

Valley County Planning and Zoning

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STAFF REPORT:	SUB 25-018 Tripod View - Preliminary Plat
MEETING DATE:	October 16, 2025
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Steven Emerson 10016 W Broadford DR, Star, ID 83669
REPRESENTATIVE:	James Fronk Consulting LLC PO Box 576, McCall, Id 83638
SURVEYOR:	Dunn Land Surveys 25 Coyote Trail, Cascade, ID 83611
LOCATION:	Part of parcels RP10N02E130606 and RP10N02E131915 located in the NE ¼ Section 13, T.10N, R.2E, Boise Meridian, Valley County, Idaho
SIZE:	46 acres
REQUEST:	12-Lot Single-Family Residential Subdivision
EXISTING LAND USE:	Single-Family Residential Parcel

Steven Emerson is requesting a conditional use permit for a 12-lot, single-family residential subdivision on 46 acres. Proposed lot sizes range from 1.8-acres to 4.2 acres.

Individual septic systems and individual wells are proposed.

The lots would be accessed from a new private road, approximately 1500-ft long, onto Dry Buck Road, a public road. Variances are requested for a cul-de-sac longer than 900-feet long (Valley County Code 10-4-4.F.6) and shared driveways. The proposed road includes a portion of RP10N02E131915.

Road right-of-way would be dedicated to Valley County for Dry Buck Road. Dry Buck Road currently receives only summer maintenance by Valley County.

A wildland urban interface fire protection plan will be submitted prior to final plat approval. This site is not within a fire district. Valley Countywide EMS District provides emergency services to the High Valley Area.

CCRs are proposed but have not been submitted.

FINDINGS:

1. A neighborhood meeting, as required by VCC 9-5H-1.D, was held on July 24, 2025. A summary is in the application.
2. The complete application was submitted on August 21, 2025.
3. Legal notice was posted in the *Star News* on September 25, 2025, and October 2, 2025. The applicant was notified by letter on September 16, 2025. Potentially affected agencies were notified on September 16, 2025. Property owners within 300 feet of the property line were notified by fact sheet sent September 17, 2025. The notice was posted online at www.co.valley.id.us on September 16, 2025. The site was posted on September 29, 2025.

4. Agency comment received:

Steven Hull, Cascade Rural Fire Chief, stated this development is outside the Cascade Rural Fire Protection District (CRFPD) boundary. However, EMS response is provided. The site is 27 miles away from Cascade with a 50-minute drive in good weather. The area is not accessible from Cascade during the winter months. CRFPD's opinion is that future developments outside of fire districts should meet the same requirements as those within for the safety of the public. Recommendations for roads, driveways, and fire protection water supply. Existing homes in this area are unable to get homeowners insurance due to the lack of structure fire protection. CRFPD does not recommend approval of Tripod View Subdivision due to location and access. (September 26, 2025)

Brent Copes, Central District Health, stated groundwater data and engineering report are required. (September 30, 2025)

Jeff McFadden, Valley County Road Superintendent, stated County-maintained roads that would see increase traffic included High Valley Road and Dry Buck Road. He recommends a 35-ft right-of-way to the public for property owned by the owner immediately adjacent to Dry Buck Road. Prior to final acceptance of C.U.P., the developer should agree to provide an appraisal for the value of the ROW, a legal description, and a warranty deed. He recommends that the developer mitigate impacts to transportation services by paying a proportionate share of road improvement costs. Recommendations should be memorialized in a future voluntary development agreement. (September 23, 2025)

Megan Myers, Valley County Communications Supervisor, and Laurie Frederick, Valley County Cadastral Specialist III, approve the proposed road name Haven Ranch Road. (July 9, 2025; July 11, 2025; July 13, 2025; July 14, 2025)

Brandon Flack, Idaho Fish and Game Regional Technical Assistance Manager, submitted general recommendations for subdivisions, which include controlling pets, vegetative recommendations, prohibiting feeding of wildlife, riparian barriers around wetlands, pond requirements, and wildlife friendly fencing. (November 21, 2024)

5. Public comment received: *none*

6. Physical characteristics of the site: Rolling topography with open ground and timbered areas. Two small intermittent streams with adjacent wetlands on stream edges.

7. The surrounding land use and zoning includes:
North: Single-Family Residential Parcels (Assessment changed from Agricultural in 2025)
South: Single-Family Residential Parcels; Agricultural (Dry Grazing) with Home Sites
East: U.S. Forest Service
West: Single-Family Residential Parcels (Assessment changed from Agricultural in 2025)
8. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
- 2. Residential Uses (c) Subdivision for single-family subdivision.

Review of Title 9 - Chapter 5 Conditional Uses and Title 10 Subdivision Regulations should be done.

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.
- C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:
1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and

zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications.

2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer.
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.

9-5A-2: ROADS AND DRIVEWAYS:

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance and any policies adopted by the board of county commissioners.
- D. Cattle Guards: Cattle guards shall not be installed in public roads within residential developments.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

-5A-5: FENCING:

- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5A-6: UTILITIES:

- A. Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.
- B. Central Water Supply And Sewage Systems: Central water supply and sewage systems serving three (3) or more separate users shall meet the requirements of design, operation, and maintenance for central water and sewage systems in the subdivision ordinance.

- C. Probability Of Water Supply: Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.
- D. Individual Septic Systems: If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.
- E. Easements Or Rights Of Way: Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.
- F. Utility Plan: A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit.

9-5B-2: LIGHTING

9-5B-4: EMISSIONS:

- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

9-5C-2: MINIMUM LOT AREA:

- B. New Subdivisions:
 - 1. Single-Family Residences: New subdivisions for single-family residences shall provide the following minimum lot sizes:
 - a. One acre where individual sewage disposal systems and individual wells are proposed.
- C. Frontage On Public Or Private Road: Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90').

9-5C-5: SITE IMPROVEMENT:

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

9-5C-6: DENSITY:

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation.

TITLE 10 SUBDIVISION REGULATIONS

10-4-3: LOTS:

- A. Size, Depth, Shape, Orientation And Setback Lines: The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Every lot shall abut upon a street. Corner lots for residential use shall have extra width to permit appropriate building setbacks from, and orientation to, both streets.
- B. Double Frontage And Reverse Frontage Lots: Double frontage, and reverse frontage lots, shall be avoided, except where essential to provide separation of residential development from traffic arteries

or to overcome specific disadvantages of topography and orientation. A screening easement of at least ten feet (10'), and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.

- C. Side Lot Lines: Side lot lines shall be within twenty degrees (20°) of right angles or radial to street lines.

10-4-6: EASEMENTS:

- A. Utility Easements: There shall be provided easements for the utilities upon and across the front of lots of a width of a minimum of twelve feet (12') (except for entrance service) or as and where considered necessary by the commission.
- B. Stormwater Easement Or Drainage Right Of Way: Where a subdivision is crossed or bounded by a watercourse, drainageway, channel, irrigation ditch, or stream there shall be provided a stormwater easement or drainage right of way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose.
- C. Drainage: Provisions for adequate drainage shall be made by the subdivider as prescribed by the county engineer in accordance with the manual containing the drainage standards and specifications as adopted by Valley County.
- D. Existing Easements: All existing easements must be shown on the subdivision plat.

10-5-1: STREET AND UTILITY IMPROVEMENTS:

- A. Installation Required: Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section 5-7-2 of this code).
- B. Acceptance By County: The county shall not accept the dedication of any public rights of way and any easements shown on the plat, together with appurtenant facilities lying therein which the county would have a duty to maintain after dedication, which are not improved, or construction thereof guaranteed in accordance with the provisions of this title or with the policies, standards, designs and specifications set forth in the road and street specifications adopted by Valley County. The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed. All plats shall contain in their notes this statement: "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."

Dedication of public rights-of-way does not guarantee that the public road will be maintained by Valley County. Public rights of way are allowed with roads that are maintained by homeowners. Public rights of way shall be provided through properties to adjacent lands for the purpose of circulation, when reasonable.

- D. Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".
- E. Connection To Public Road Required: The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way.

CHAPTER 7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-4: SUBMISSION REQUIREMENTS:

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.
- B. Content: The plan shall be based upon a site specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.
 - 1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
 - 3. Submittal, Implementation And Verification:
 - a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
 - b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
 - c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.
 - 4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.
 - 5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.
 - 6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists.

SUMMARY:

Staff's compatibility rating is a +13.

The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached). Be prepared to submit your compatibility rating or state which lines on staff's compatibility rating needs to be changed.

STAFF COMMENTS / QUESTIONS:

- 1. This site is within Water District 65A. It is not within an irrigation district nor a fire district.
- 2. Dry Buck Road does not currently receive winter maintenance by Valley County Road Department.
- 3. Valley County Code 9-5C-2.C states that frontage on a public or private road shall not be less than 30-ft for each lot. All lots appear to meet this minimum.
- 4. Plat Note 3 refers to a Storm Water Drainage Report; this has not been submitted to the PZ Office.
- 5. Plat Note 6 should be modified to include Planning and Zoning Commission.

6. Approval of a variance will be required for cul-de-sac longer than 900-feet long (Valley County Code 10-4-4.F.6)
7. Shall remove the reference to South Ranch Subdivision from Plat Note 11.
8. Will power lines be underground?
9. Question 6 of the Impact Report states that there are two intermittent streams with small amount of jurisdictional wetlands. All wetlands must be shown on the final plat.
10. The Declaration of Private Road must permit the use by the owners of the adjacent properties to the south.

Question to P&Z Commission:

1. Does this subdivision meet the minimum standards in Title 9, Chapter 5, of the Valley County Code in regards to frontage, lot size, etc.? If not, which ones does it not comply with?
2. Does this subdivision meet the minimum standards in Title 10 of the Valley County Code in regards to the access road, etc.?
3. Are impacts being properly mitigated? If not, which impacts are not mitigated?

Standard of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Wetland Map
- Google Maps – Aerial View - 2025
- Google Map Street Images - 2024
- Photos taken September 29, 2025
- Assessor Plat – T.10N R.2E Section 13
- Preliminary Plat
- Responses
- Septic System Handout

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. A Development Agreement may be required for mitigation of off-site impacts. The applicant shall work with the Valley County Engineer or Road Superintendant and Planning and Zoning Director on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.
5. The final plat shall be recorded within two years, or this permit will be null and void.
6. A Deed transferring the road right-of-way to Valley County shall be prepared by the applicant.
7. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat.
8. The Wildland Urban Interface Fire Protection Plan shall be approved by the Valley County Wildfire Mitigation Program Director.
9. Shall record the Wildfire Urban Interface Protection Plan with the final plat.
10. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
11. All easements shall be shown on the final plat.
12. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, and fiber.

13. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road. Said numbers shall contrast with their background and be at least three and one-half inches (3 ½-in) height.
14. CCR's, if recorded, should address lighting, noxious weeds, septic maintenance, wildfire prevention, fire wise wildland urban interface landscaping requirements, prohibiting yews in landscaping, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.
15. CCR's should provide for long-term maintenance of requirements in the Wildland Urban Interface Fire Protection Plan.
16. The following notes shall be placed in the notes on the face of the final plat:
 - "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
 - "All lighting must comply with the Valley County Lighting Ordinance."
 - "Only one wood burning device per lot."
 - "Surrounding land uses are subject to change."
 - Wildfire Urban Interface Protection Plan recorded as instrument # _____."
 - "Shared Driveway Maintenance Agreement was recorded as Instrument # _____."
 - Lots shall not be reduced in size without prior approval from the Health Authority and Valley County Planning and Zoning Commission.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) _____ X 4 _____

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2) _____ X 2 _____

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2) _____ X 1 _____

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) _____ X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) _____ X 1 _____

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2) _____ X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) _____ X 2 _____

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) _____ X 2 _____

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) _____ X 2 _____

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (-) _____

Total Score _____

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

- A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.
- B. Purpose; Use:
1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
 2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.
- C. General Evaluation: Completing the compatibility questions and evaluation (form):
1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
 - Plus 2 - assigned for full compatibility (adjacency encouraged).
 - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
 - 0 - assigned if not applicable or neutral.
 - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
 - Minus 2 - assigned for no compatibility (adjacency not acceptable).
 2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
 - x4 - indicates major relative importance.
 - x3 - indicates above average relative importance.
 - x2 - indicates below average relative importance.
 - x1 - indicates minor relative importance.
- D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.
- E. Terms:
- DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and
1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or
 2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
 3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.
- LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.
- F. Questions 4 Through 9:
1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
 2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	-1	-2	-1	-2	+1	+2	1
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	-2	-2	2
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+2	+1	-1	+2	+1	-2	3
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	4
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	5
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	6
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	7
8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	8
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	9
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+	-1	+1	+1	+1	+1	+1	+1	+1	+1	+2	10
11. PUBLIC REC.	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	11
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	12
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	13
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+1		+1	+1	+2	+1	+2	+2	-1	14
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1	+1	-2	-2	-1	-2	-2	+2	-1	15
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	16
17. RESIDENCE BUS.	+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	-1	+1	+1	-2	17
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2		+2	+2		+1	21
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	19
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1		+2	-2	20
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+2	+2	+2	+2		+1	21
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	+2	-1	+1	+2	-1	-1	-1	-1	-2	-1	-2	+1		22
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-1	-2	-1	-2	+1	+1	23

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #3

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -1 X 4 -4

1. Is the proposed use compatible with the dominant adjacent land use?

Agriculture

(+2/-2) +2 X 2 +4

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

S.F. Residential

(+2/-2) +1 X 1 +1

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Mostly Ag (But some subs)

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

Yes, property is large

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

with rolling hills and trees

Yes

(+2/-2) +1 X 2 +2

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

More intense

(+2/-2) +2 X 2 +4

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Yes

(+2/-2) -1 X 2 -2

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

No Services

(+2/-2) 0 X 2 0

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

+ Revenue & Services

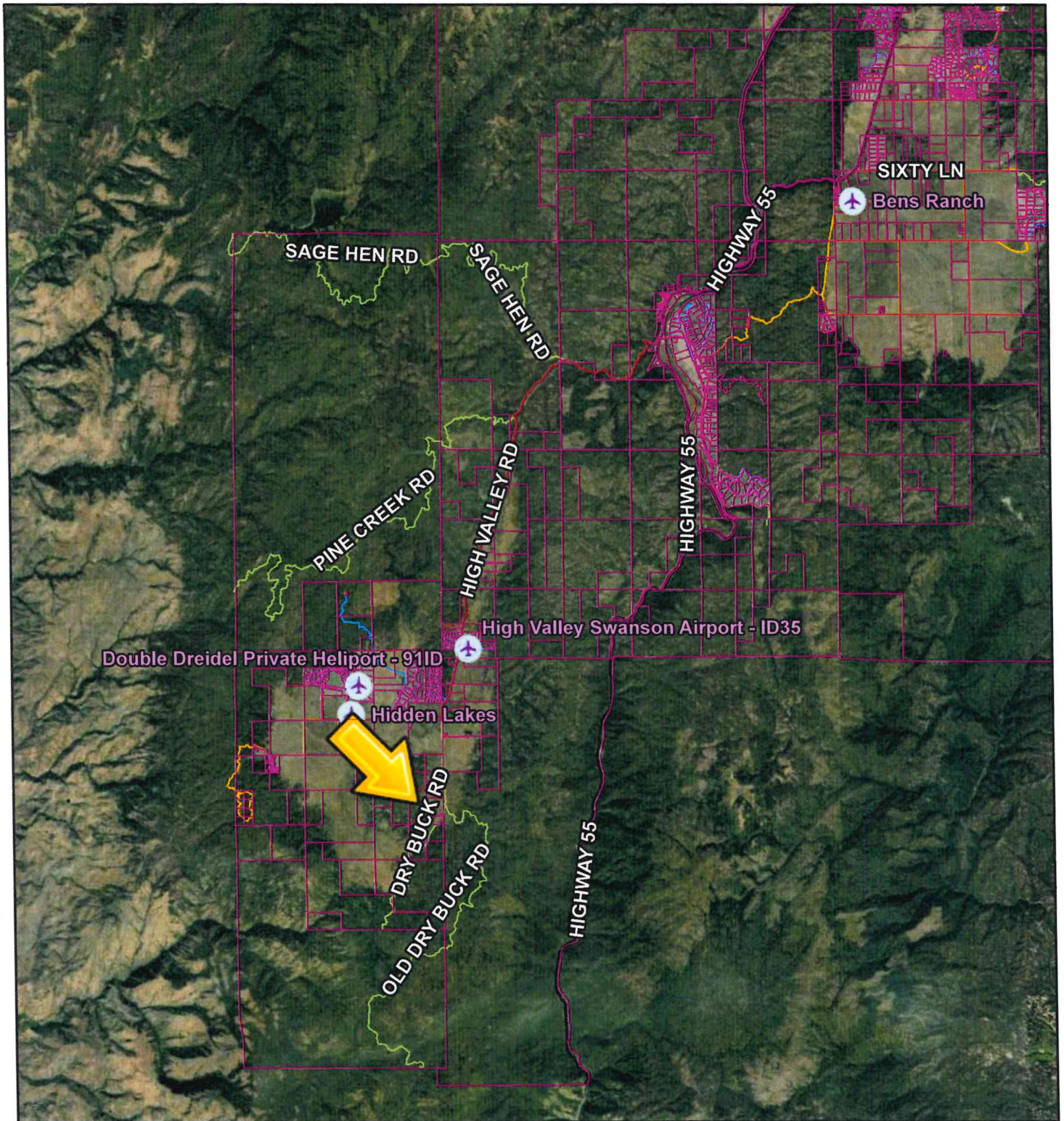
Sub-Total (+) 19

Sub-Total (--) 6

Total Score +13

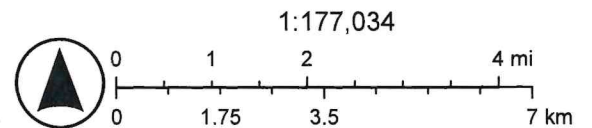
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

SUB 25-018 Location Map



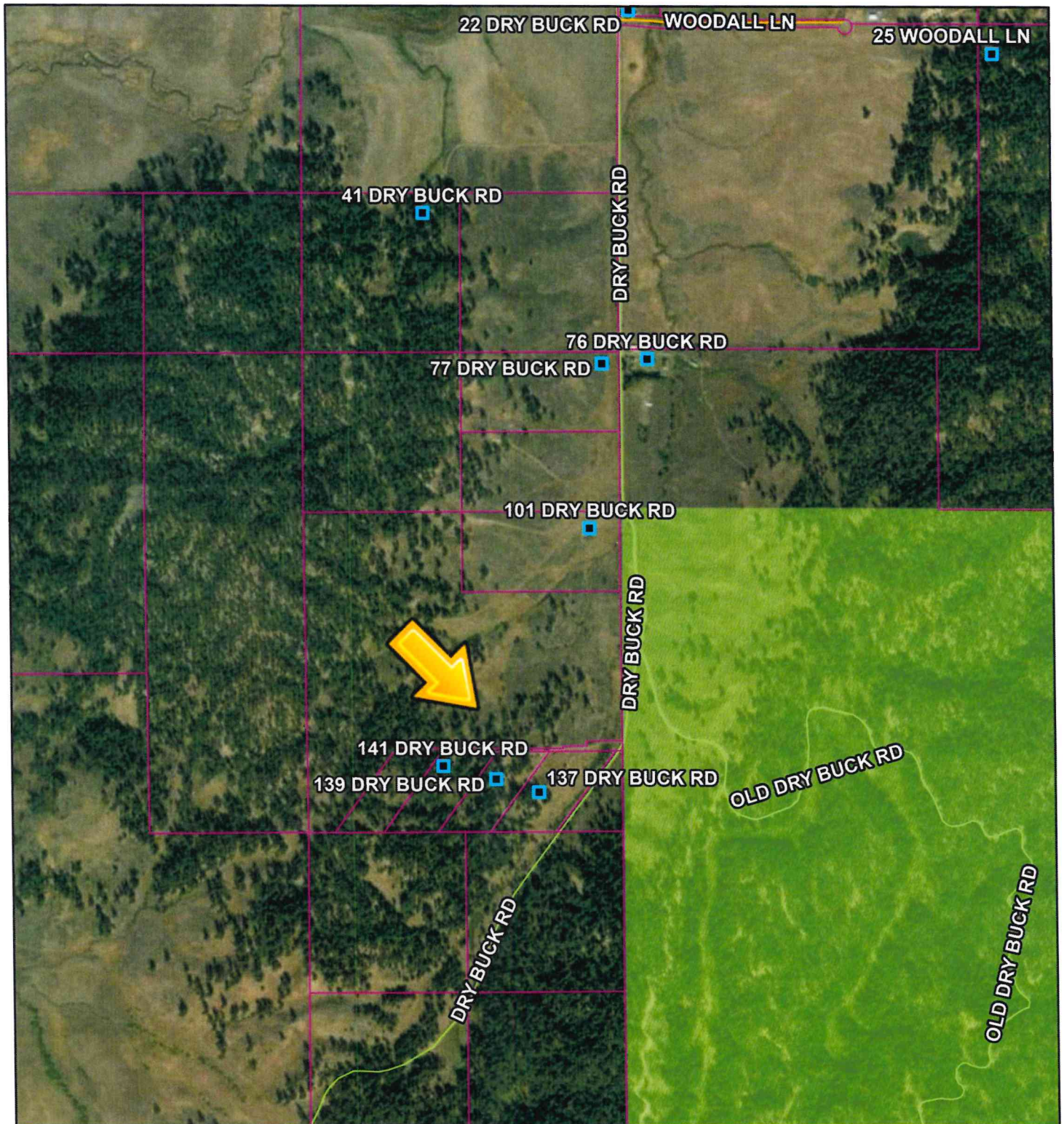
7/8/2025, 11:53:38 AM

-  Airstrips
-  Parcel Boundaries



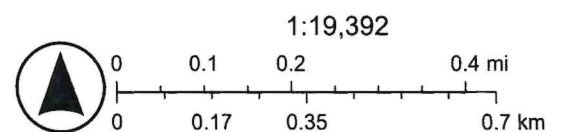
Earthstar Geographics

SUB 25-018 Aerial Map



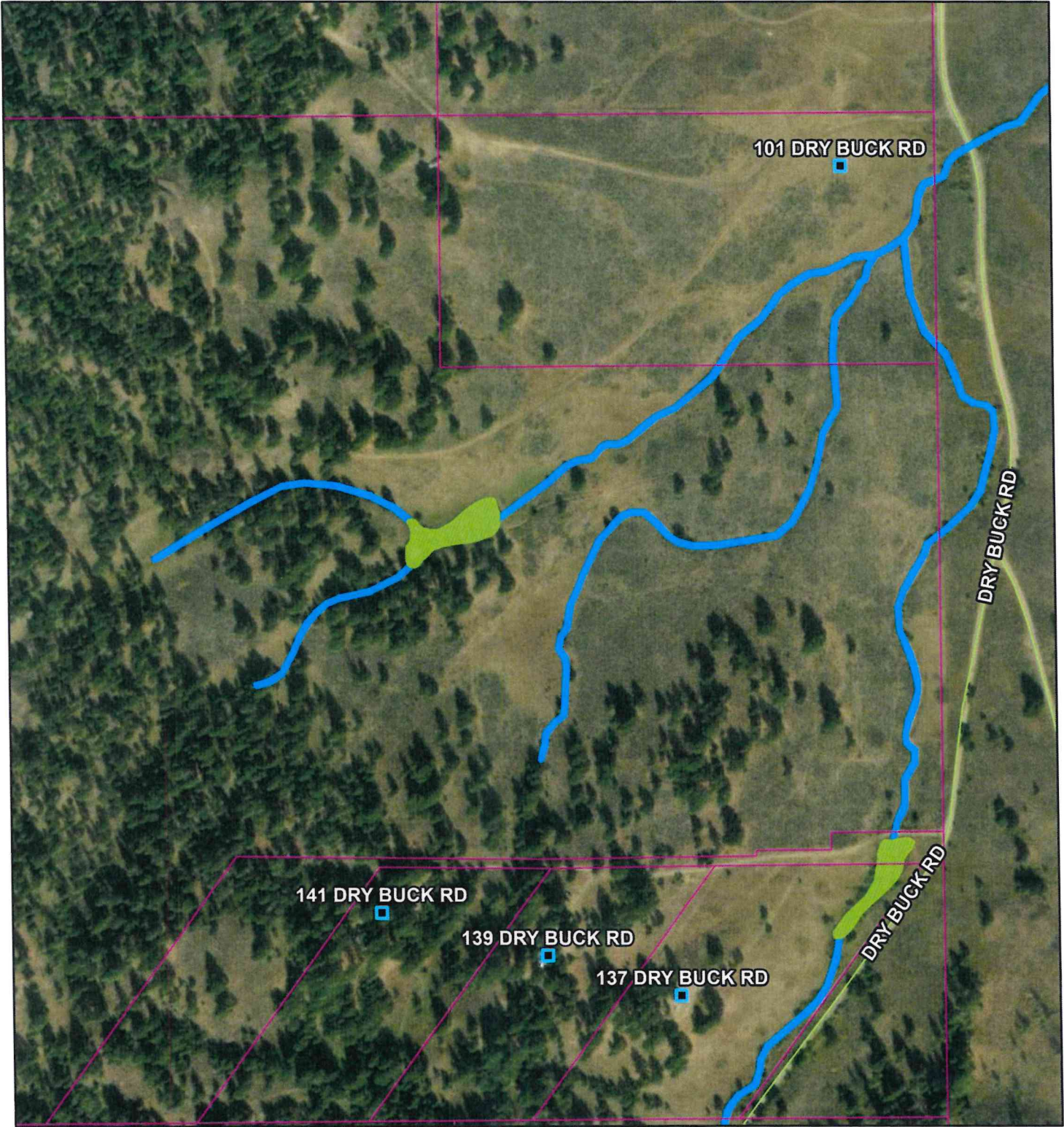
9/29/2025, 3:50:00 PM

- Address Points
- Parcel Boundaries
- Roads
- USFS
- USFS Surface Ownership
- Boise National Forest
- URBAN/RURAL



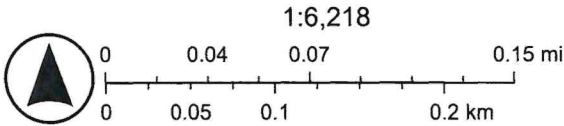
Maxar

SUB 25-018 Wetland Map



7/8/2025, 2:27:19 PM

-  Address Points
-  Parcel Boundaries
- Wetlands (USFWS)
 -  Marsh, Swamp, Bog, Prairie
 -  River



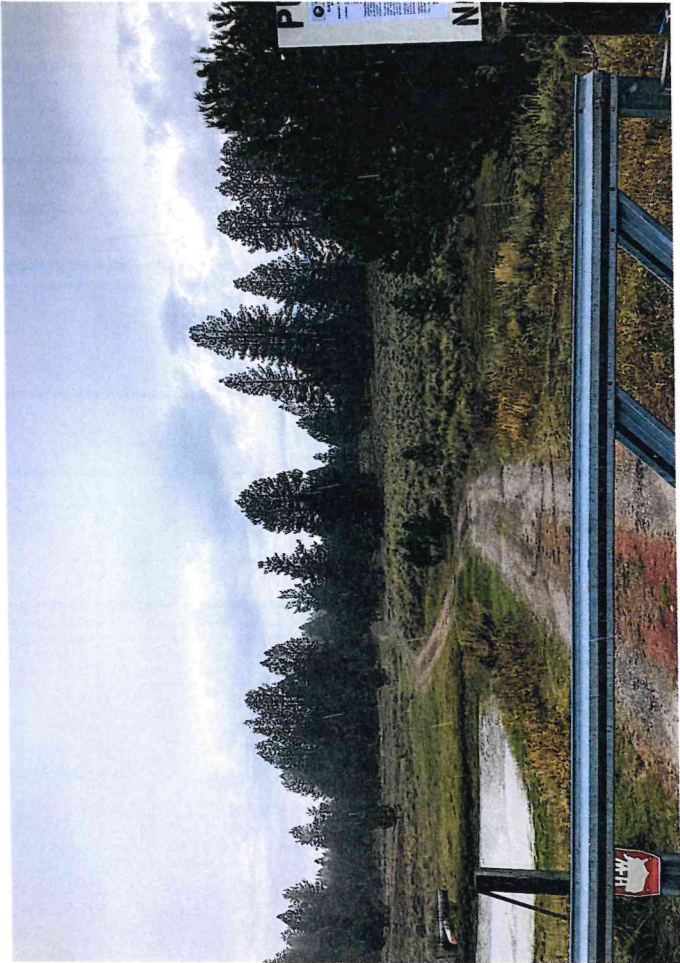
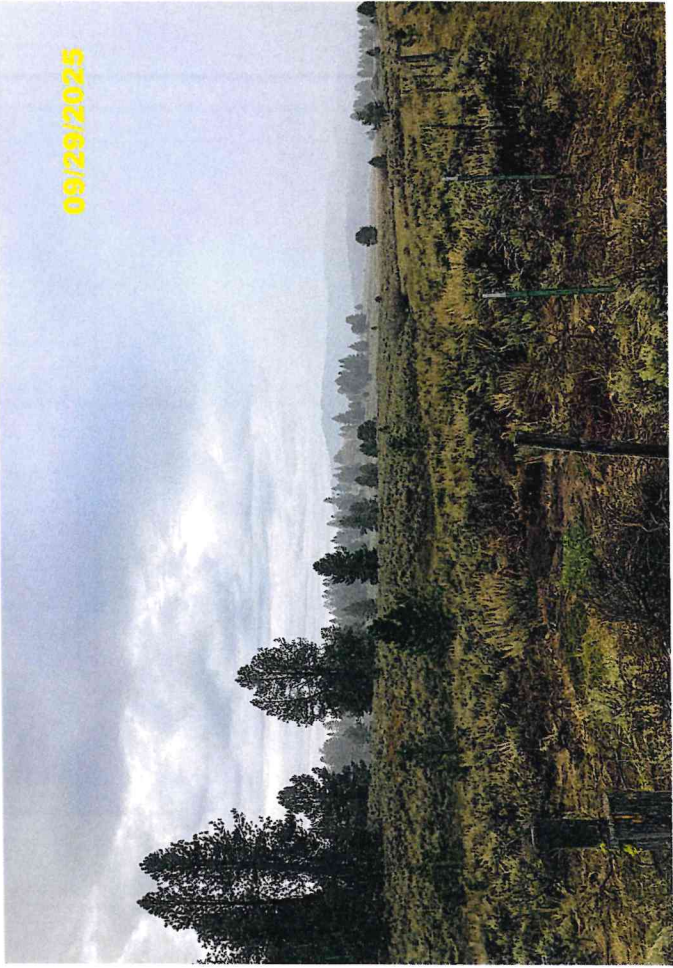
Maxar

Google Maps – Aerial View - 2025



Intersection of Dry Buck RD & Old Dry Buck Road, Looking Southwesterly
(Source Google Maps – Street View, July 2024)




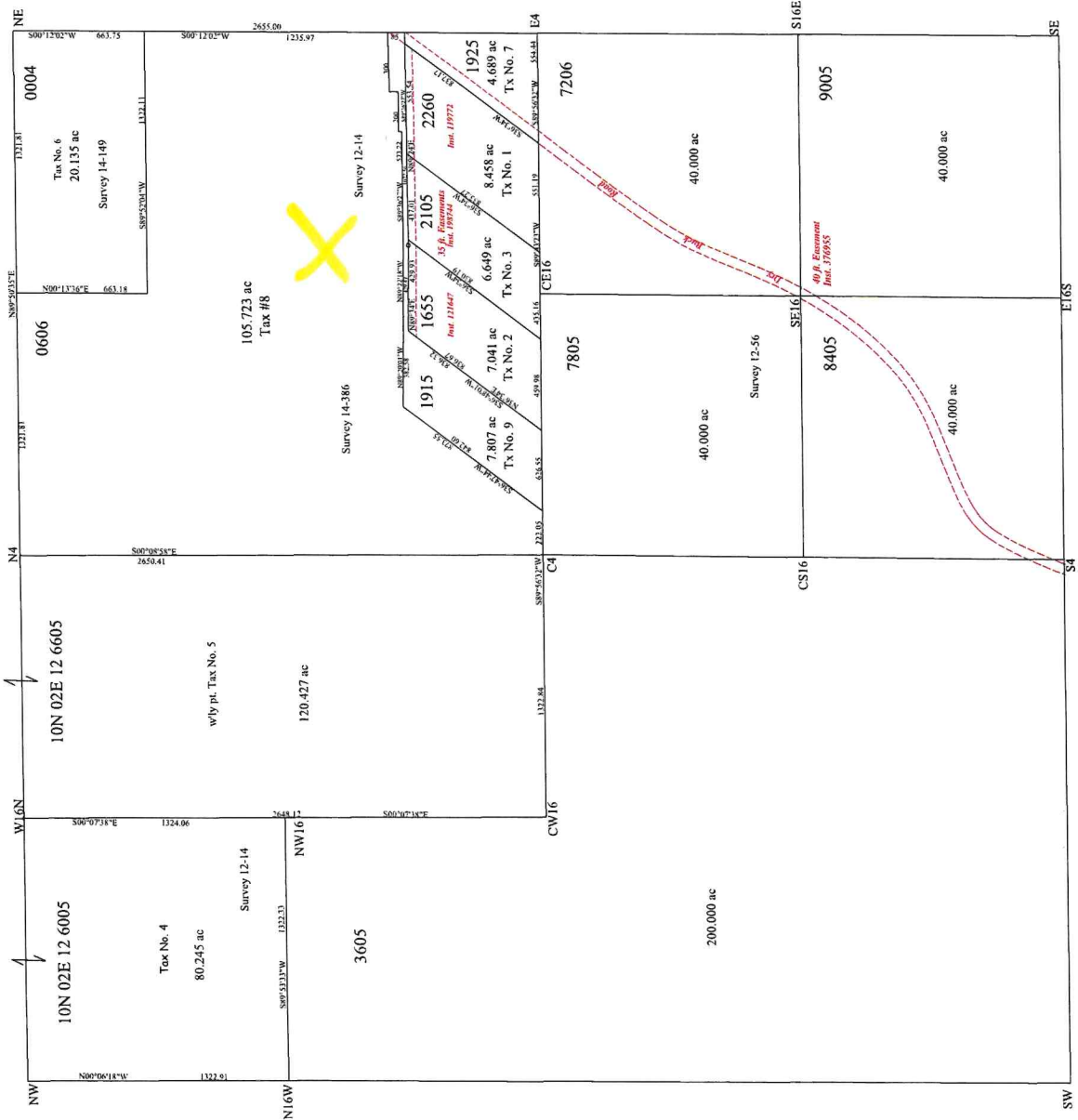


PLAT TITLE

T W P . 1 0 N R O 2 E S E C . 1 3

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

Filename:
Valley County Base Map
Scale: 
Date: 2/19/2025
Drawn by: L. Frederick



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



NOTES
CONTOUR INTERVALS ARE 2 FOOT MINOR AND 10 FOOT MAJOR.
TOTAL AREA 48.03 ACRES
AREA OF BOUNDARY ROAD 3.28 ACRES

NOTES

- [illegible]

PRELIMINARY PLAT
TRIPOD VIEW SUBDIVISION

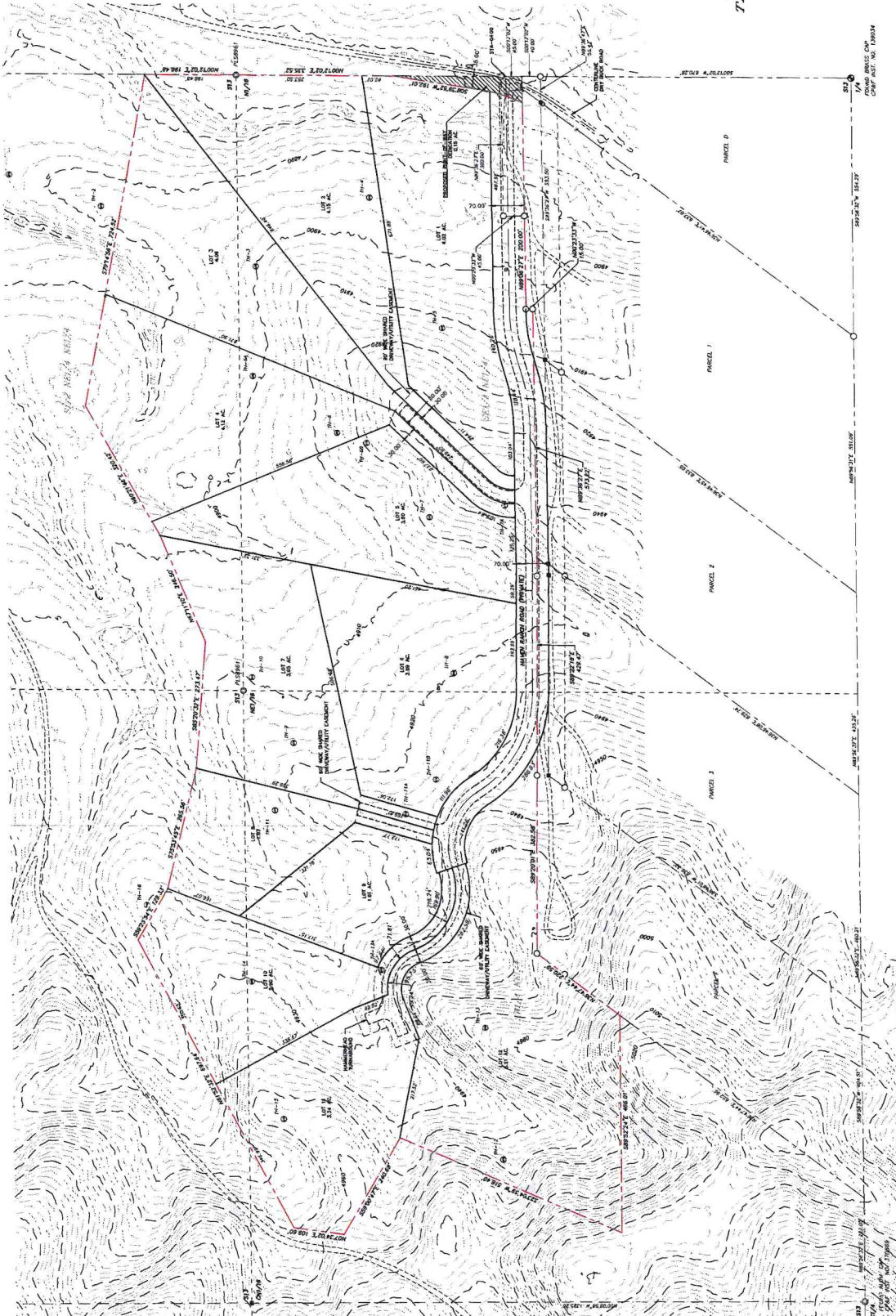
A PORTION OF TAX NO. 8
IN THE NE1/4 OF SECTION 13
T.10N., R.2E, B.M.,
VALLEY COUNTY, IDAHO



25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6888
WWW.DUNNILLANDSURVEYING.COM

PHONE: (208) 634-6896
WWW.DUNNANDSURVEYS.COM

DATE	29 JUNE 2025	CHECKED	CB	JOB NO	3746	SHEET NO	1 of 1
DRAWN BY:	DTD						
DATE:	29 JUNE 2025	DATE:	10 MARCH 2025				
REMOVE CHILDREN - CREATE SHARED DRIVEWAYS MOVE ROAD TO SOUTH BORDMAY PANEL F REGION							
NO.							
6/29/25	DTD						
5/19/25	DT						
DATE	BY						



Utility Warning

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Gurn Land Survey, Inc.



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

September 26, 2025

To: Cynda Herrick
Valley County Planning and Zoning

RE: CUP 25-018
Tripod View Preliminary Plat

I have reviewed C.U.P. 25-018 for the Preliminary Plat for Tripod View. This development is outside The Cascade Rural Fire Protection District (CRFPD) boundary. However, this type of development still has an impact on CRFPD since we provide EMS response to this area. This proposed development is 27 miles away from Cascade with a drive time of 50 minutes in good weather. Also, another item to note is that this area is not accessible from the Valley County side via High Valley Road during the winter months.

The 3 Fire Districts in Valley County have worked closely together to make sure our requirements for access and water are consistent with our recommendations to the Planning and Zoning Commission. This is the first of many applications we are going to receive for developments outside Fire Districts. CRFPD's opinion is that these future developments need to meet the same requirements that developments within a Fire District meet. This would be the best for the safety of the public.

CRFPD is reviewing this plat in partnership with Valley Countywide EMS District and recommends the following:

- The roads within Tripod View Subdivision shall be built to Valley County Road Department Standards.
- Driveways within Tripod View Subdivision shall be built to International Fire Code Standards 2018. Section 503 Fire Apparatus Access Roads explains the standard to which the driveways shall be built to.
 - **503.2.3 Surface.** Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.
 - **503.2.5 Dead Ends.** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around

fire apparatus. Appendix D, Fire Apparatus Access Roads, is attached that shows approved turnarounds for dead end access roads.

- 503.7 **Driveways.** Driveways will provide a minimum 12 feet wide and a minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 150 feet in length need to be provided with an approved turnaround. Driveways in excess of 200 feet in length and less than 20 feet in width may require turnouts in addition to turnarounds.
 - Shared driveways shall be 20 feet wide and approved by CRFPD prior to final plat approval.
 - 503.7.6 **Grade.** The gradient for driveways cannot exceed 10 percent grade.
-
- A fire protection water supply is required by CRFPD.
 - One 30,000-gallon underground water tank is required for Tripod View Subdivision.
 - Water tank shall be designed to accommodate Fire Apparatus drafting using a 6" connection, contact CRFPD for details.
 - The refilling of the water tank shall be supplied by a well that is plumbed into the tank to ensure the water level is always full.
 - Tank shall be maintained to provide year-round access
 - The required maintenance of the underground water tank shall be the responsibility of the property owner.

It's worth noting that existing homes in this area are unable to get homeowners insurance due to the lack of structure fire protection.

With the information provided, CRFPD does not recommend approval of Tripod View Subdivision due to location and access.

If you have any questions, please contact me directly,

Steve Hull

Thanks
Steven Hull
Fire Chief
Cascade Rural Fire District
steve@cascaderuralfire.com



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 Tripod View SUB 25-018

- ☐ 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 the Preliminary Plat. GW data and engineering report are required to complete CDH's land development process.

Reviewed By: Bret W. Cooper

Date: 9/30/25

Valley County Road and Bridge

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



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

Tuesday, September 23, 2025

C.U.P. 25-018 Tripod View

The Valley County Road Dept. was asked to review this CUP and provide comments related to the anticipated impact on the local roads that will be utilized for accessing the proposed subdivision. CUP 25-018 is a preliminary plat submitted by Steven Emerson seeking approval of 12 lot single-family residential subdivision on 46 acres.

County maintained roads that will see increased traffic by the addition of the proposed development if the plat is approved include High Valley Road and Dry Buck Road. It is expected that transportation services including all season road maintenance, road resurfacing, road rebuilds provided by Valley County Road Dept. will be impacted by the increased traffic.

- Recommendation (1): Dedication of 35' right-of-way to the public for property owned by the owner immediately adjacent to Dry Buck Road, respectfully. Prior to final plat, the developer agrees to provide an appraisal for the value of the ROW along with a legal description and warranty deed to be recorded with the Valley County clerk.
- Recommendation (2): Mitigate impacts to transportation services on those roads identified above by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development. The value of the developers proportionate share may be determined by several methods: (1) reference 2023 Improvement Program cost comparisons for the Smith's Ferry CIP with a predetermined cost per lot contribution by developer; (2) engage a qualified engineering firm to conduct a traffic study based on proposed development to provide recommendation for proportionate share to be attributed to the developer; (3) negotiate in-kind construction credits for immediate road improvements needs that can be mitigated by developer.

Any or all the above recommendations that are agreeable to the developer should be memorialized in a future voluntary development agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Dept. and development owner identifying the value of road improvement costs contributed.

Valley County Road Superintendent

A handwritten signature in black ink, appearing to read "Jeff McFadden".

Jeff McFadden

jmcfadden@valleycountvid.gov

(208)382-7195

SERVICE ★ TRANSPARENT ★ ACCOUNTABLE ★ RESPONSIVE



Outlook

Re: Proposed Road and Subdivision Names

From Lori Hunter <lhunter@valleycountyid.gov>

Date Mon 7/14/2025 10:35 AM

To Megan Myers <mmyers@valleycountyid.gov>; Laurie Frederick <lfrederick@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

FYI

- MOS Way - originally was Mo's Way before we removed punctuation from street names- different pronunciation, but I can see people pronouncing it both ways now with the apostrophe gone.
- proposed Haven Place - was platted as Timber Haven Place (I hadn't deleted the originally proposed name from my list.....)

Lori

From: Megan Myers <mmyers@valleycountyid.gov>

Sent: Sunday, July 13, 2025 7:55 AM

To: Laurie Frederick <lfrederick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>

Subject: Re: Proposed Road and Subdivision Names

I'm not a fan of Booyah, but also for no specific reason.

Agreed that we could have issues with Moss Ln when we already have a Mos Way.

I'm ok with Haven Ranch Rd. I'm not actually locating the current Haven Pl in our system.

Megan Myers

Communications Supervisor

Valley County Sheriff's Office

From: Laurie Frederick <lfrederick@valleycountyid.gov>

Sent: Friday, July 11, 2025 11:05 AM

To: Lori Hunter <lhunter@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>; Megan Myers <mmyers@valleycountyid.gov>

Subject: Re: Proposed Road and Subdivision Names

Here are our notes.

Not so crazy about Booyah, but no reason to deny.

I found a Mos Way in McCall.

There is a Tripod Court in Tamarack and a Tripod View Drive in Murry Creek.

Then as stated, Haven Place in Round Valley Haven.

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

Laurie Frederick

Cadastral Specialist III

Valley County Cartography Dept.

lfrederick@valleycountyid.gov

208-382-7127

Service

Transparent

Accountable

Responsive

From: Lori Hunter <lhunter@valleycountyid.gov>

Sent: Wednesday, July 9, 2025 4:59 PM

To: Laurie Frederick <lfrederick@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>; Megan Myers <mmyers@valleycountyid.gov>

Subject: Proposed Road and Subdivision Names

Proposed Road and Subdivision Names - Your thoughts?

Devil's View Subdivision - no roads

South Ranch Subdivision

Booyah Drive (going east and south off West Mountain Road)

Booyah Court

Moss Landing Subdivision

Moss Lane (going east off Highway 55)

Tripod View Subdivision

Haven Ranch Road (going west off of Dry Buck Road)

This is not attached to the existing Haven Place in Round Valley

Lori Hunter

Valley County Planning & Zoning Planner II

208-382-7115

219 N. Main Street • P.O. Box 1350

Cascade, ID 83611

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

Subdivision Recommendations

From: Flack, Brandon <brandon.flack@idfg.idaho.gov>

To: Lori Hunter

Cc: Berkley, Regan; Messner, Jordan; Royse, Josh

Thu 11/21/2024 10:00 AM

Hi Lori,

I got your voicemail. Hopefully this is what you were looking for. All of these won't apply to every residential development, e.g., not every subdivision will have a private pond where they need a water right from IDWR or a private pond permit from IDFG.

In general, IDFG recommends the following practices for residential subdivisions/developments:

- Residents should control pets, including cats, at all times (fenced yard, keep indoors, kenneled, leashed, etc.). Pets, at-large, 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, hay stacks, 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.
 - 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. IDFG can provide additional details upon request.

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

