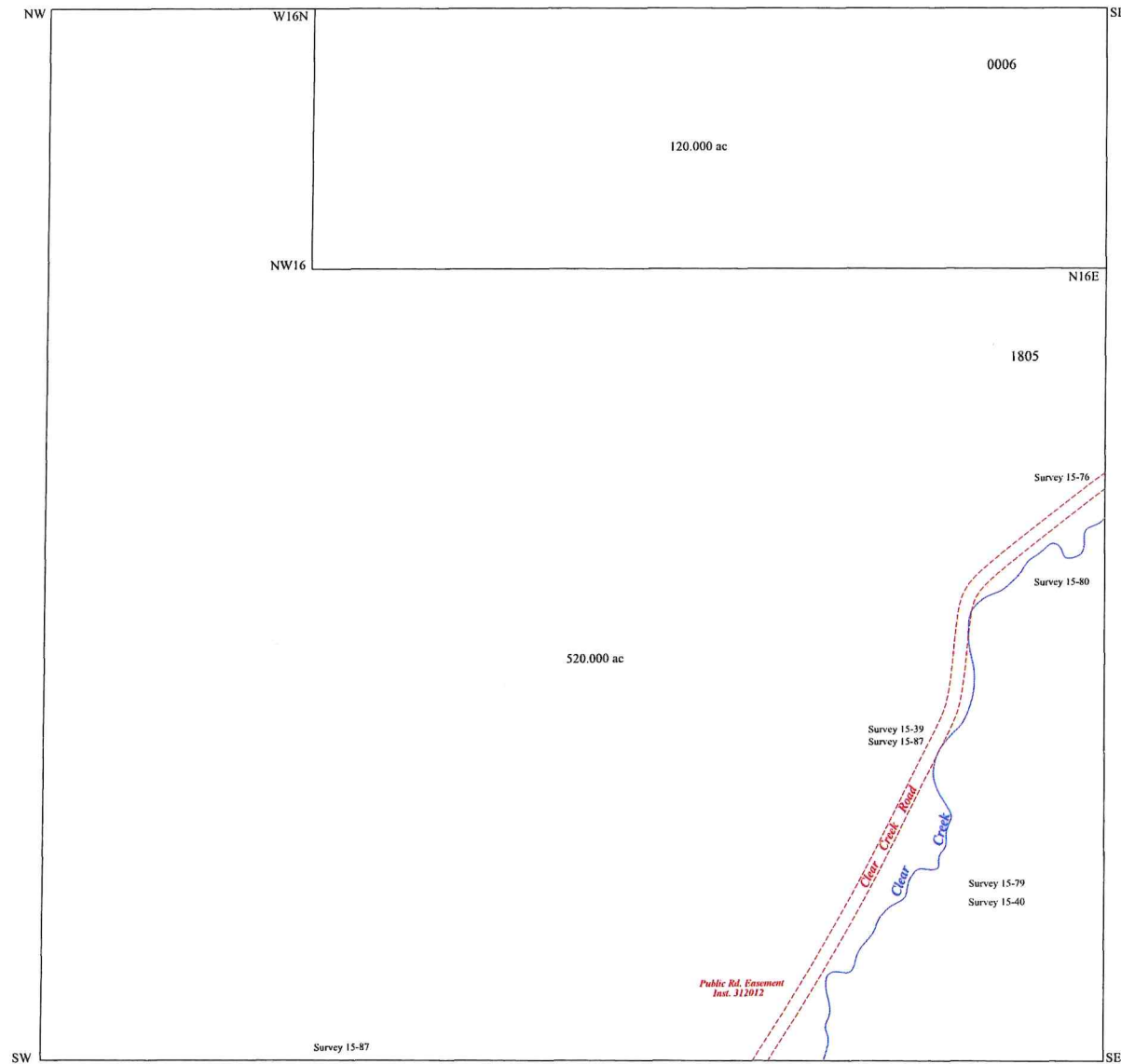
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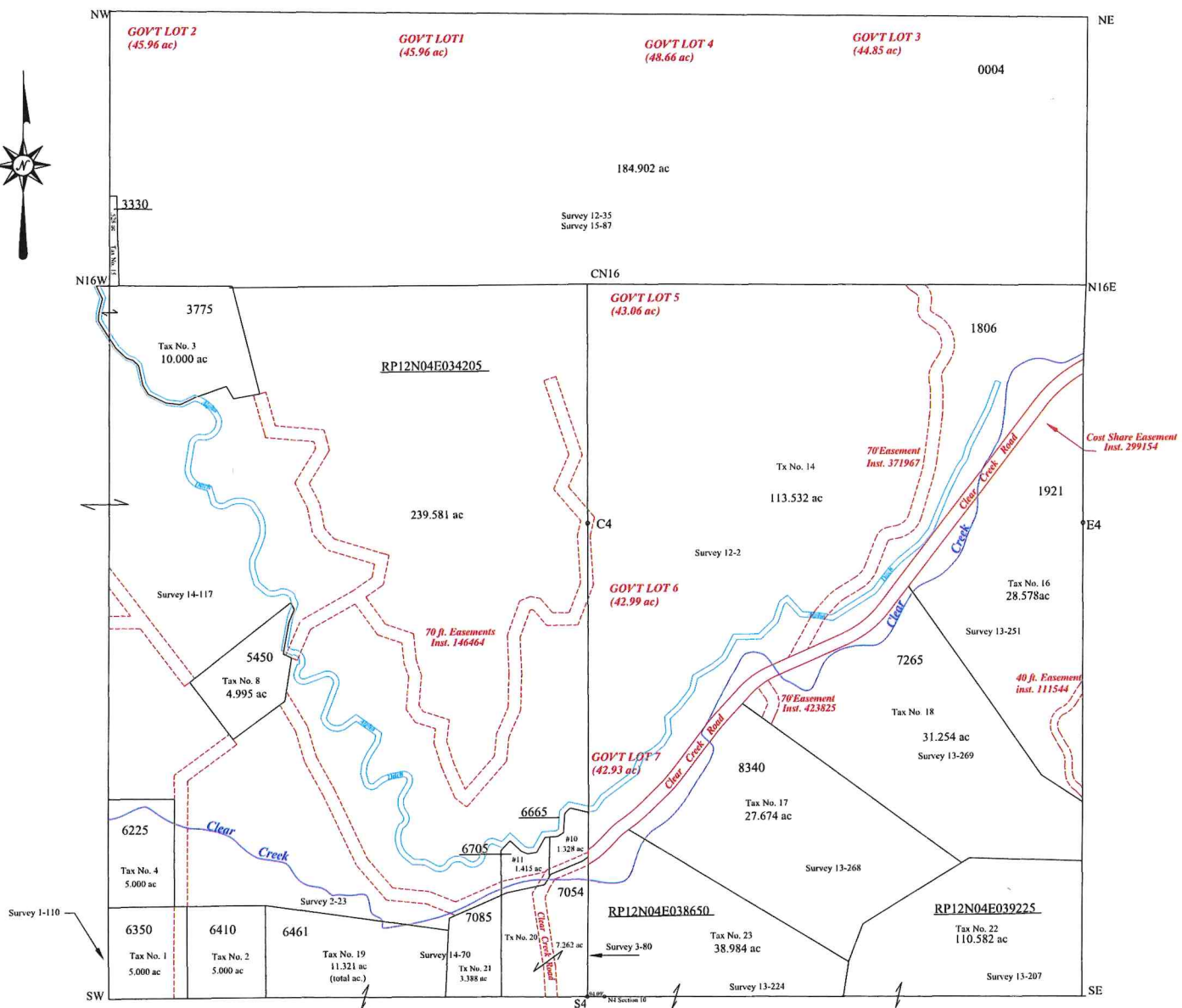
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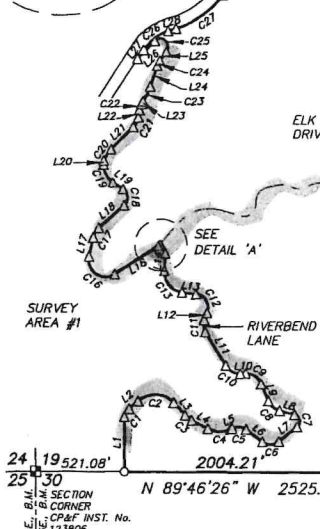
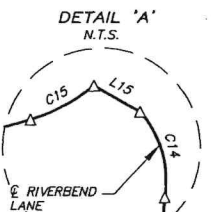
RECORD OF SURVEY

BOUNDARY LINE ADJUSTMENT SURVEY FOR DEVELOPMENT
LEGACY CREEK RANCH - SURVEY AREA #2
LOCATED IN SECTIONS 18 & 19, TOWNSHIP 13N., R5E., B.M.
VALLEY COUNTY - STATE OF IDAHO

CURVE TABLE
(THIS SHEET ONLY)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	53.59'	100.00'	30°42'17"	N 33°01'53" E	52.95'
C2	231.71'	150.00'	86°30'24"	N 87°21'47" W	209.35'
C3	50.16'	150.00'	19°09'41"	N 52°41'25" W	49.93'
C4	141.28'	150.00'	55°57'58"	N 89°15'15" W	136.12'
C5	87.09'	80.00'	62°22'27"	N 85°03'00" W	62.85'
C6	104.06'	80.00'	74°31'43"	N 88°52'21" E	96.88'
C7	87.91'	40.00'	125°55'37"	N 11°21'19" W	71.26'
C8	88.38'	100.00'	50°36'24"	N 48°59'55" W	85.53'
C9	117.97'	100.00'	67°35'30"	N 57°28'29" W	111.25'
C10	103.79'	100.00'	59°27'57"	N 61°32'15" W	99.19'
C11	75.35'	80.00'	53°57'46"	N 04°49'24" W	72.59'
C12	146.01'	80.00'	104°34'28"	N 30°07'45" W	126.57'
C13	180.04'	120.00'	85°57'53"	N 39°26'02" W	163.63'
C14	56.11'	50.00'	64°17'36"	N 28°35'55" W	53.21'
C15	13.80'	100.00'	75°42'27"	N 52°33'59" E	13.79'
C16	237.19'	100.00'	135°53'49"	N 55°31'53" W	185.37'
C17	63.62'	100.00'	36°27'16"	N 30°38'40" E	62.56'
C18	111.15'	80.00'	106°08'11"	N 04°11'46" W	95.92'
C19	123.84'	120.00'	59°07'43"	N 27°42'03" W	118.42'
C20	80.44'	200.00'	23°02'35"	N 33°34'11" E	79.89'
C21	65.10'	100.00'	37°19'22"	N 28°28'32" E	63.95'
C22	38.44'	100.00'	22°01'18"	N 18°48'15" E	38.20'
C23	97.51'	500.00'	11°10'27"	N 24°13'41" E	97.36'
C24	32.92'	100.00'	18°51'42"	N 28°04'18" E	32.77'
C25	142.81'	47.00'	174°05'38"	N 49°32'39" W	93.88'
C26	186.67'	265.00'	40°21'35"	N 53°07'02" E	182.83'
C27	345.99'	535.00'	37°03'13"	N 54°46'12" E	339.99'
C28	205.89'	535.00'	22°02'59"	N 25°13'06" E	204.62'
C29	203.31'	465.00'	25°03'06"	N 28°43'10" E	201.70'
C30	341.29'	535.00'	36°33'05"	N 20°58'11" E	335.54'
C31	816.56'	865.00'	54°09'15"	N 29°44'17" E	786.58'
C32	357.48'	535.00'	38°17'04"	N 37°38'22" E	350.87'
C33	108.07'	465.00'	13°19'00"	N 25°09'20" E	107.83'
C34	208.50'	365.00'	32°43'44"	N 48°10'42" E	205.67'
C35	90.49'	435.00'	11°55'09"	N 58°34'39" E	90.33'
C36	137.59'	435.00'	29°44'52"	N 67°29'51" E	136.05'
C37	237.84'	435.00'	31°19'38"	N 66°42'27" E	234.89'

- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - PARCEL LINE
 - CENTERLINE
- FOUND 3.5" ALUMINUM CAP MONUMENT, OR AS NOTED
 FOUND 3.5" BRASS CAP MONUMENT, AS NOTED
 SET 5/8" IRON PIN WITH 2" ALUMINUM CAP, PLS 11463
 CALCULATED POINT



LINE TABLE
(THIS SHEET ONLY)

LINE	BEARING	DISTANCE
L1	N 00°13'34" E	318.94'
L2	N 48°23'01" E	68.34'
L3	N 43°06'35" W	96.36'
L4	N 52°16'16" W	106.52'
L5	N 63°45'46" E	10.84'
L6	N 53°51'47" W	121.21'
L7	N 51°36'30" E	135.75'
L8	N 74°19'07" W	92.11'
L9	N 23°40'43" W	107.84'
L10	N 88°43'46" E	31.13'
L11	N 31°48'17" W	230.87'
L12	N 22°09'29" E	43.54'
L13	N 82°24'59" W	85.87'
L14	N 03°30'54" E	102.71'
L15	N 60°44'44" W	8.26'
L16	N 56°31'13" E	301.90'
L17	N 12°25'02" E	114.52'
L18	N 48°52'17" E	200.12'
L19	N 57°15'54" W	71.85'
L20	N 01°51'49" E	24.23'
L21	N 45°05'28" E	184.68'
L22	N 07°47'36" E	42.11'
L23	N 29°48'54" E	16.06'
L24	S 18°38'27" W	130.74'
L25	N 37°30'09" E	66.41'
L26	S 43°24'32" W	141.50'
L27	N 32°56'14" E	61.09'
L28	N 73°17'49" E	47.19'
L29	N 36°14'36" E	729.31'
L30	N 14°11'37" E	741.59'
L31	N 30°14'43" E	488.74'
L32	N 02°41'39" E	196.25'
L33	N 56°46'54" E	433.51'
L34	N 18°29'50" E	201.81'
L35	N 31°48'50" E	685.41'
L36	N 64°32'34" E	227.46'
L37	N 52°37'25" E	224.49'
L38	N 82°22'16" E	149.01'
L39	N 51°02'38" E	591.97'

- REFERENCES**
- R1 = RECORD OF SURVEY, INST. No. 2024-465287
 - R2 = GENERAL LAND OFFICE (GLO), JUNE 1983, PLATS & NOTES (T.13N., R.5E.)
 - R3 = SPECIAL WARRANTY DEED, INST. No. 400428

NOTES
SEE SHEETS 3-4 FOR CONTROLLING SECTIONAL LAND CORNER DETAILS

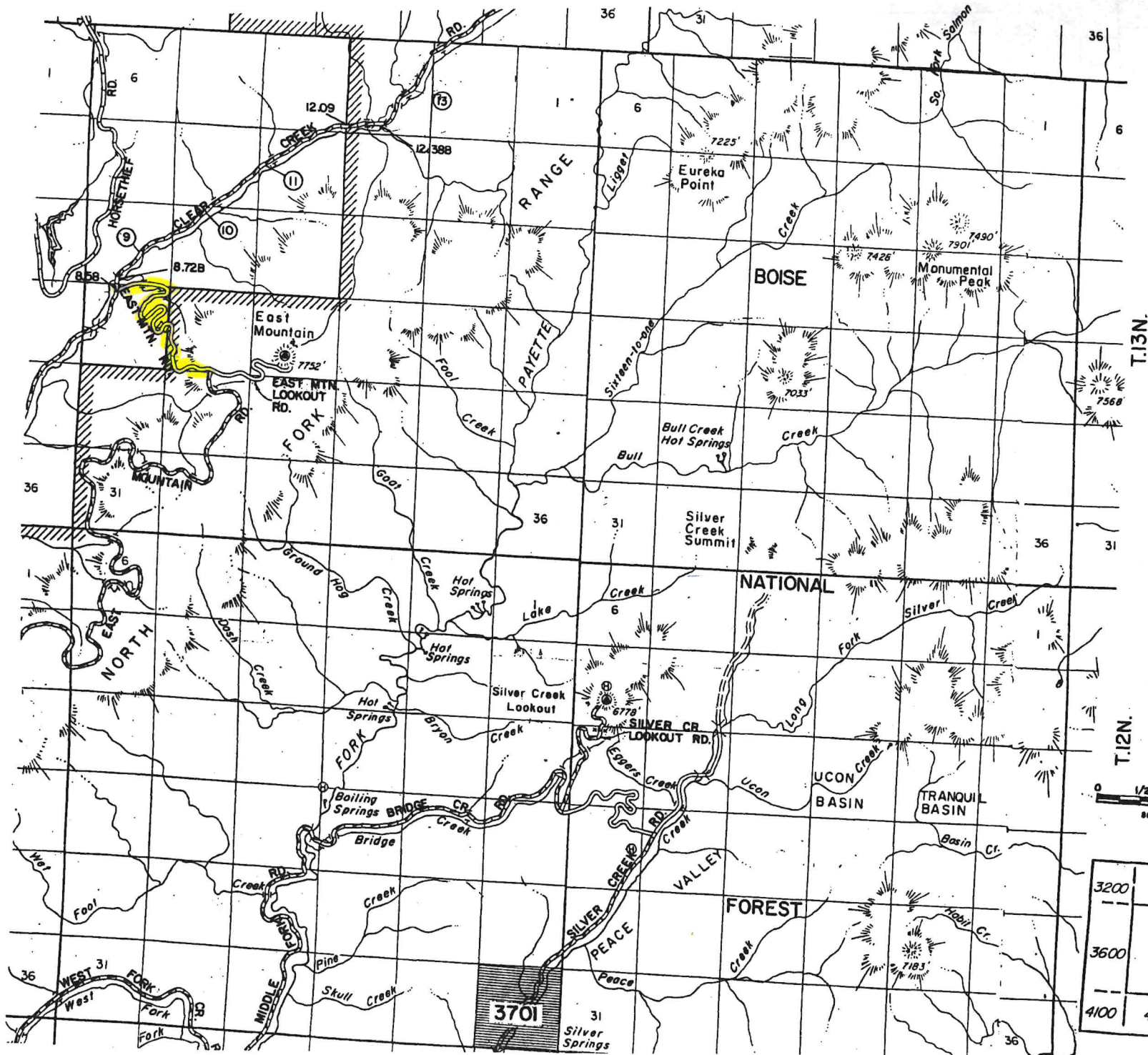
BASIS OF BEARING
N 89°46'26" W BETWEEN THE QUARTER CORNER COMMON TO SECTIONS 19 & 30 (T.13N., R.5E.), AND THE SECTION CORNER COMMON TO SECTIONS 19 & 30 (T.13N., R.5E.) AND 24 & 25 (T.13N., R.4E.)



ACCURATE
SURVEYING & MAPPING
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Boise, Idaho 83702
(208) 488-4227
www.accuracysurveyors.com

JOB NO. 24-153
DRAWN BY: JB
SHEET: 2 OF 4

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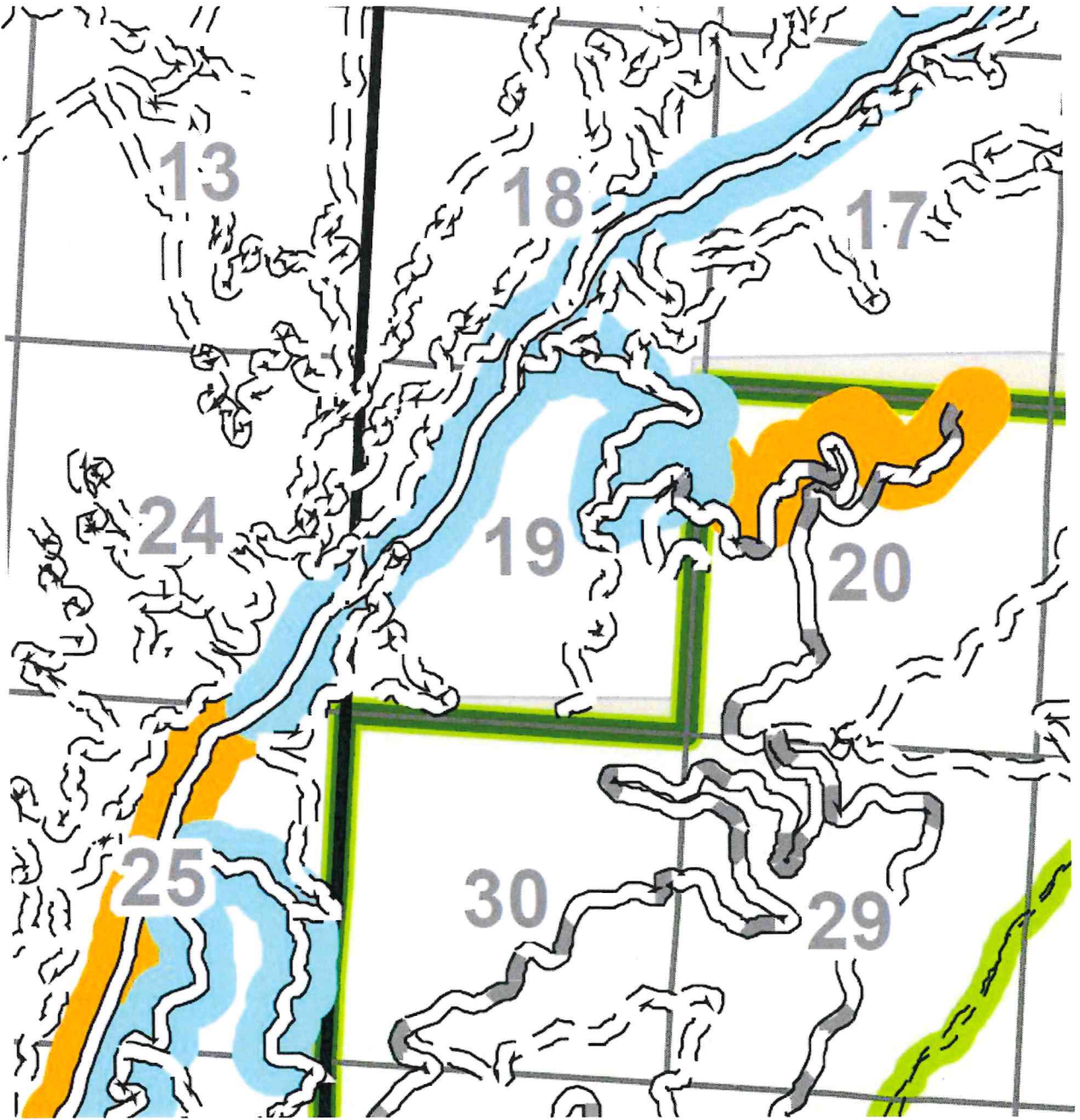


T.13N.

T.12N.



3200	3300	3400
3600	PAGE 3700	3800
4000	4200	4300



From U.S. Forest Service map

Cascade Ranger District

Boise National Forest



Legend

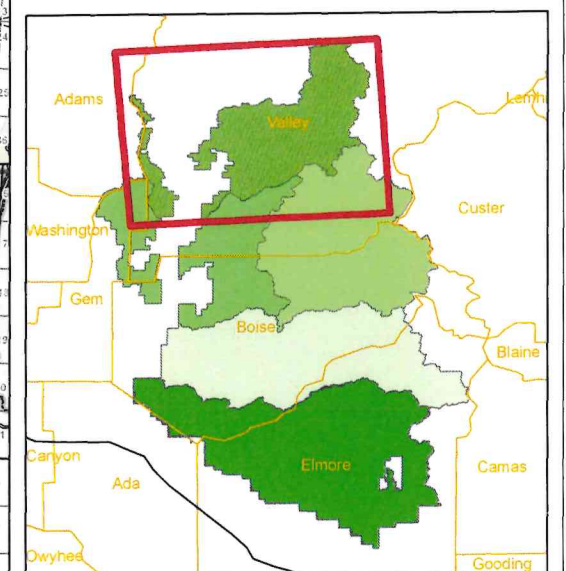
- FS Owned Rights-of-Way
- Non-FS Owned Rights-of-Way
- Administrative Forest
- FS - Reserved Public Domain Lands
- FS - Acquired Lands
- FS - Disposed Lands
- Non-FS Lands

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Publication Date: 05/06/2008 15:16:00

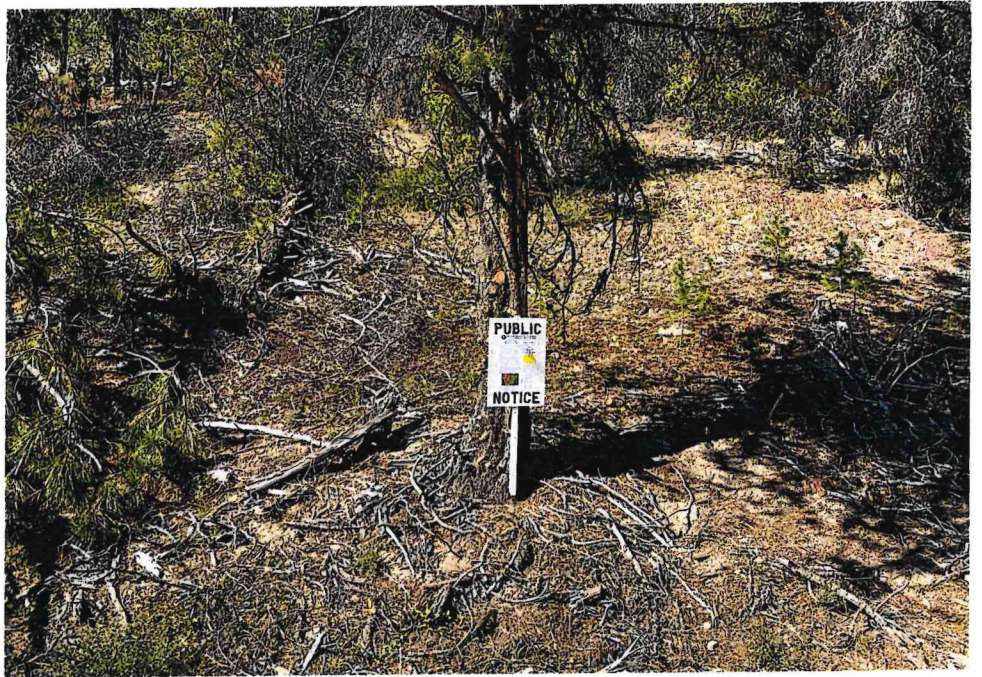


Automated Lands Program
Land Status Record System









Valley County Code

5-4-4: DESIGNATION OF ROAD NAMES:

- A. **Applicability; Official Road Name List:** It is hereby established in the unincorporated areas of the county that the following rules and regulations for the naming of roads shall apply. The board shall, by resolution, establish the official road name list. Thereafter, all new roads shall be established in accordance with the standards hereinafter set forth. It is anticipated that the incorporated cities will cooperate with standards and approval processes established for the sake of public safety and operation of the 911 system.
- B. **Standards For Determining And Approving Road Dedications:** The following standards shall be used in determining and approving road names:
 1. **Duplications:** There shall be no duplication of road names by sound or spelling in the county. Differentiation shall not be by the addition of suffixes, such as road, lane, etc.
 2. **Submittal Of Names For Future Road Dedications:** Names for future road dedications shall be submitted to the Valley County Planning and Zoning Administrator or their designee for approval as requested by the person or agency proposing the road dedication, subject to all provisions of this chapter.
 - a. The proposed road name shall be "saved" for a period of two (2) years before another person or agency can assume the name, unless withdrawn by the applicant.
 - b. The proposed road name shall be sent for comment to the Assessor and the 911 dispatch supervisor for consideration and comment.
 3. **Alignment:** A proposed road shall be considered in general alignment with an existing road if it is no farther than one hundred fifty feet (150') from centerline to centerline. Where a proposed road is in the same alignment as an existing road and is a continuation of that road, the name of the existing road shall be maintained with the appropriate designation.
 4. **Connection With Two Differently Named Roads:** Where a proposed road or lane connects two (2) differently named roads located on the same alignment, the planning and zoning administrator shall designate the name, giving consideration to the length, collector status, period of usage and number of residents affected.
 5. **Cul-De-Sac:**
 - a. **Less Than One Hundred Feet:** A cul-de-sac (court or place) which has an overall length of one hundred feet (100') or less (as measured from the centerline of the principal road to the point of radius or centroid of the cul-de-sac) shall carry the same name and the same designation of the road from which it emerges. When a proposed court or place, which has an overall length of one hundred feet (100') or less, is in alignment with a road, it shall carry the same name of the roadway from which it emerges and the appropriate designation.
 - b. **More Than One Hundred Feet:** A cul-de-sac (court or place) which has an overall length of more than one hundred feet (100') (as measured from the centerline of the principal road to the point of radius) shall carry a new name, and must be named in accordance with the provisions herein.
 6. **Aligns With Existing Road:** A proposed road which aligns with an existing road shall carry the correct road designation (road, drive, avenue or way), even though the existing road designation may be incorrect.
 7. **L Shaped Road:** Both portions of an "L" shaped road shall carry the same name if either leg is one hundred feet (100') or less in length; all others shall carry two (2) names.
 8. **Obvious Change In Direction:** If the Planning and Zoning Administrator determines that a road makes a very obvious change in direction, a new road name shall be assigned except

5-4-7: CHANGES IN ROAD NAMES AND PUBLIC/PRIVATE DECLARATION:

- A. Application: Where necessary or desirable, any person may make application to the Planning and Zoning Administrator to change a road name, or the Planning and Zoning Administrator may do so for reasons of duplication, similar pronunciation or spelling or for other reasons relating to public safety or convenience. The Board shall not change signs without compensation or agreement from the applicant.
- B. Changes Necessitated Due To Duplication: In the case of road name changes necessitated due to duplication, similar pronunciation or spelling, the Planning and Zoning Administrator shall determine the road name to be changed and select the new name to be used. The Planning and Zoning Administrator shall take into consideration the number of existing addresses on the roads in question, the length of time each road has used the name in question, the date of the original dedication of said road(s), each road's compliance with this chapter and any other factor pertinent to resolving the similar pronunciation or spelling. No road name(s) may be changed until the proposed names have been checked against the official road name map and list.
- C. Public Hearings: The board shall hold public hearings on this matter. All property owners and residents having frontage on the affected road shall be notified by mail under the following procedures:
 - 1. The applicant shall submit a list of addresses of all dwellings located on the affected road to the planning and zoning administrator or their designee along with a fee as adopted by resolution.
 - 2. The Planning and Zoning Administrator or their designee shall compare the submitted list to the land ownership records and mail notification to all affected residents and property owners.
 - 3. The Planning and Zoning Administrator shall mail notification to political subdivisions, other interested parties, and publish in the newspaper a minimum of fifteen (15) days prior to the hearing.
 - 4. The Planning and Zoning Administrator shall also place a sign on the road at least one week prior to the hearing if it is reasonable to do so.
 - 5. The board shall hold a public hearing on the road name change thirty (30) to forty five (45) days after the receipt and acceptance of the road name change application.
 - 6. Failure of the planning and zoning administrator or his designee to mail said notice to all residents and property owners in no way shall affect the validity of such procedures; provided, that such failure shall have occurred in good faith.
- D. Manner Of Making Changes: All changes shall be made in such a manner as to create the least possible inconvenience to residents and property owners in the area.
 - 1. No change shall become effective for at least fifteen (15) days after official action by the board.
 - 2. No change shall become effective until the road sign is changed or installed.
 - 3. All residents and property owners shall be mailed notification of the board's final decision within seven (7) days of said action. Notice shall state that the name change is not official until the sign is placed.
 - 4. The Planning and Zoning Administrator shall make the change in the Official Road Name List and on the Official Road Name Map when the change is effective.
- E. Location Of Signs: All road name signs shall be located in such a manner as to be clearly visible to persons operating vehicles on the road. The minimum letter size shall be four

inches (4") in height and placed on a six inch (6") x variable length blank. Existing names exceeding the ten (10) letter length restriction shall use four inch (4") lettering, if deemed necessary by the board. All signs shall be reflectorized or illuminated in addition to having contrasting colors. All dedicated road signs shall be green, all private road signs shall be blue, all lettering shall be white. All road name signs shall have the names lettered on both sides and shall be positioned so that the name is visible from both directions of the road.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat _____

Validation of Road Names 9/15/25

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☒ 14. CDH has no objection to this proposal.

Reviewed By: R. Cooper

Date: 9/15/25

From: BRO Admin <BRO.Admin@deq.idaho.gov>

Sent: Monday, September 22, 2025 10:45 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Jennifer Lahmon <Jennifer.Lahmon@deq.idaho.gov>

Subject: RE: October 23, 2025 Public Hearing - Revisions to Valley County Comprehensive Plan & Valley County Code

The Boise Regional DEQ Administration has no comments at this time.

Sincerely,



Carlene Oberg

Administrative Assistant I

Idaho Department of Environmental Quality

1445 North Orchard Street Boise, Idaho 83706

P: (208) 373-0550 | www.deq.idaho.gov