

Valley County Planning and Zoning

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



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT:	C.U.P. 21-43 Huckleberry Ridge Subdivision – Extension Request
MEETING DATE:	October 16, 2025
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Sal Gallucci PO Box 2807, McCall, ID 83638
ENGINEER	Crestline Engineers PO Box 2330, McCall, ID 83638
SURVEYOR:	Dan Dunn, Dunn Land Surveys 25 Coyote Trail, Cascade, ID 83611
LOCATION:	Parcels RP17N02E230004 and RP17N02E230065 in the NE¼ Section 23, T.17N, R.2E, Boise Meridian, Valley County, Idaho
SIZE:	40 acres
REQUEST:	Extension of Approval for a 9-lot Single-Family Residential Subdivision

Sal Gallucci is requesting a four-year extension of the conditional use permit and preliminary plat approval that expires on December 31, 2025.

Original approval was for a 9-lot single-family residential subdivision. Individual septic systems and individual wells are proposed.

Additional acreage and an additional lot was allowed by the Commission on March 9, 2023.

Access would be from a new private road onto West Mountain Road, a public road.

The 40-acre site is located on the west side of West Mountain Road.

FINDINGS:

1. The extension request was submitted on August 13, 2025.
2. 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 23, 2025.

3. Agency comment received regarding extension:

Brent Copes, Central District Health, stated CDH has no objection to the extension. CDH has no record of this subdivision on file. To move forward with the subdivision, an application, fees, test holes, groundwater monitoring, and engineering report are required. (September 30, 2025)

4. Public comment received: *none*

STAFF COMMENTS / QUESTIONS:

1. On March 9, 2023, the Commission approved:

- the addition of 1/4-acre of land between proposed Lot 9 and West Mountain Road;
- extension of the subdivision road westward to the property line; and
- and addition of land resulting in additional lot.

The Applicant should clarify if this is still the plan.

2. The applicant states that all lots will accept a standard septic tank and leach field system. *[CDH stated there was no information on record. The report should be provided for the record.]*
3. The Valley County Engineer approved the grading and drainage plans and stormwater report on June 23, 2022.
4. Dan Coonce, Valley County Public Works Engineer, did not recommend an agreement for any road improvements nor road right-of-way. (February 18, 2025, see applicant's submittal) *[staff comment: this is a negotiation with the board]*
5. The applicant submitted permit approval and extensions from the Idaho Department of Water Resources and the U.S. Corps of Engineers.
6. The applicant should clarify if any of the vegetation treatments listed in the previously submitted Wildland Urban Interface Fire Protection Plan have been completed and/or are scheduled.
7. Why are you requesting a four-year extension?

ATTACHMENTS:

- Conditional Use Permit – C.U.P. 21-43 #447684
- Location Map
- Aerial Map
- Assessor Plat – T.17N R.2E Section 23
- Google Maps - Aerial View
- Google Maps -Street View
- Pictures Taken September 23, 2025
- Preliminary Plat
- Relevant PZ Commission Meeting Minutes – March 9, 2023; January 13, 2022
- Responses
- Applicant's Submittal Letter and Final Plat Received August 13, 2025

END OF STAFF REPORT

Valley County Planning and Zoning

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Cascade, ID 83611-1350
Phone: 208-382-7115
Email: cherrick@co.valley.id.us



Instrument # 447684

VALLEY COUNTY, CASCADE, IDAHO

1-28-2022 09:30:36 AM No. of Pages: 3

Recorded for : P&Z

DOUGLAS A. MILLER

Ex-Officio Recorder Deputy

Index to: COUNTY MISC

Fee: 0.00

CONDITIONAL USE PERMIT

N O. 21-43

Huckleberry Ridge Subdivision

Issued to:

Sal Gallucci

7668 El Camino Real, Suite 104-510
Carlsbad, CA 92009

Property Location:

The site is 40.17 acres and is identified as parcels
RP17N02E230004 and RP17N02E230065 in the NE¼ Section 23,
T.17N, R.2E, Boise Meridian, Valley County, Idaho.

~~There have been no appeals of the Valley County Planning and Zoning Commission's decision~~
of January 13, 2022. The Commission's decision stands, and you are hereby issued Conditional
Use Permit No. 21-43 with Conditions for establishing a nine lot single family subdivision as
described in the application, staff report, and minutes.

The effective date of this permit is January 25, 2022.

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.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat shall be recorded by December 31, 2025, or this permit will be null and void.
4. 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.
5. Must have an approved storm water management plan and site grading plan approved by

Conditional Use Permit

Page 1 of 3

the Valley County Engineer prior to any work being done on-site.

6. Must bury conduit for fiber optics in road right-of-way.
7. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation.
8. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
9. All lighting must comply with the Valley County Lighting Ordinance.
10. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
11. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.
12. The final plat must state that the shared driveway will only be constructed if approved by the fire department prior to issuance of a building permit.
13. Dedicated public right-of-way allowing for a 100' ROW is required along West Mountain Road.
14. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.
15. The following note 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."
16. The PZ Commission approves the proposed length of the cul-de-sac.
17. There shall be a note on the face of the final plat stating, "No Lot Splits".
18. Shall deed road right-of-way to property owners' association or the public prior to the sale of the fourth lot.

END CONDITIONAL USE PERMIT

Date

January 27, 2022

Approved by

Cynda Herrick

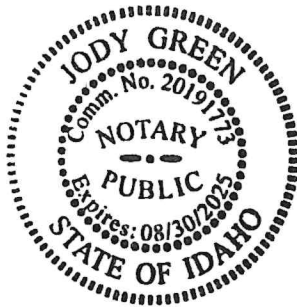
On this 27th day of JANUARY, 20 22, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

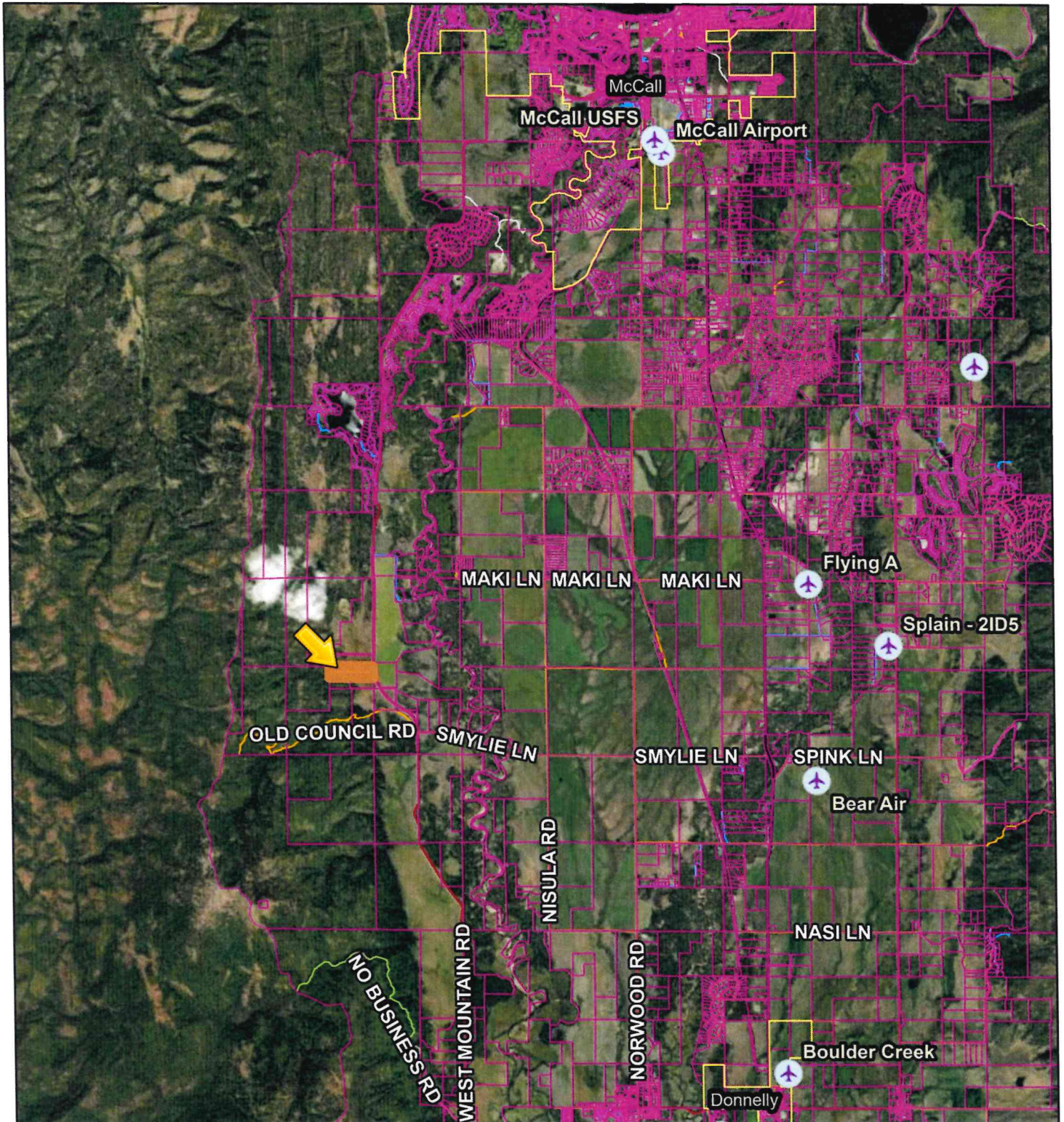
Jody Green
Notary Public

Residing at: Valley County











Commission Expires: 8/30/25

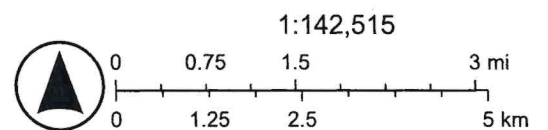


C.U.P. 21-43 Location Map



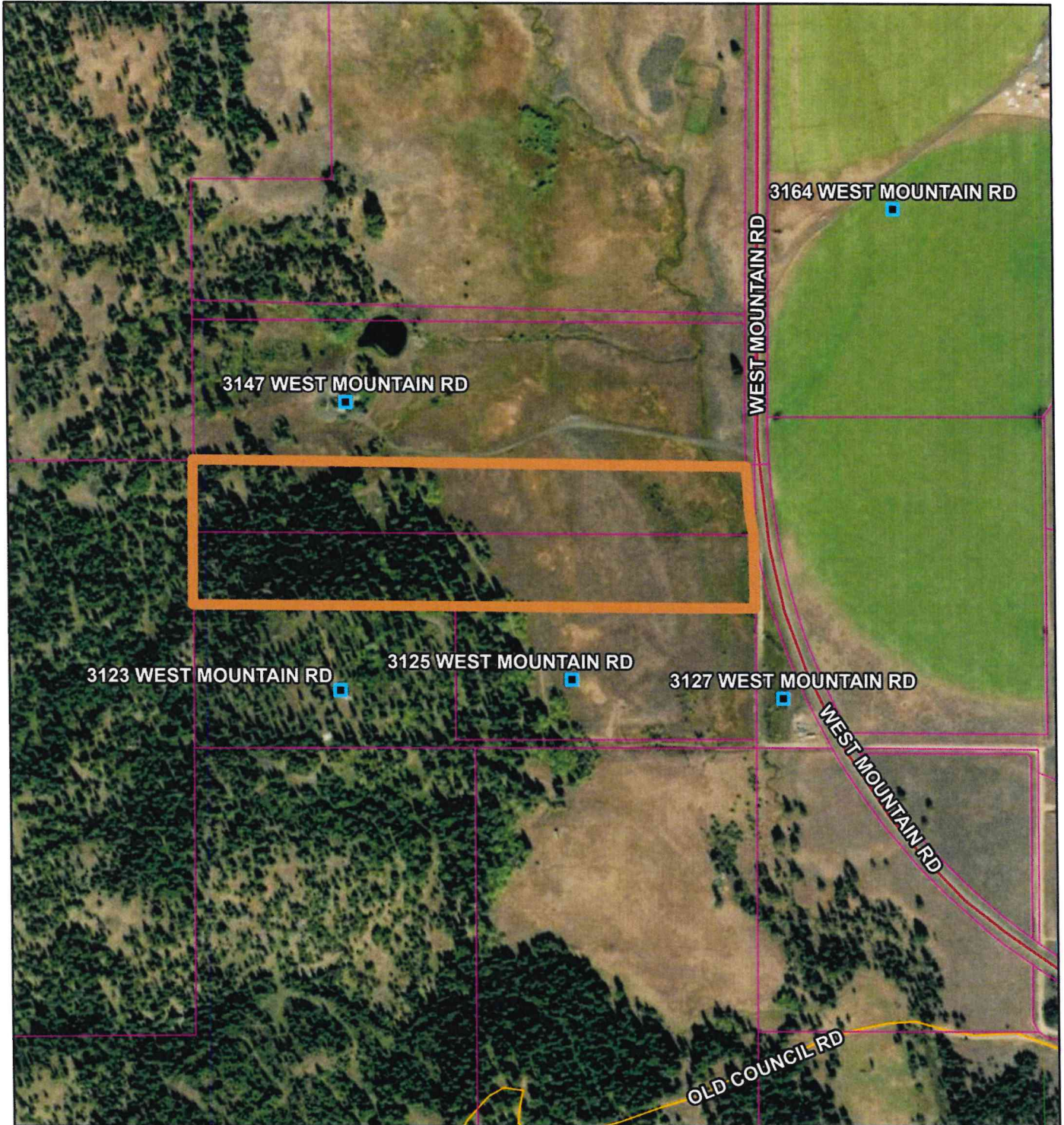
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-  Airstrips
-  Municipalities
-  Parcel Boundaries
- Roads
 -  MAJOR
 -  MINOR COLLECTOR
-  COLLECTOR
-  URBAN/RURAL
-  USFS
-  PRIVATE
-  OTHER







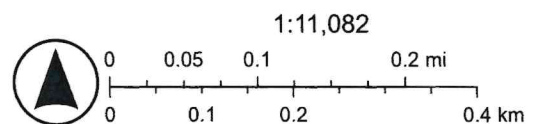
Earthstar Geographics

C.U.P. 21-43 Aerial Map



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-  Address Points
-  Parcel Boundaries
- Roads
 -  COLLECTOR
 -  URBAN/RURAL



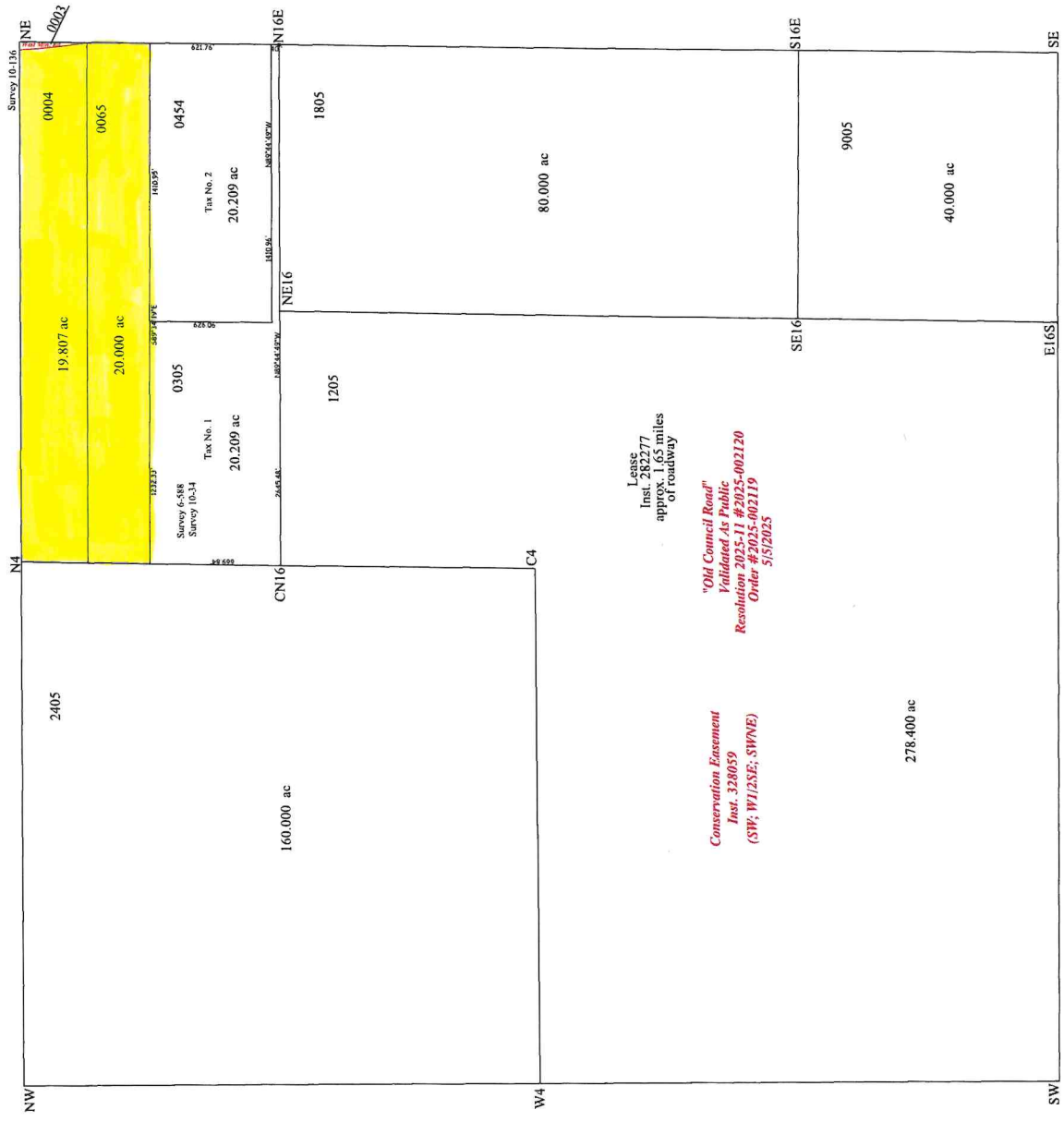
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PLAT TITLE

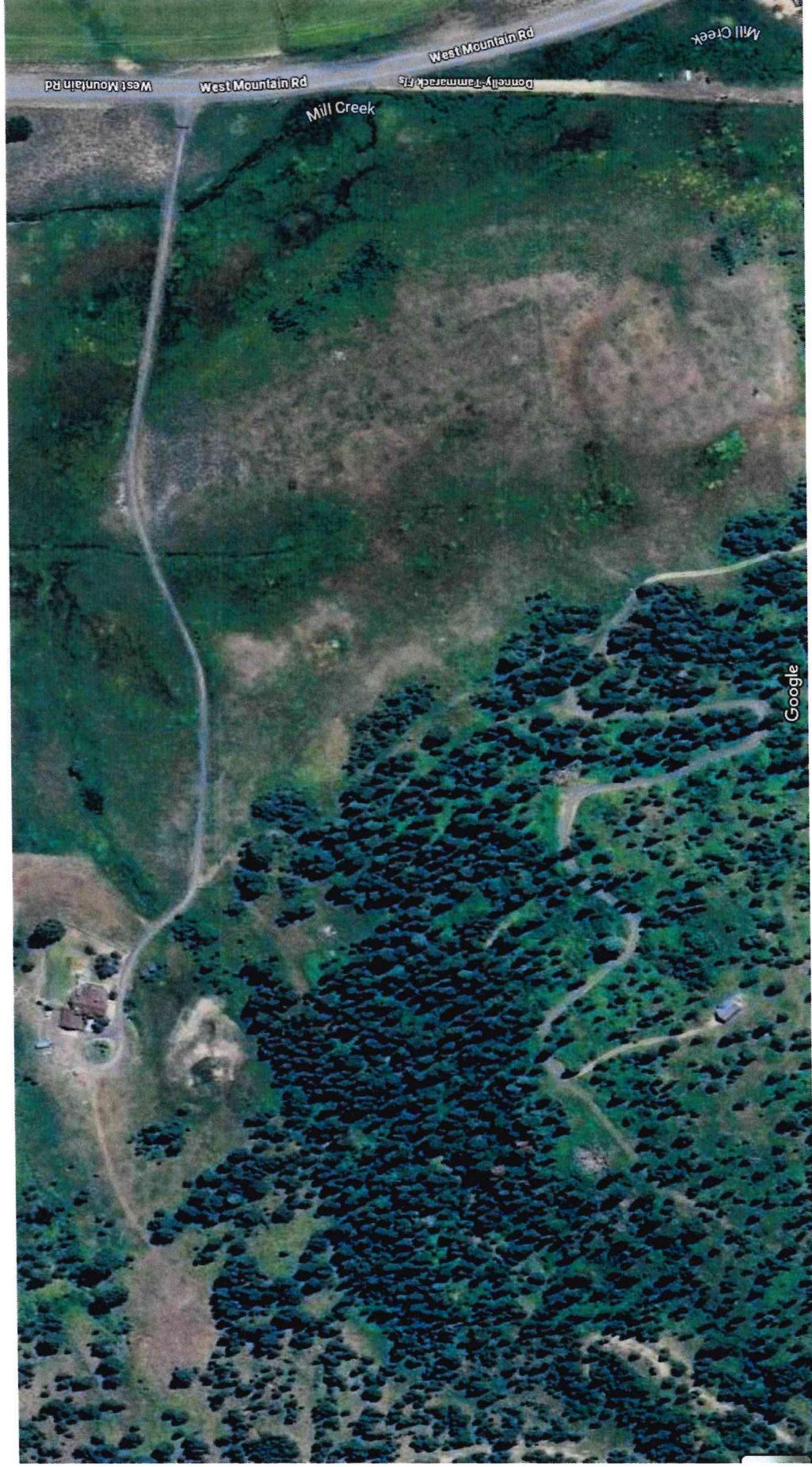
T W P . 1 7 N R O 2 E S E C . 2 3

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

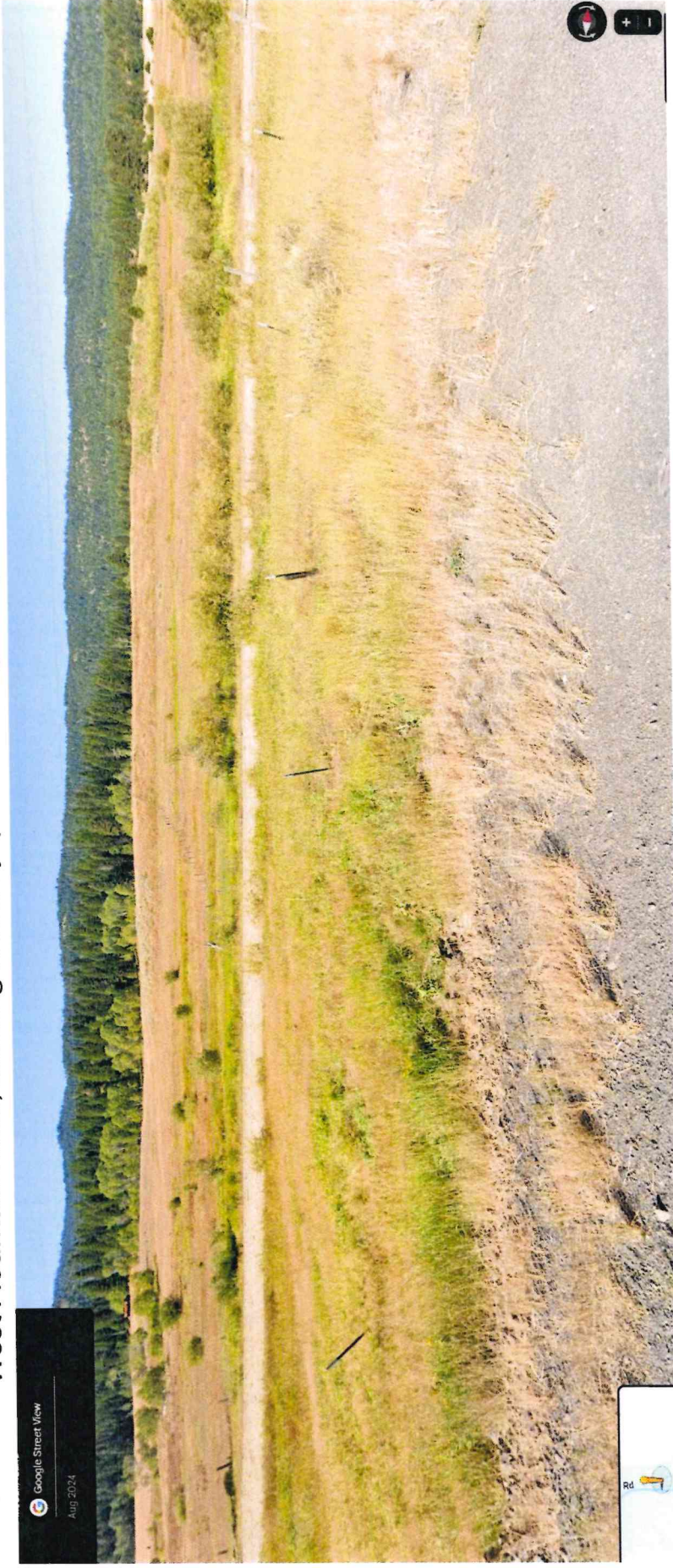
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Valley County Base Map
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Date: 5/19/2025
Drawn by: L. Frederick

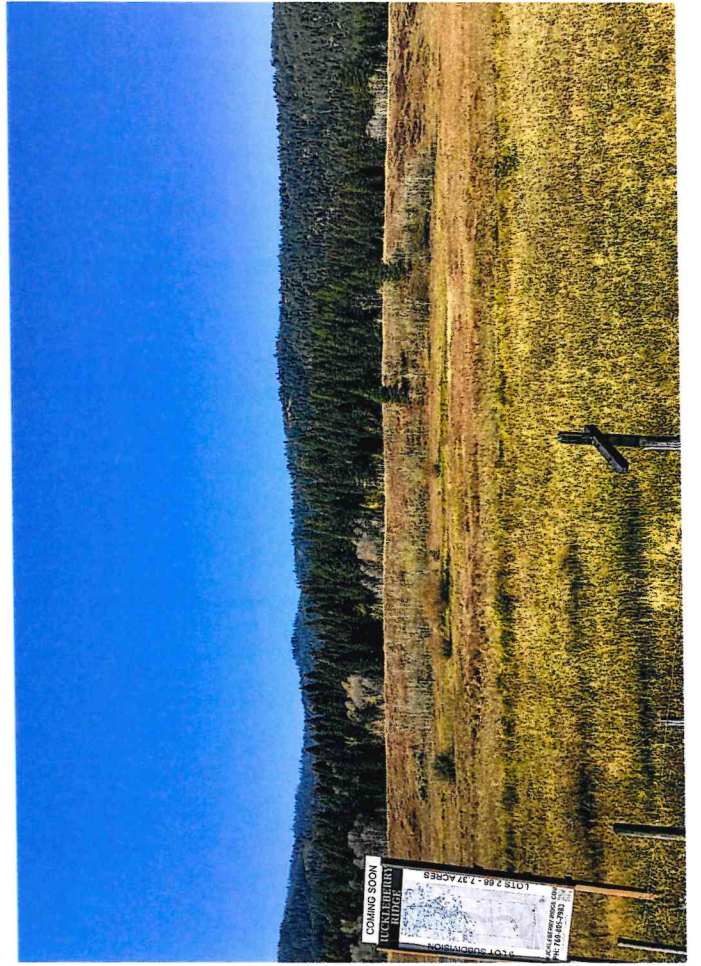
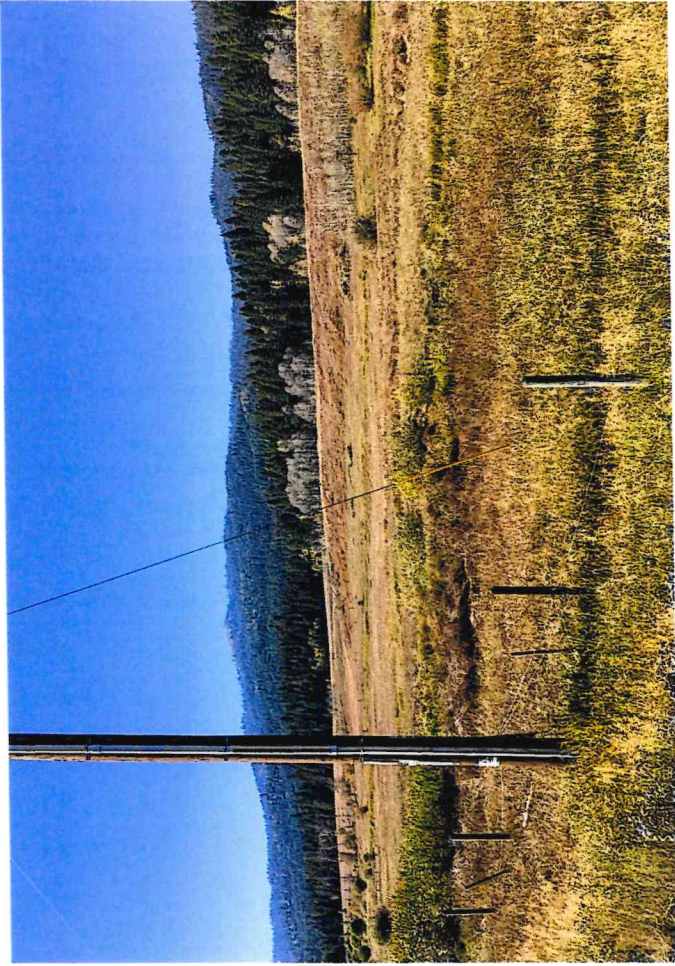
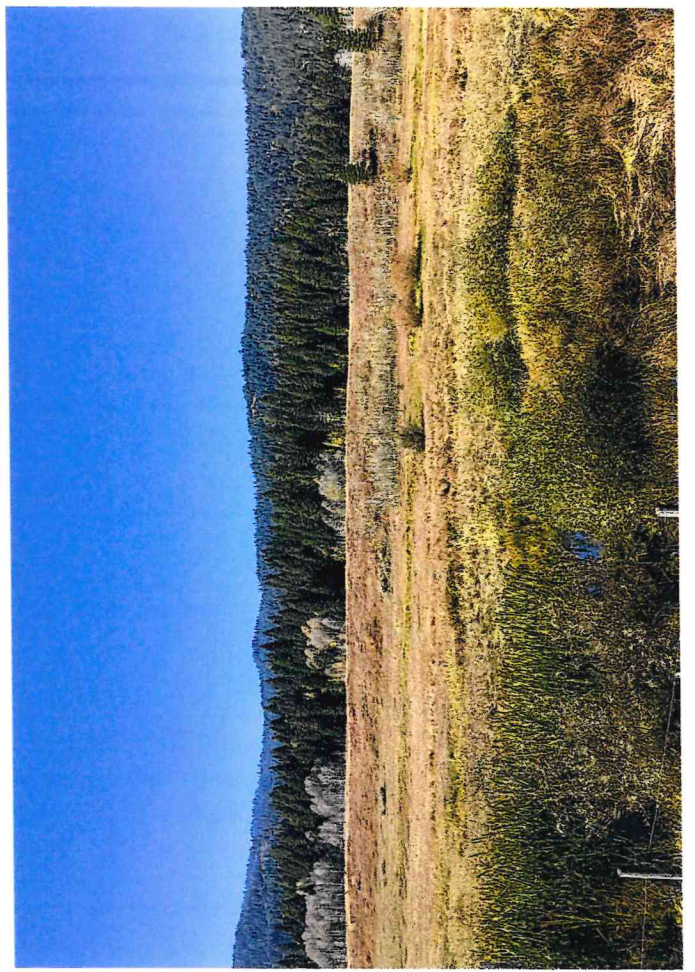
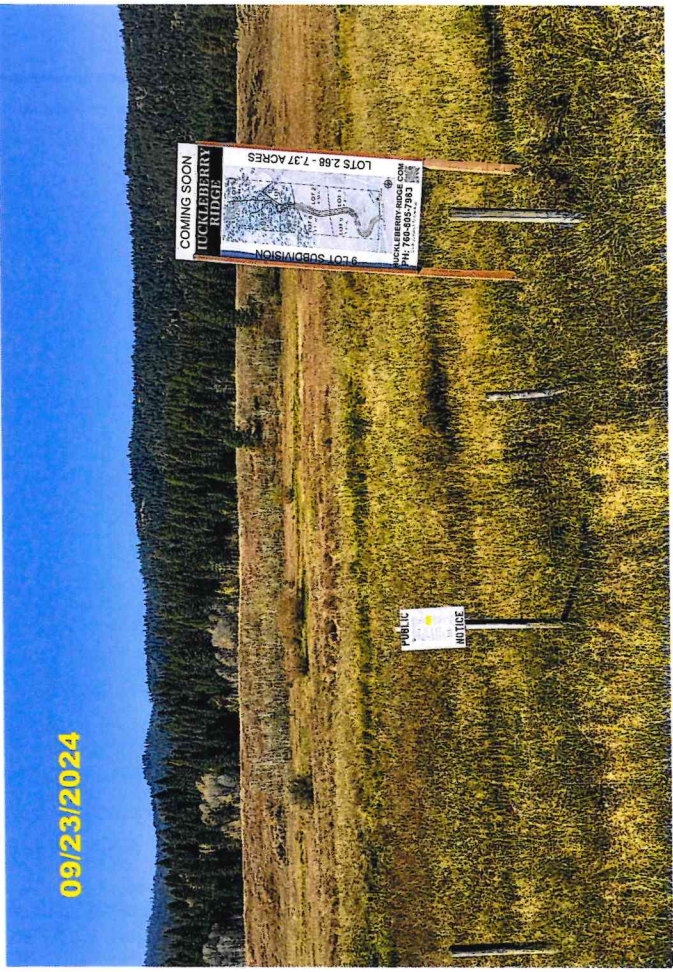


Google Maps – Aerial View - 2025



West Mountain Road, Looking Westerly (Source Google Maps – Street View, August 2024)



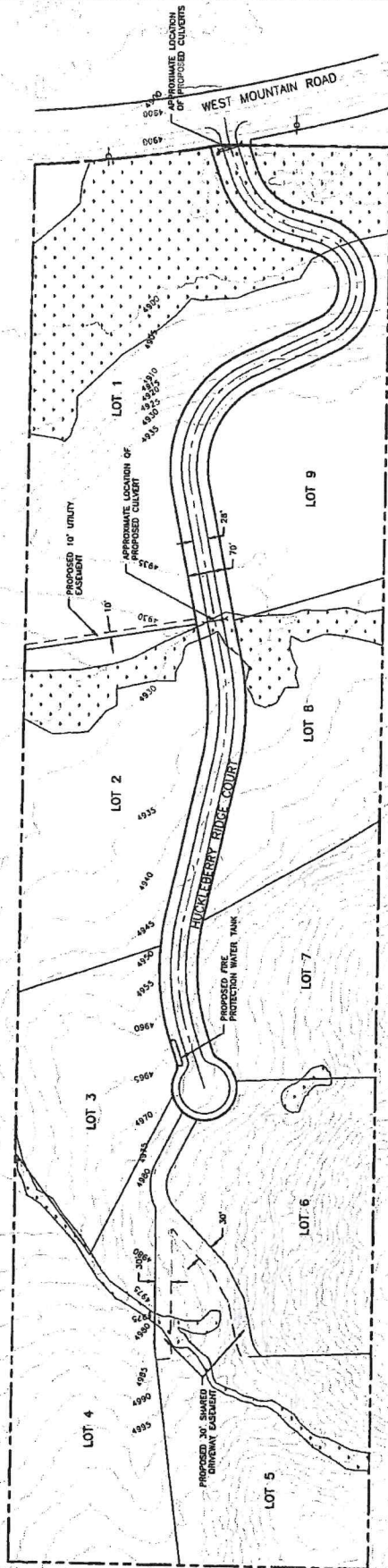


NOTES:

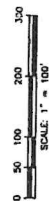
- EXISTING TOPOGRAPHY DATA AS SHOWN ON THIS PLAN IS BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEY, INC. AND BASE MAP DATA AS SHOWN ON THIS PLAN. THE ENGINEER HAS CONDUCTED A VISUAL CHECK OF THE SURVEY DATA PROVIDED BY DUNN LAND SURVEY, INC. FOR CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY DATA PROVIDED BY DUNN LAND SURVEY, INC. OR THE ENGINEER'S RELIANCE ON THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
- THE PROPERTY SLOPES ACROSS THE SITE ARE SHOWN ON THE PLAN. THE PROPOSED LOT LINES ARE BASED ON THE PROPERTY SLOPES OF THE SITE. THE PROPOSED LOT LINES ARE BASED ON THE PROPERTY SLOPES OF THE SITE. THE PROPOSED LOT LINES ARE BASED ON THE PROPERTY SLOPES OF THE SITE.
- ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY LOCATED WITHIN THE PUBLIC RIGHT-OF-WAYS. APPROPRIATE CLOSURES WILL BE PROVIDED FOR ANY UTILITIES INSTALLED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO EXHIBIT 2 AND EXHIBIT 3 FOR PRELIMINARY GRADING, PAVING AND DRAINAGE MANAGEMENT PLANS.

LEGEND:

---	PROPERTY BOUNDARY
---	RIGHT-OF-WAY LINE
---	PROPOSED EXISTENT LINE
---	EDGE OF EXISTING GRAVEL ROAD
---	EXISTING CONTOUR
---	EXISTING OVERHEAD POWER POLE AND LINE
---	WETLAND AREA
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	PROPOSED ROAD CENTERLINE
---	PROPOSED EDGE OF GRAVEL
---	PROPOSED CHURCH



NORTH



PROJECT	HUCKLEBERRY RIDGE
DATE	10/20/2018
DRAWING NO.	208.634.4146
SHEET NO.	1 OF 3

HUCKLEBERRY RIDGE
VALLEY COUNTY, IDAHO
EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

CRESTLINE
ENGINEERS
323 DEINHARD LANE SUITE C - PO BOX 2330
MCALL, IDAHO 83638
208.634.4140 • 208.634.4146 FAX

NO.	REVISION	BY	DATE	DESIGN	AUDIT
				DRAWN	AND
				CHECKED	AND
				APPROVED	AND
				DTT	

Valley County Planning and Zoning Commission

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



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Katlin Caldwell, Chairman
Ken Roberts, Vice-Chairman

Sasha Childs, Commissioner
Scott Freeman, Commissioner
Gary Swain, Commissioner

MINUTES

Valley County Planning and Zoning Commission
March 9, 2023
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Caldwell. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Sasha Childs:	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Gary Swain:	Present
PZ Assistant Planner – Lori Hunter:	Present

B. MINUTES: Commissioner Childs moved to approve the minutes of February 9, 2023, and February 21, 2023. Commissioner Roberts seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

- 1. C.U.P. 21-09 Copper Rock Subdivision – Final Plat:** Biltmore Investments is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat consists of 13 single-family residential lots and two common lots. Lots would be assessed from shared driveways onto Dawn Drive (public). The 6.4-site is a portion of parcel RP16N03E161805 in the SE 1/4 Section 16, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. **Not a public hearing.**

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

Condition of Approval No. 3 requires the final plat to be recorded by April 20, 2023. The applicant is asking for an extension to allow time to complete infrastructure.

Keven Amar, Meridian, Idaho, representing Biltmore Investments, finds general agreement with the conditions of approval. The improvements are in the ground but ran out of time to complete installation and electrical connections due to weather. The electric work has been scheduled with Idaho Power. Changes will be made to the plat as stated in the staff report. Fiber optics

9:35 p.m.

E. OTHER

- **C.U.P. 21-43 Huckleberry Ridge:** Are the proposed changes substantial?

Director Herrick displayed the GIS map to show area of approved Huckleberry Ridge Subdivision and adjacent properties. Mr. Gallucci has had conversations with adjacent property owners regarding the property and connectivity.

Mr. Gallucci is requesting the ability to:

- Extend the subdivision road westward to the property line;
- Add land [from RP17N02E232405] into the subdivision boundary, resulting in an additional lot;
- Add a ¼-acre piece of land located between proposed Lot 9 and West Mountain Road.
(**Exhibit 1**)

Valley County Code requires the Commissioners to determine if a final plat is substantially the same as the approved preliminary plat.

Commissioner Childs moved that the Commission does not believe that addition of one more lot and extension of the property boundary is a substantial change. Commissioner Freeman seconded. Both Commissioner Roberts and Chairman Caldwell stated they understand the reasoning but are concerned about setting precedent.

Commissioner Childs - aye
Commissioner Swain - aye
Commissioner Freeman - aye
Commissioner Roberts - no
Commissioner Caldwell - no

Motion is approved. A new conditional use permit is not required for these revisions.

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

F. FACTS AND CONCLUSIONS – Action Items:

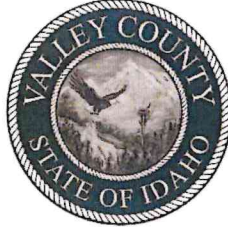
- C.U.P. 22-54 Haney Solar Panels
- C.U.P. 22-55 Jug Mountain Ranch P.U.D. – Phase 3B– Preliminary Plat
- C.U.P. 22-57 Lamon Multiple Residences

Commissioner Freeman moved to approve the Facts and Conclusions as presented and authorize the chairman to sign. Commissioner Childs seconded the motion. Motion carried unanimously.

Chairman Caldwell adjourned the meeting at 9:50 p.m.

Valley County Planning and Zoning Commission

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



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Neal Thompson, Chairman
Ken Roberts, Vice-Chair

Sasha Childs, Commissioner
Katlin Caldwell, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission
January 13, 2022
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

- A. OPEN:** Meeting called to order at 6:05 p.m. by Acting Chairman Thompson. A quorum exists.
- | | |
|-------------------------------------|---------|
| PZ Director – Cynda Herrick: | Present |
| PZ Commissioner – Katlin Caldwell | Excused |
| PZ Commissioner – Sasha Childs: | Present |
| PZ Commissioner – Scott Freeman: | Present |
| PZ Commissioner – Ken Roberts: | Present |
| PZ Commissioner – Neal Thompson: | Present |
| PZ Assistant Planner – Lori Hunter: | Present |

- B. MINUTES:** Commissioner Roberts moved to approve the minutes of December 9, 2021, and December 16, 2021. Commissioner Childs seconded the motion. Motion carried unanimously.

C. NEW BUSINESS:

- 1. C.U.P. 21-42 Dame Multiple Residence:** Taylor Dame is requesting a conditional use permit for two residences on one parcel. A 1188-sqft home is on the property. He would like to add a garage with 1200 sqft of living space. The homes would share a driveway and an individual well. Northlake Recreational Sewer and Water District would provide sewer. The property is addressed at 2147 Lydia Drive. The 0.6-acre parcel is Royal Scot Subdivision No. 6, Lot 21, located in the SE ¼ Section 32, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Acting Chairman Thompson introduced the item and opened the public hearing. The applicant is not present, and Director Herrick was unable to contact him on the phone. Acting Chairman Thompson continued the public hearing until later tonight.

- 2. C.U.P. 21-43 Huckleberry Ridge Subdivision – Preliminary Plat:** Sal Gallucci is requesting a conditional use permit for a 9-lot single-family subdivision on 40 acres. Lots would be accessed from a new private road onto West Mountain Road (public). A variance for a cul-de-sac greater than 900-ft is requested. Proposed lot sizes range from 2.68 acres to 7.37 acres. Individual wells, individual septic systems, and shared driveways are proposed. The site includes parcels RP17N02E230004 and RP17N02E230065 in the NE ¼ Section 23, T.17N, R.2E, Boise Meridian, Valley County, Idaho. Action Item.

Acting Chairman Thompson introduced the item and opened the public hearing. Acting Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. There was none.

COA 19: Wildland Urban Interface Fire Protection Plan will be implemented, funded, and maintained through the CCRs

Commissioner Roberts moved to approve C.U.P. 21-43 with the stated conditions and the preliminary plat. Commissioner Freeman seconded the motion. Motion carried unanimously.

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

7:10 p.m.

3. **C.U.P. 21-42 Dame Multiple Residence:** Taylor Dame is requesting a conditional use permit for two residences on one parcel. A 1188-sqft home is on the property. He would like to add a garage with 1200 sqft of living space. The homes would share a driveway and an individual well. Northlake Recreational Sewer and Water District would provide sewer. The property is addressed at 2147 Lydia Drive. The 0.6-acre parcel is Royal Scot Subdivision No. 6, Lot 21, located in the SE ¼ Section 32, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Acting Chairman Thompson introduced C.U.P. 21-42 that was continued earlier in the meeting. The applicant's representative arrived late due to driving conditions. Acting Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. There was none.

Acting Chairman Thompson asked for the staff report. Director Herrick presented the report; displayed the submitted site plan and the GIS map of area on the projector screen; and summarized the following exhibit:

- **Exhibit 1** – Taylor Dame, applicant, submitted pictures of other homes in the area with additional living areas on the properties. (Jan. 11, 2022)

This site is within North Lake Recreational Sewer and Water District (NLRSD). Director Herrick spoke to Travis with NLRSD today and he has no issues with the proposal.

The applicant previously replied to the questions that were included in staff report; this response was included in the PZ packets.

Acting Chairman Thompson asked for the applicant's presentation.

Tanner Dame, Meridian, ID, is the applicant's brother. The brothers wish to build a garage with living space above. This would allow the two families to have separate living quarters on the property, each with a kitchen. The existing manufactured home would likely be removed in 1-2 years and another residence would be built. He referred to **Exhibit 1**. Many neighbors have similar aesthetics with living areas in garages. Their proposal would add value to the neighborhood. This property would be a second residence for each family.

Staff clarified that a garage with 1000-sqft or less of living space would qualify for an accessory dwelling unit (ADU). This request is for 1200-sqft of living space above a new detached garage which requires conditional use permit approval.

Staff clarified the requirements to obtain an ADU. The existing manufactured home is about 1600-sqft. Staff discussed the density requirements and long-term rentals (greater than 30 days). This conditional use permit does not allow the use of either home as a short-term rental. The Commissioners should determine if this use is compatible? Can impacts be mitigated?

Acting Chairman Thompson asked for proponents. There were none.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CWP 21-43 Huckleberry Ridge

Preliminary / Final / Short Plat _____

- ☐ 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. CNH has no objection to the extension. CNH has no record of this subdivision on file. To move forward with the subdivision, a subdivision application, fees, test holes, groundwater monitoring and engineering report are required.

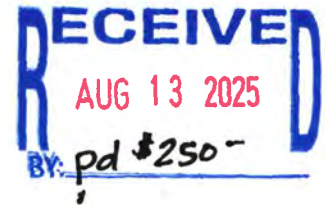
Reviewed By: Brian Cape

Date: 9/30/25

Valley County Planning & Zoning
219 N. Main Street
P.O. Box 1350
Cascade, Idaho 83611

August 13, 2025

Re: **Request for extension of C.U.P No. 21-43**
The site is 40.17 acres and is identified as parcels
RP17N02E230004 and RP17N02E230065 in the NE¼ Section 23,
T.17N, R.2E, Boise Meridian, Valley County, Idaho.



Dear Cynda and Lori,

Please accept this correspondence as my request for an extension for the approved C.U.P No. 21-43 Huckleberry Ridge for a 9 single family lot subdivision.

- Enclosed find a check in the amount of \$250.00 payable to: Valley County.
- Valley County Engineers paid to date: \$1,000.00, which was included in the payment of \$1,600. (\$600.00 for the C.U.P. application fee.)
- Valley County Road Department: \$50.00 paid for driveway permit #768.
- Attached: Subdivision Map. 2 parcels for land consisting of 40.17 acres. 9 Lots subdivision, lots ranging from 2.68 acres to 7.37 acres.
- Extension request period of the recordation of the Final Map: 4 years from current C.U.P. No. 21-43 expiration date of 12/31/2025.
- Central District Health approved all 27 test holes. All lots will accept a standard septic tank and leach field system.
- Valley County Road Department has approved the subdivision road plans.
- No Road Development Agreement (RDA) required by Valley County. Attached: Letter from Valley County Road Department.
- Permit approval received from Idaho Department of Water Resources (IDWR) and US Army Corp of Engineers. Granted extensions attached: IDWR: December 31, 2026. US Army Corp of Engineers: March 14, 2027
- Completed: Fire Mitigation Plan – Wildfire Urban Interface Fire Protection.
- My plans are to continue with the subdivision road installation this year or summer of 2026.

With humble respect,

A handwritten signature in blue ink, appearing to read "Sal Gallucci".

Sal Gallucci
P.O. Box [REDACTED]
McCall, Idaho 83638
Cell: [REDACTED] 3

www.huckleberry-ridge.com

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, February 18, 2025

C.U.P. 21-43 Huckleberry Ridge

The Valley County Road Dept. was asked to review this CUP and met with the applicant on December 3, 2024. After the CUP had been reviewed based on past meetings when the development was going through the approval process it was determined that no agreement is necessary for any road improvements. West Mountain Road has been previously improved, and no new improvement is necessary within the proximity of the development. The right of way has also been researched, and no additional right of way is needed along West Mountain Road (100'). Based on the low impact from the development on the road network and since there is no available improvement necessary in the proximity of this development, no development agreement will be required for road improvements.

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

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

sgallucci8@gmail.com

From: Jones, Cass <Cass.Jones@idwr.idaho.gov>
Sent: Thursday, March 20, 2025 1:47 PM
To: Sal Gallucci; Katherine Lanspery
Cc: Meghan Cline; Cynda Herrick; Flack,Brandon; CENWW-RD-BOI-CEN; Dean G Johnson
Subject: Amended IDWR SCA S65-20354 Determination Letter: Sal Gallucci_Culvert Installation_Mill Creek
Attachments: Amended S65-20354 SCA Permit.pdf
Flag Status: Flagged

Mr. Gallucci,

Attached is an amended copy of SCA determination letter, S65-20354.

This permit has been updated with the current standards and Special Conditions with an expiration date of **December 31, 2026.**

Please read through the amended permit and let me know if you have any questions

Cass Jones
Stream Protection Program
Idaho Department of Water Resources
(208) 287-4897

sgallucci8@gmail.com

Subject: FW: Sal Gallucci - Culvert Installation Mill Creek Huckleberry Ridge-NWW-2021-00608
U.S Army Corp of Engineers Permit Extended to March14, 2027

Importance: High

----- Forwarded message -----

From: Windham, Sarah V CIV USARMY CENWW (USA) <Sarah.V.Windham@usace.army.mil>

Date: Wed, Mar 12, 2025, 8:29 AM

Subject: RE: [Non-DoD Source] RE: Sal Gallucci - Culvert Installation Mill Creek Huckleberry Ridge-NWW-2021-00608

To: [REDACTED]

Good morning Sal,

Thanks for reaching out and sorry for the late response; I had to unexpectedly take some leave and am catching up on e-mails. An extension will not be a problem. Activities which have commenced or are under contract to commence will remain authorized 12 months after the date of an NWP's expiration – therefore, this project authorization can be extended through **March 14, 2027** since project activities will have already begun before the original expiration date. I'll make a note of it; please keep a copy of this e-mail for your records. Otherwise, no further action is needed for the extension. I've also updated your address and made sure this e-mail is the primary contact in the project file.

Thank you – have a great rest of your week.

Sarah V. Windham

Environmental Resources Specialist

U.S. Army Corps of Engineers | Regulatory Division

720 E. Park Blvd., Suite 245 | Boise, ID 83712-7757

O: (208) 433-4469 |

VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

GENERAL PROPERTY SUMMARY

PARCEL ID	RP17N02E230004
OWNER(S)	GALLUCCI SALVATORE GRANT GALLUCCI DORIE LARENE
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	MCCALL, ID 83638
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 2007
MAILING CITY, STATE, ZIP	MCCALL ID 83638
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 19.807	SQUARE FEET: 862792	FRONTAGE: 0
PRIMARY LAND USE	110 Agri homesite land		
LEGAL DESCRIPTIONS	N/2 N/2 N/2 NE4 LESS DEEDED CO. RD. ROW; S23 T17N R2E GOOD CLASS TIMBER		
NEIGHBORHOOD	108300 Lakefork Area Subdivisions		
PLAT LINKS	17N 2E S23.pdf		
LAND USE DETAILS	<u>USE:</u> Productivity Forest	<u>LAND GRADE:</u> Cat 6	<u>ACRES:</u> 9.807
	Rural Residential	Good (Buffer)	9
	Homesite	Good	1

**The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.*

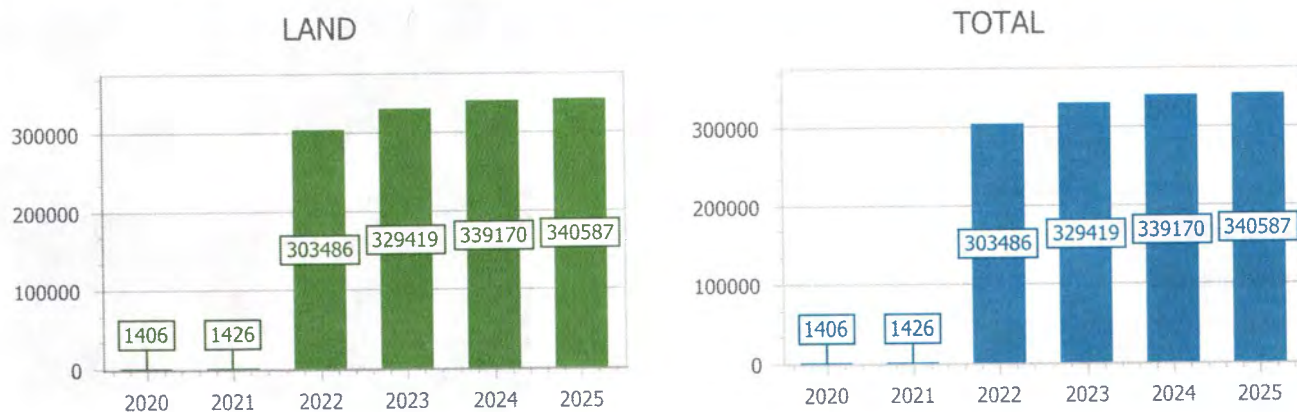
SALES HISTORY

SALE DATE	GRANTOR	DEED REFERENCE
06/17/2021	OBENDORF GREGORY R	441368
12/29/2015	ASPEN SPRINGS RANCH LLC	395856

ASSESSMENT HISTORY

ASSESS DATE	01/01/2025	01/01/2024	01/01/2023	01/01/2023	1/1/2022
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	340587	339170	329419	329419	303486
IMPROVEMENTS	0	0	0	0	0
TOTAL	340587	339170	329419	329419	303486

ASSESSMENT TRENDS



IMPROVEMENTS



TAX CODE AREAS & DISTRICTS

TAX CODE AREA (TAG): 042-0000

CEMETERY	MCCALL CEMETERY
FIRE	DONNELLY RURAL FIRE PROTECTION DISTRICT
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	005 - PAYETTE
COMMISSIONER DISTRICT	DONNELLY

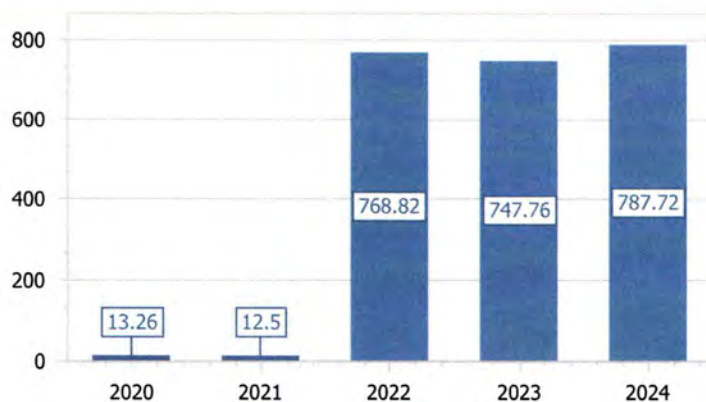
TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2024	787.72
2023	747.76
2022	768.82
2021	12.5
2020	13.26

HOMEOWNER'S EXEMPTION?

☐ YES

☒ NO



VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | assessor@co.valley.id.us**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP17N02E230065
OWNER(S)	GALLUCCI SALVATORE GRANT GALLUCCI DORIE LARENE
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	MCCALL, ID 83638
MAILING ATTENTION	
MAILING ADDRESS	PO BOX [REDACTED]
MAILING CITY, STATE, ZIP	MCCALL ID 83638
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

AREA	ACRES: 20	SQUARE FEET: 871200	FRONTAGE: 0
PRIMARY LAND USE	110 Agri homesite land		
LEGAL DESCRIPTIONS	S/2 N/2 N/2 NE4 S23 T17N R2E GOOD CLASS TIMBER		
NEIGHBORHOOD	108300 Lakefork Area Subdivisions		
PLAT LINKS	17N 2E S23.pdf		
LAND USE DETAILS	<u>USE:</u> Productivity Forest	<u>LAND GRADE:</u> Cat 6	<u>ACRES:</u> 11
	Rural Residential	Good (Buffer)	8
	Homesite	Good	1

*The Land Use Details section shows all land uses associated with the property and how each type is broken down and used for assessment purposes.

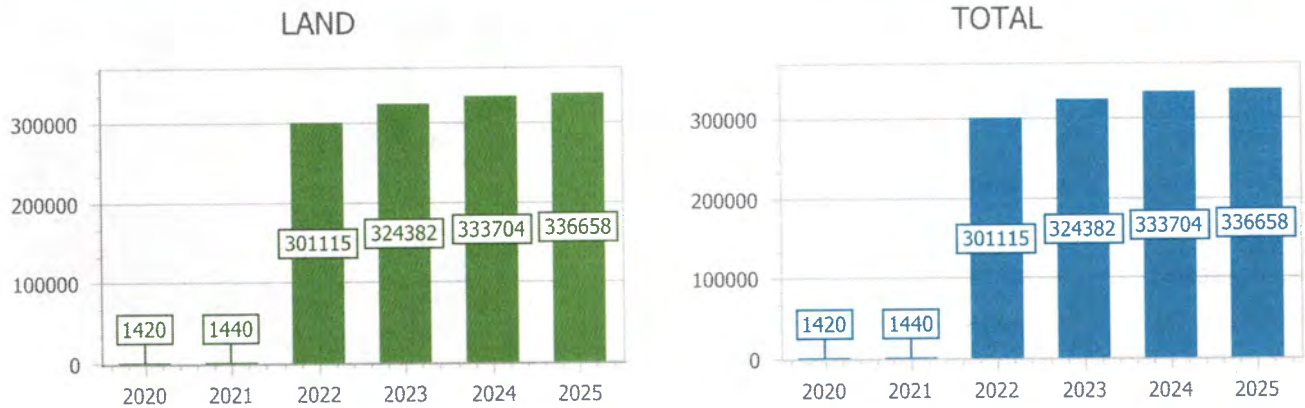
SALES HISTORY

SALE DATE	GRANTOR	DEED REFERENCE
06/17/2021	OBENDORF GREGORY R	441368
12/29/2015	WR HOLDINGS 3 LLC	395857

ASSESSMENT HISTORY

ASSESS DATE	01/01/2025	01/01/2024	01/01/2023	01/01/2023	1/1/2022
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	336658	333704	324382	324382	301115
IMPROVEMENTS	0	0	0	0	0
TOTAL	336658	333704	324382	324382	301115

ASSESSMENT TRENDS



IMPROVEMENTS



TAX CODE AREAS & DISTRICTS

TAX CODE AREA (TAG): 042-0000

CEMETERY	MCCALL CEMETERY
FIRE	DONNELLY RURAL FIRE PROTECTION DISTRICT
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	005 - PAYETTE
COMMISSIONER DISTRICT	DONNELLY

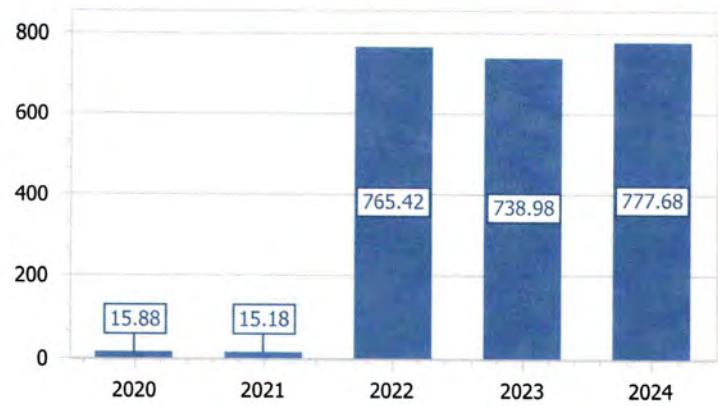
TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2024	777.68
2023	738.98
2022	765.42
2021	15.18
2020	15.88

HOMEOWNER'S EXEMPTION?

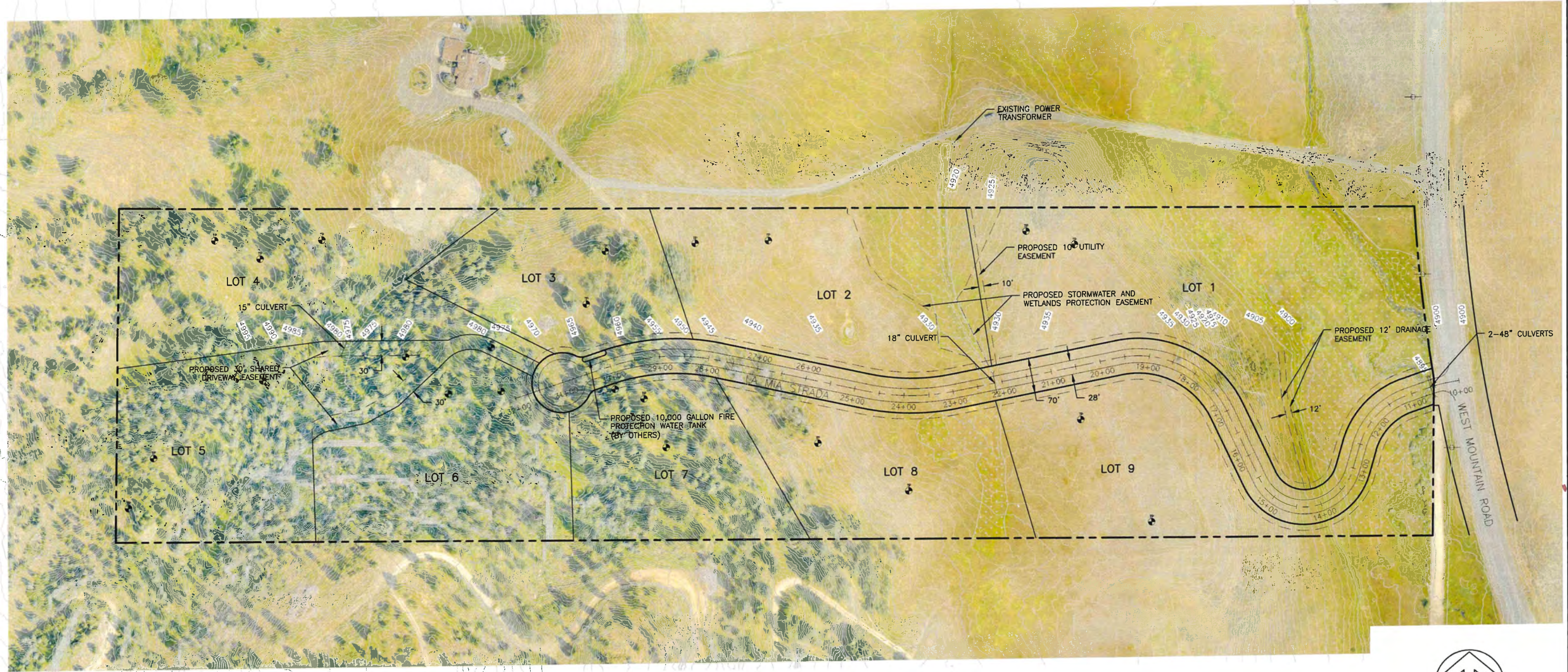
☐ YES

☒ NO

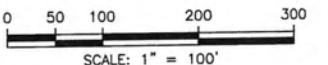


NOTES:

1. REFER TO DRAWING NO. G-2, SHEET 2 FOR PROJECT NOTES, LEGEND AND SYMBOLS.



NORTH



NO.	REVISION	BY	DATE	DESIGN
1.	VALLEY COUNTY ENGINEERING SUBMITTAL	AMD	5/5/2022	AMD/GTT
2.	REVISED PER VALLEY COUNTY ENGINEER COMMENTS	AMD	6/6/2022	DRAWN
				AMD
				CHECKED
				GTT
				APPROVED
				GTT

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

HUCKLEBERRY RIDGE
VALLEY COUNTY, IDAHO
ROADWAY, GRADING AND
STORMWATER MANAGEMENT IMPROVEMENTS
OVERALL LAYOUT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	21046
DATE	6/6/2022
DRAWING NO.	SHEET NO.
C-1	3 OF 8