

## Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street  
Cascade, ID 83611-1350



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

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**STAFF REPORT:** C.U.P. 24-31 Pearson Ranch - Final Plat  
**MEETING DATE:** January 8, 2026  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT / PROPERTY OWNER:** McCall Landing LLC, c/o Jeremy Sands  
190 Krahn Lane, McCall, ID 83638  
**REPRESENTATIVE:** Crestline Engineers  
PO Box 2330, McCall, ID 83638  
**ENGINEER / SURVEYOR:** Dan Dunn, Dunn Land Surveys  
25 Coyote Trail RD, Cascade, ID 83611  
**LOCATION:** 25 Pearson Lane  
Parcels RP17N03E109305 and RP18N03E289001 located in the  
SWSW Section 27 and SESE Section 28, T.18N, R.3E, Boise Meridian,  
Valley County, Idaho  
**SIZE:** 10.5 acres  
**REQUEST:** Final Plat Approval of 5-Lot Single-Family Residential Subdivision  
**EXISTING LAND USE:** Single-Family Rural Residential Parcel with Home and Outbuildings

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McCall Landing LLC 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.

Original approval was for a 5-lot single-family residential subdivision on 10.5 acres; this did not change for the final plat. Proposed lot sizes range from 1.38 acres to 2.66 acres. The density is 0.5 dwelling units per acre.

Individual septic systems and individual wells are proposed. Irrigation easements are shown on the final plat. Clara Foltz Ditch is located along the southern property boundary.

Road, electrical, and communication utilities have been paid in full; construction of said infrastructure was completed in Fall 2025.

A wildfire mitigation plat was submitted. The McCall Fire Department determined that the existing fire protection tank in the adjacent Pearson Lane Subdivision would be sufficient and an additional fire protection tank would not be required for this subdivision.

Lots would be accessed from Springer Court, a new private road with a road right-of-way width of

70-ft, onto Pearson Lane, a public road. The applicant proposes to dedicate 35-feet of road right-of-way for Pearson Lane to Valley County.

**FINDINGS:**

1. Approval of the conditional use permit and preliminary plat were effective December 13, 2025.
2. The final plat application was submitted on December 5, 2025.
3. Legal notice was posted in the *Star News* on December 18, 2025, and December 25, 2025. This is not a public hearing.
4. Agency comment received regarding final plat:

Both the Valley County Assessor's Office and Dispatch approved "Springer" for a road name. (December 16, 2024; January 16, 2025)

Dan Coonce, Public Works Engineer, approved the development design for compliance with County regulations and standards, and adequate drainage and stormwater management, traffic flow and road safety measures. (March 24, 2025)

Jeff McFadden, Road Department Superintendent, recommended dedication of the road right-of-way to satisfy development agreement requirements.

Ryan Gaber, McCall Fire Protection District, stated the water storage tank at the Mulberry Road development is within sufficient distance to serve as a water source for Pearson Ranch. A turnaround that meets IFC standards will be required if the access road is over 150-ft long. (July 24, 2025) The wildfire protection plan will suffice. (August 5, 2025)

Shirley Florence stated the applicant is working with the Lake Irrigation District on an easement agreement that will be voted on during the District's meeting on December 11, 2025. (November 19, 2025)

Sonny Adams, USPS McCall Postmaster, stated he has met with the applicant and advised location to place boxes or cluster or CBU. (December 4, 2025)

Laurie Frederick, Valley County Cartography Department, reviewed the final plat and found no discrepancies. (December 9, 2025)

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**STAFF COMMENTS / QUESTIONS:**

1. The applicant's engineer has certified that the road was constructed in accordance with plans approved by the Valley County Engineer.
2. Modifications for the plat:
  - Sheet 1 of the plat incorrectly states "Sheet 1 of 3".
  - Correct numbering of the notes, see No. 4.
  - Note 11 needs to include reference to the Health Authority – See COA # 15.
  - Change dates on Sheet 2 to 2026.

- Please add "Book \_\_\_\_ Page \_\_\_\_" to the upper right-hand corner of each sheet to reduce the time it takes to record a plat.
- Please add a longer line for writing instrument numbers in the notes on Sheet 1.
- Add a note to include the instrument number for the development agreement.

3. See below comments in bold and highlighted in yellow:

**Approved Conditions of Approval Instrument # 2024-467014 and Staff Comments:**

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 is required for mitigation of off-site impacts. The applicant shall work with Dan Coonce, Valley County Engineer, and Planning and Zoning Director on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners. ✓ **It has been determined that the dedication of land for Pearson Lane right-of-way would satisfy the requirements.**
5. The final plat shall be recorded within two years, or this permit will be null and void. **Must be recorded by December 24, 2026.**
6. Sanitary restrictions must be satisfied prior to recordation, unless special consideration is given by Central District Health. **Applicant anticipates this will be done.**
7. A letter of approval is required from McCall Fire District. This should include approval of the Wildland Urban Interface Fire Protection Plan. ✓ **July 24, 2025; August 5, 2025**
8. An approval letter from Lake Irrigation District is required. **Needed.**
9. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road. ✓
10. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year. **Letter from Crestline references CCRs Section 3.7; however, this section does not include future maintenance of the subdivision boundary fence nor mention of an agreement with any neighbors. Do any neighbors run livestock for over 30 days?**
11. All easements shall be shown on the final plat. ✓ **Applicant states this is done.**
12. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, and fiber. ✓ **Note 16**
13. Shall provide Cluster Box Units if the U.S. Postmaster in McCall determines they are appropriate for this subdivision. ✓ **Applicant has met with Postmaster.**

14. Shall deed the private road right-of-way to the homeowner's association at time of recordation of the plat. **A deed is required but has not been submitted.**

15. 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." ✓
- "Lots shall not be reduced in size without prior approval from the Health Authority and Valley County Planning and Zoning." OR "No Lots Splits" **Need to include the Health Authority in Note 11.**
- The flood plain note should be added. ✓
- Development Agreement **A line for the recorded agreement needs added to the Plat Notes**

16. Shall minimize visual impacts to properties in subdivision adjacent to proposed Lot 3. **How will this be accomplished?**

**ATTACHMENTS:**

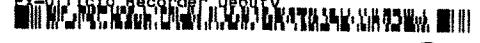
- Conditional Use Permit – C.U.P. 24-31
- Vicinity Map
- Aerial Map
- Assessor Plats – T.18N R.3E Sections 27 and 28
- Approved Preliminary Plat
- Proposed Final Plat
- Relevant PZ Commission Meeting Minutes – December 12, 2025
- Responses
- Applicant's Submittal Letter and Final Plat Received December 5, 2025
- Declaration of Private Roads
- Declaration of Installation of Utilities

**END OF STAFF REPORT**

# Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350  
Phone: 208-382-7115  
Email: cherrick@co.valley.id.us



Instrument # 2024-467014  
Valley County, Cascade, Idaho  
12-24-2024 09:39:44 AM Titles: 1 Pages: 3  
Douglas Miller Fees: \$0.00  
Ex-Officio Recorder Deputy  


(P)

## CONDITIONAL USE PERMIT NO. 24-31 Pearson Ranch

**Issued to:**  
**Jeremy Sands**  
190 Krahm LN  
McCall, ID 83638

**William J Kearns Trust (current owner)**  
124 E Curling DR  
Boise ID 83702

**Property Location:** The site is 10.53 acres and is identified as parcels RP17N03E109305 and RP18N03E289001, addressed at 25 Pearson Lane, and located in the SWSW Section 27 and SESE Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of December 12, 2024. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 24-31 with Conditions for establishing a 5-lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is December 24, 2024.

### 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 is required for mitigation of off-site impacts. The applicant shall work with Dan Coonce, Valley County Engineer, 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. Sanitary restrictions must be satisfied prior to recordation, unless special consideration is given by Central District Health.
7. A letter of approval is required from McCall Fire District. This should include approval of the Wildland Urban Interface Fire Protection Plan.
8. An approval letter from Lake Irrigation District is required.
9. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
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 provide Cluster Box Units if the U.S. Postmaster in McCall determines they are appropriate for this subdivision.
14. Shall deed the private road right-of-way to the homeowner's association at time of recordation of the plat.
15. 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."
  - "Lots shall not be reduced in size without prior approval from the Health Authority and Valley County Planning and Zoning." OR "No Lots Splits"
  - The flood plain note should be added.
  - Development Agreement
16. Shall minimize visual impacts to properties in subdivision adjacent to proposed Lot 3.

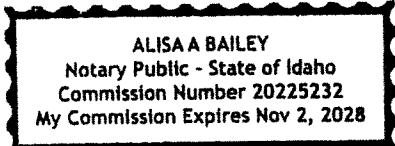
END CONDITIONAL USE PERMIT

Date December 24, 2024

Approved by Cynda Herrick

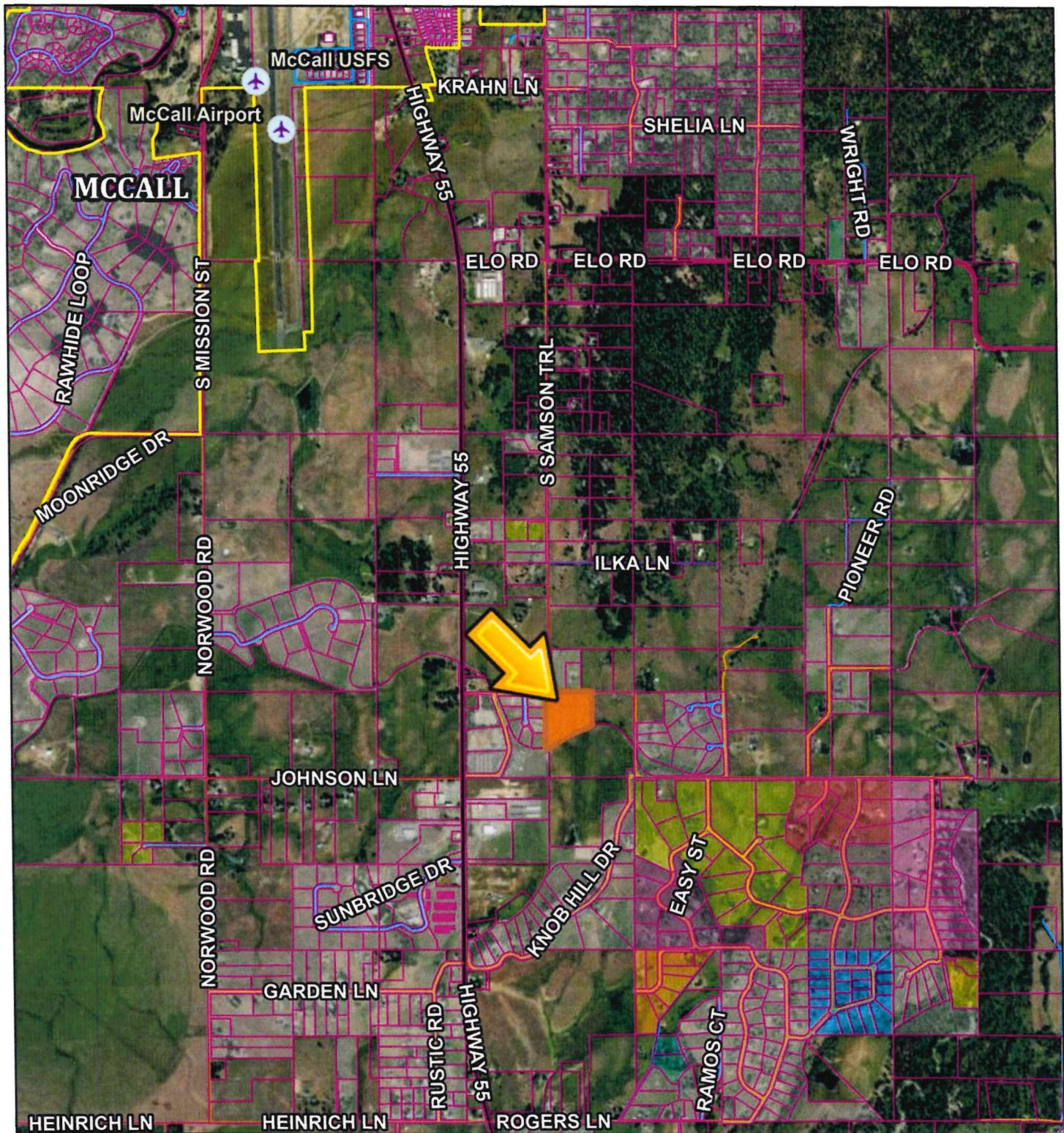
On this 24<sup>th</sup> day of December, 2024, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Alisa Bailey  
Notary Public  
Residing at: Valley Co  
Commission Expires: 11-2-28

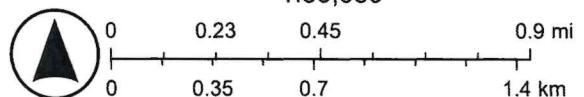
# C.U.P. 24-31 Location Map



12/5/2025, 4:15:28 PM

1:36,680

- Airstrips
- Municipal Boundaries
- Parcel Boundaries
- Roads
- MAJOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- OTHER



Earthstar Geographics

Created by Valley County

## C.U.P. 24-31 Aerial Map



12/5/2025, 4:11:22 PM

1:4,754

Permits

◆ CUP

■ Address Points

Roads

— URBAN/RURAL

— PRIVATE

■ Parcel Boundaries



0 0.03 0.06 0.11 mi  
0 0.04 0.09 0.18 km

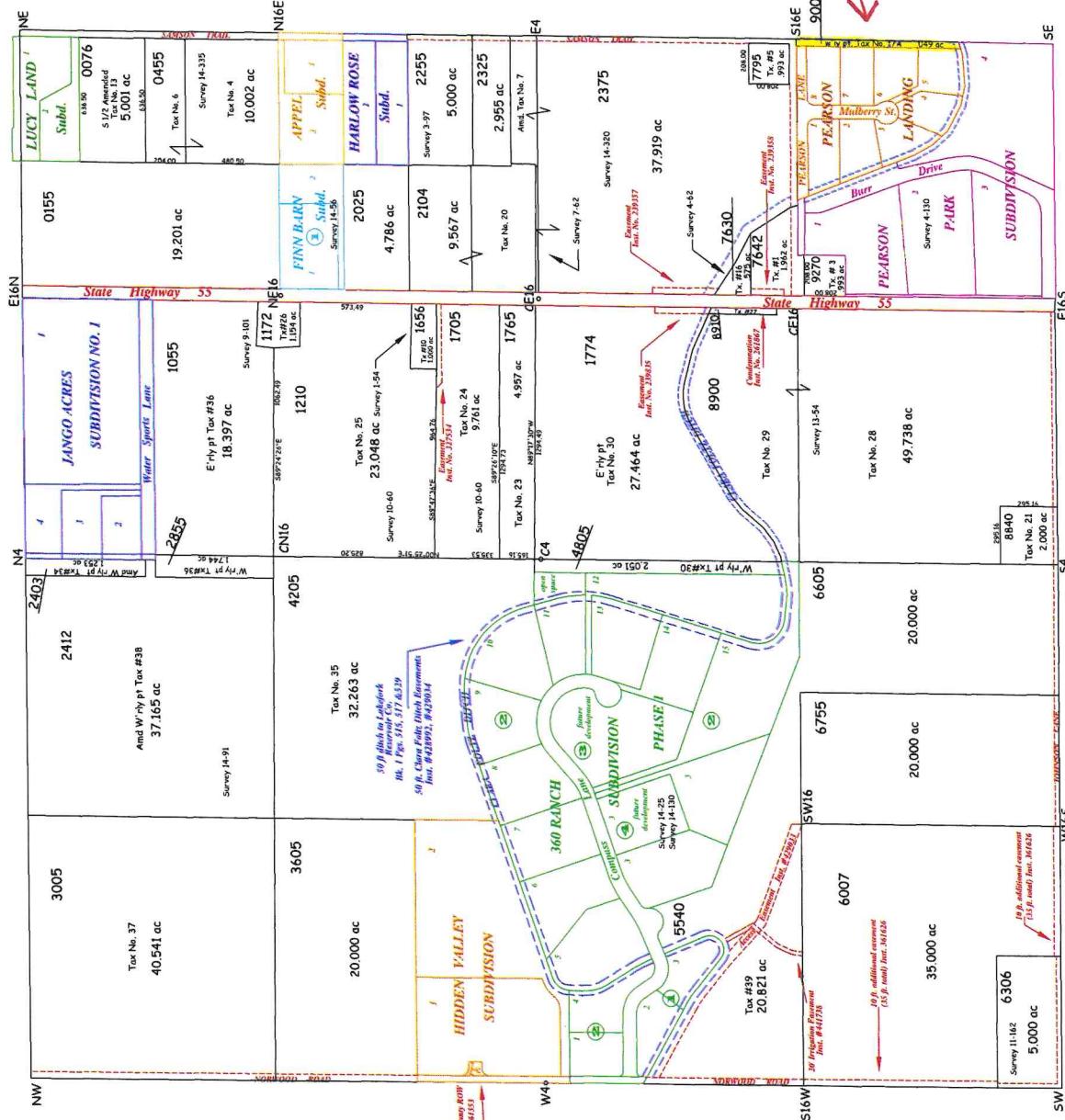
Vantor

**PLAT TITLE**

T W P. 18 N R 03 E SEC. 28

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

Filename: Valley County Base Map  
Scale: 1:25000  
Date: 10/31/2024  
Drawn by: L. Frederick



PLAT TITLE

TWP. 18N ROME SEC. 27



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

Filename:	Valley County Base Map
Scale:	1:700,000
Date:	10/15/2025
Drawn by:	L. Frederick

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





# PEARSON RANCH

TAX PARCEL NO. 17-A  
IN A PORTION OF THE SE1/4 OF THE SE1/4, SECTION 28  
AND A PORTION OF THE SW1/4 OF THE SW1/4, SECTION 27  
T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO  
2025

CERTIFICATE OF OWNER  
KNOW ALL MEN BY THESE PRESENTS, THAT MCCALL LANDING, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND, BEING TAX PARCEL NO. 17-A LOCATED IN A PORTION OF THE SE1/4 OF THE SE1/4 OF THE SW1/4 OF A PORTION OF THE SW1/4 OF SECTION 27, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. COMMENCING AT SET 2-1/2 INCH ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST 1/16 CORNER OF SAID SECTION 27.
2. THENCE A BEARING OF N 89°58'45" W, A DISTANCE OF 57'00" FEET, ON THE NORTH BOUNDARY OF SAID SW1/4 OF THE SW1/4, TO A SET 5/8-INCH REBAR BEING THE TRUE POINT OF BEGINNING.
3. THENCE A BEARING OF S 03°47'17" W, A DISTANCE OF 50.18 FEET, TO A POINT WITNESSED BY A SET 5/8-INCH REBAR WHICH BEARS N 00°38'17" E, A DISTANCE OF 12.00 FEET;
4. THENCE A BEARING OF S 75°00'18" W, A DISTANCE OF 65.86 FEET, TO A POINT WITNESSED BY A SET 5/8-INCH REBAR WHICH BEARS N 19°29'42" W, A DISTANCE OF 30.09 FEET;
5. THENCE A BEARING OF S 80°01'18" W, A DISTANCE OF 17.98 FEET, TO A POINT WITNESSED BY A SET 5/8-INCH REBAR WHICH BEARS N 26°29'42" W, A DISTANCE OF 30.03 FEET;
6. THENCE A BEARING OF S 67°00'18" W, A DISTANCE OF 115.98 FEET, TO A POINT WITNESSED BY A SET 5/8-INCH REBAR WHICH BEARS N 30°29'42" W, A DISTANCE OF 30.01 FEET;
7. THENCE A BEARING OF S 59°00'18" W, A DISTANCE OF 106.98 FEET, TO A POINT WITNESSED BY A SET 5/8-INCH REBAR WHICH BEARS N 29°29'42" W, A DISTANCE OF 30.03 FEET;
8. THENCE A BEARING OF S 63°00'18" W, A DISTANCE OF 121.70 FEET, TO A POINT WITNESSED BY A SET 5/8-INCH REBAR WHICH BEARS N 22°29'36" W, A DISTANCE OF 30.09 FEET;
9. THENCE A BEARING OF S 72°00'30" W, A DISTANCE OF 64.90 FEET, TO A POINT WITNESSED BY A SET 5/8-INCH REBAR WHICH BEARS N 00°30'15" E, A DISTANCE OF 13.00 FEET;
10. THENCE A BEARING OF N 00°30'15" E, A DISTANCE OF 80.88 FEET, TO A SET 5/8-INCH REBAR;
11. THENCE A BEARING OF S 89°50'10" E, A DISTANCE OF 35.77 FEET, TO A SET 2-1/2 INCH ALUMINUM CAP MONUMENT MARKING THE SOUTH 1/16 CORNER OF SAID SECTION 27;
12. THENCE A BEARING OF S 89°58'45" E, A DISTANCE OF 615.24 FEET, TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 10.524 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USE.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND THIS 22 DAY OF May, 2025.

MCCALL LANDING, LLC  
JEREMY SANDS, MANAGER

ACKNOWLEDGEMENT

STATE OF IDAHO }  
VALLEY COUNTY }  
} SS

ON THIS 22 DAY OF May, 2024, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO, HEREBY SWORN AND SORRY, I EXCITE THE DRAFTED TO ME BY THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF LIMITED LIABILITY COMPANY AND, ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREBY SET MY HAND AND AFFIRED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO  
RESPOND AT \_\_\_\_\_  
COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, IDAHO, HEREBY CERTIFY THAT THE PLAT OF PERSON RANCH IS IN COMPLIANCE WITH THE STATE OF IDAHO'S SUBDIVISION REGULATIONS RELATING TO PLATS.

DATE \_\_\_\_\_

VALLEY COUNTY SURVEYOR

APPROVAL OF THE  
BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF PERSON LANDING IS HEREBY ACCEPTED AND APPROVED THE 22 DAY OF May, 2025, BY THE VALLEY COUNTY COMMISSIONERS.

CHARMAN

APPROVAL OF THE  
VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF PERSON LANDING IS HEREBY ACCEPTED AND APPROVED THE 22 DAY OF May, 2025, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHARMAN

CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF PERSON RANCH AS DESCRIBED IN THE CERTIFICATE OF OWNERSHIP, WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

DATE \_\_\_\_\_

VALLEY COUNTY TREASURER

SHEET 2 OF 2

25 COYOTE TRAIL  
CASCADE, ID 83611  
PHONE: (208) 634-6896  
WWW.DUNNLANDSURVEYS.COM

**dunn**  
LAND SURVEYS, INC.  


# Valley County Planning and Zoning Commission

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

Katlin Caldwell, Chairman  
Ken Roberts, Vice-Chairman



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

Scott Freeman, Commissioner  
Carrie Potter, Commissioner  
Heidi Schneider, Commissioner

**M I N U T E S**  
Valley County Planning and Zoning Commission  
December 12, 2024  
**Valley County Court House - Cascade, Idaho**  
**PUBLIC HEARING - 6:00 p.m.**

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

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Excused
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

**B. MINUTES:** Commissioner Schneider moved to approve the minutes of November 14, 2024. Commissioner Potter seconded the motion. Motion passed unanimously.

**C. OLD BUSINESS:**

- C.U.P. 24-24 Gold Fork River Ranch – Preliminary Plat:** Gold Fork River Ranch LLC is requesting a conditional use permit for a 69-lot single-family residential subdivision on 160.88 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from new public roads onto Koskella Road (public) and Davis Creek Lane (public). The site is parcels RP16N03E254804 and RP16N03E255310, located in the SW ¼ Section 25, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

**Postponed from November 14, 2024**

Acting Chairman Roberts introduced the item. Acting Chairman Roberts asked if there was any ex parte contact or conflict of interest. Commissioner Roberts stated he would recuse himself due to a conflict of interest.

Commissioner Freeman moved to move C.U.P. 24-24 Gold Fork River Ranch from the table. Commissioner Schneider seconded. Motion passed unanimously. Director Herrick presented the staff reports of November 14, 2024 and December 12, 2024. The GIS map of the area and the revised proposed preliminary plat were shown on the projector screen. Director Herrick summarized the following exhibits:

- **Exhibit 1** – Crestline Engineers responded to a request for a Nutrient Pathogen Study. (Dec. 10, 2024)
- **Exhibit 2** – Brandon Flack, Idaho Fish and Game, clarified response for Gold Fork River Ranch application. (Dec. 11, 2024)
- **Exhibit 3** – Amelia B. Loomis, WindSong Property Owners Association President, stated

3. **C.U.P. 22-23 Keller Multiple Residences – Extension Request:** Brett and Marcie Keller are requesting a two-year extension of the conditional use permit for two residential homes on one parcel. Individual wells and septic systems are proposed. A shared driveway would access both residences. The applicant plans to combine parcels RP18N02E247206 and RP18N02E247265. The 46-acre site, addressed at 3737 and 3743 West Mountain Road, is located in the in the SE ¼ Sec. 24, T.18N R.2E, Boise Meridian, Valley County, Idaho.

Action Item

Acting Chairman Roberts introduced the item and opened the public hearing. Acting Chairman Roberts asked if there was any ex parte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits.

Acting Chairman Roberts asked for the applicant's presentation.

McCall Keller, 1607 Davis Ave, McCall, represented his parents. The guest house is finished. The site is large acreage that can support for two homes.

Acting Chairman Roberts asked for proponents. There were none.

Acting Chairman Roberts asked for undecided. There were none.

Acting Chairman Roberts asked for opponents. There were none.

Acting Chairman Roberts closed the public hearing. The Commission deliberated. Commissioners concurred that there were no issues.

Commissioner Schneider moved to approve a two-year extension of C.U.P. 22-23 Keller Multiple Residences. Commissioner Potter seconded the motion. Motion carried unanimously.

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

8:04 p.m.

4. **C.U.P. 24-31 Pearson Ranch – Preliminary Plat:** Jeremy Sands is requesting a conditional use permit for a five-lot single-family residential subdivision on 10.53 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from a new private road onto Pearson Lane, a public road. The site is parcels RP17N03E109305 and RP18N03E289001, addressed at 25 Pearson Lane, and located in the SWSW Section 27 and SESE Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Acting Chairman Roberts introduced the item and opened the public hearing. Acting Chairman Roberts asked if there was any ex parte contact or conflict of interest. Commissioner Potter stated she does have ex parte contact as she attended the neighborhood meeting held by the applicant. However, she does not believe this would cause her to make an unbiased decision.

Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Emily Hart, McCall Airport Manager stated the site is 1.4 miles from Runway 34 and is in the Horizontal Surface. FAA Form 7460-1 may be required.

There was discussion between Staff and the Commissioners. Valley County Code requires all building permit applicants to determine if FAA Form 7460-1 is necessary. The proposed dedication of road right-of-way was discussed. The property owns further than 35-ft across the road; therefore, more than the typical amount of road right-of-way will need to be deeded to

Valley County. Pearson Landing Subdivision to the immediate west had to do the same. The property to the north has already dedicated road right-of-way. The net result will be a 70-ft road right-of-way. Commissioners asked if there would be an easement to the ditch for the irrigation district. Home-based businesses on residential properties are allowed as defined in Valley County Code; otherwise, a conditional use permit is required. The applicant could prohibit commercial actives in CCRs.

Acting Chairman Roberts asked for the applicant's presentation.

Jeremy Sands, 25 Pearson Lane, stated he is requesting a small subdivision with larger lots to fit surrounding area. He lives at the existing home on the property. Robust CCRs are planned. There is a 30-ft easement along the irrigation ditch; he will work with the Lake Irrigation District requirements. The existing home and barn would be located in Lot 2; his intent is to preserve the large barn. Any future home built on Lot 3 must be built in center of lot due to the possible locations of a septic system; this will also preserve the views of the homes located to the west. There will be a homeowner association (HOA) which will enforce building envelope restrictions. Regarding the concerns regarding commercial businesses, he would allow home businesses with light use. This would not include businesses with lots of customers coming to site, such as hair salons. He does occasionally have a skid steer and loader onsite that is used for snow removal, etc. His intention is to prohibit dump trucks, heavy equipment, storage of building materials for construction businesses, etc. This will be included in the in CCRs. No short-term rentals would be allowed.

Acting Chairman Roberts asked for proponents. There were none.

Acting Chairman Roberts asked for undecided.

Chris Kooley, 14060 Mulberry Street, lives adjacent to the proposed Lot 3. During the neighborhood meeting, the applicant had said that building restrictions on Lot 3 would affect location and height of future buildings. He did not see this mentioned in the application.

Acting Chairman Roberts asked for opponents. There were none.

Acting Chairman Roberts asked for rebuttal from the applicant.

Jeremy Sands addressed Mr. Kooley's concerns. The HOA will restrict the building site and heavily consider the neighbor's concerns. The neighbors' view will be preserved as much as possible. The drainfield location will force the future homesite to be on the eastern portion of the lot. There is also a four-to-five-foot elevation drop to the east. Therefore, the future single-story home will be located on the northeast part of Lot 3. Mr. Sands has considered building envelopes on the lots. However, he prefers that the building site locations require HOA approval as this would allow flexibility.

Acting Chairman Roberts closed the public hearing. The Commission deliberated. Commissioner Potter stated this is a beautiful plan that fits with the area. The applicant is taking care to mitigate impacts to the adjacent lot owners. Other Commissioners concur. Staff will work with the applicant and Mr. Tankersley regarding the road right-of-way.

Commissioner Freeman moved to approve C.U.P. 24-31 Pearson Ranch and the preliminary plat with the stated conditions.

**COA:** Shall minimize visual impacts to properties in subdivision adjacent to proposed Lot 3. Commissioner Schneider seconded the motion. Motion carried unanimously.

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

**From:** Laurie Frederick <lfrederick@co.valley.id.us>  
**Sent:** Thursday, January 16, 2025 11:18 AM  
**To:** Kelly Copperi <ktaylor@co.valley.id.us>; Lori Hunter <lhunter@co.valley.id.us>; Kathy Riffie <kriffie@co.valley.id.us>  
**Subject:** Re: proposed road name = Springer Lane

We find no issues with these proposed road names.

**Laurie Frederick**

Cadastral Specialist III  
Valley County Cartography Dept.  
lfrederick@co.valley.id.us  
cartography@co.valley.id.us  
208-382-7127  
Service  
Transparent  
Accountable  
Responsive

---

**From:** Kelly Copperi <ktaylor@co.valley.id.us>  
**Sent:** Monday, December 16, 2024 3:19 PM  
**To:** Lori Hunter <lhunter@co.valley.id.us>; Laurie Frederick <lfrederick@co.valley.id.us>  
**Subject:** Re: proposed road name = Springer Lane

That works.

Sgt. Kelly Copperi  
Valley County Sheriff's Office  
Communications Supervisor  
Office: 208-382-5160  
Cell: 208-408-9259



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**From:** Lori Hunter <lhunter@co.valley.id.us>  
**Sent:** Monday, December 16, 2024 14:17  
**To:** Laurie Frederick <lfrederick@co.valley.id.us>; Kelly Copperi <ktaylor@co.valley.id.us>  
**Subject:** proposed road name = Springer Lane

Your thoughts on Springer Lane for a proposed road name for a private road located south off of Pearson Lane, east of Mulberry?

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

## 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](mailto:roaddept@co.valley.id.us)

Monday, March 24, 2025

Anthony Dini, P.E.  
Crestline Engineers, Inc  
4696 W Overland Road, Suite 184  
Boise, ID 83705

Subject: Pearson Ranch Approval of Development Documents

Dear Mr. Dini,

I am pleased to inform you that the Valley County Road and Bridge Department has confirmed the review of your development design submittal dated February 19, 2025, for the [Pearson Ranch, located near the intersection of S. Samson Trail and Pearson Lane. After a thorough evaluation of the proposed plans and supporting documentation, we have granted our approval for the development design.

During the review process, the following factors were carefully considered:

- Compliance with county regulations and standards
- Adequate drainage and stormwater management
- Traffic flow and road safety measures
- Other pertinent engineering assessments

You have successfully addressed those private and public road standards comments and requirements from our previous reviews, ensuring that the project aligns with the county's goals for sustainable and responsible development.

Please proceed with the next steps in the development process as outlined in our county policies. We kindly ask that you keep us updated on your progress and notify us of any significant changes to the approved design. Additionally, remember to obtain any necessary permits prior to initiating construction and the development is subject to approval of the development agreement.

If you have any questions or require further assistance, please do not hesitate to reach out to my office at 208-382-7195 or email below.

Sincerely,

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

**Dan Coonce**

Public Works Engineer  
Valley County, Idaho  
[dcoonce@co.valley.id.us](mailto:dcoonce@co.valley.id.us)



## CUP 24-31

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From Jeff Mcfadden <jmcfadden@valleycountyid.gov>

Date Thu 8/7/2025 9:34 AM

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

It is my recommendation that the owner/developer, of Pearson Ranch Subdivision, will be required to dedicate the Right of Way along Pearson Lane, adjacent to the subdivision, to satisfy the Development Agreement.

Thank you,

Jeff McFadden, Superintendent  
Valley County Road Department

July 24, 2025

Valley County Planning and Zoning Commission  
Attn: Cynda Herrick  
219 N. Main St.  
P.O. Box 1350  
Cascade, ID 83611

**RE: Pearson Ranch**

Dear Cynda,

The water storage tank at the Mulberry Rd development is within sufficient distance to serve as a water source for Pearson Ranch.

The access road, if over 150' will require a turnaround that meets IFC standards.

Sincerely,



Ryan Garber  
Captain of Code Enforcement and Fire Prevention  
McCall Fire Protection District

**From:** Ryan Garber <ryan@mccallfire.com>  
**Sent:** Tuesday, August 5, 2025 12:37 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Cc:** jeremy <jeremy@bbrvparks.com>  
**Subject:** Pearson Ranch  
  
Cynda,

I have reviewed the wildfire protection plan for Pearson Ranch provided by Jeremy Sands and it will suffice.

Thank you  
Ryan

**Captain Ryan Garber**  
**Fire Prevention / Code Enforcement**  
**McCall Fire & EMS**  
201 Deinhard Lane  
McCall, ID 83638  
[www.mccallfire.com](http://www.mccallfire.com)  
Office: (208) 634-4306  
Cell: (208) 469-0135

[Schedule a Short Term Rental Safety Inspection](#)  
[Schedule a Phone Call with Ryan](#)  
[Schedule a Firewise Safety Inspection](#)  
[Schedule another type of inspection](#)



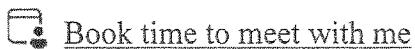
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**From:** Shirley Florence <sflorence80@gmail.com>  
**Sent:** Wednesday, November 19, 2025 3:03 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>  
**Subject:** Pearson Ranch Subdivision

Cynda,

This email is to inform the Commissioners that the Pearson Ranch Subdivision developers are working with Lake Irrigation District on an easement agreement. At this point, they are looking at a 30 foot easement from the center of the canal, along with having the wording referencing Idaho Statute 42-1102 in the notes. This will be addressed at the next District meeting on December 11, 2025 and voted on. After the vote, I will send an official letter stating the results.

Thank you,

Shirley Florence  
Secretary  
Lake Irrigation District  
208-634-9235

## **Anthony Dini**

---

**From:** jeremy <jeremy@bbrvparks.com>  
**Sent:** Thursday, December 4, 2025 5:12 PM  
**To:** Anthony Dini  
**Subject:** Fw: [EXTERNAL] Preferred mailbox type for new address?

Fyi

Jeremy Sands  
[REDACTED]

**From:** Stacy Sands [REDACTED]  
**Sent:** Thursday, December 4, 2025 2:35:46 PM  
**To:** jeremy <jeremy@bbrvparks.com>  
**Subject:** FW: [EXTERNAL] Preferred mailbox type for new address?

**Stacy Sands**  
[REDACTED]

**From:** Adams, Sonny - McCall, ID <Sonny.J.Adams@usps.gov>  
**Sent:** Thursday, December 4, 2025 2:29 PM  
**To:** Stacy Sands [REDACTED]  
**Subject:** RE: [EXTERNAL] Preferred mailbox type for new address?

Good afternoon,

I have met with Jeremy and Stacy Sands, and have advised location to place boxes, also cluster or CBU would work in this location.

Thank you,  
Have a great day!

*Sonny Adams  
Postmaster  
McCall Post Office  
495 Deinhard Ln  
McCall ID, 83638  
Ph#208-634-3164  
Cell#208-566-2727*

**From:** Stacy Sands [REDACTED]  
**Sent:** Wednesday, December 3, 2025 3:23 PM

**To:** Adams, Sonny - McCall, ID <[Sonny.J.Adams@usps.gov](mailto:Sonny.J.Adams@usps.gov)>  
**Subject:** [EXTERNAL] Preferred mailbox type for new address?

**CAUTION:** This email originated from outside USPS. **STOP and CONSIDER** before responding, clicking on links, or opening attachments.

Hi Sonny,

We have created a new small (5 parcel) subdivision at Pearson and Samson Trail. In order to receive our final plat from the county, we need to know if you prefer a cluster box or individual mailboxes for the new parcels? Currently, the mailbox for 25 Pearson Lane sits at the end of the old driveway (directly across from Samson Trail on Pearson). The new entry to the subdivision is about 500 feet east. I have attached a plat map for your review.

Can you please let me know if a cluster box is required for mail delivery at this location? Also, I'm happy to stop in and see you in person if you prefer. I was in earlier today (you guys are busy!) but the staff let me know you were in a meeting.

Thank you!  
Stacy Sands  
Pearson Ranch subdivision

# Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street  
Cascade, Idaho 83611-1350  
Phone (208) 382-7126 • Fax (208) 382-7187

**SUE LEEPER**  
Assessor  
[sleeper@co.valley.id.us](mailto:sleeper@co.valley.id.us)



**Department of Motor Vehicles**

Phone (208) 382-7141 • Fax (208) 382-7187

**DEEDEE GOSSI**  
Chief Deputy Assessor  
[kgossi@co.valley.id.us](mailto:kgossi@co.valley.id.us)

December 9, 2025

Cynda Herrick  
Valley Co. P&Z Administrator  
Valley County Courthouse  
Cascade, Idaho 83611

RE: Final Plat Review "PEARSON RANCH"

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above-mentioned subdivision.

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This proposed **2026** plat will encompass 2 parcels; referenced on the Assessment Roll as **Tax #17-4 in SWSW of Section 27 and in SESE of Section 28**, Township 18 North, Range 3 East: the parcel number(s) and ownership are as follows:

RP 18N03E276155 – McCall Landing LLC  
RP 18N03E289001 – McCall Landing LLC

I have enclosed a copy of the GIS plat, **T18N, R3E, parts of Sections 27 & 28**, with this proposed plat highlighted. We have found no discrepancies within our review.

Thank you for allowing us the opportunity to review this plat. Please feel free to contact our office with any questions.

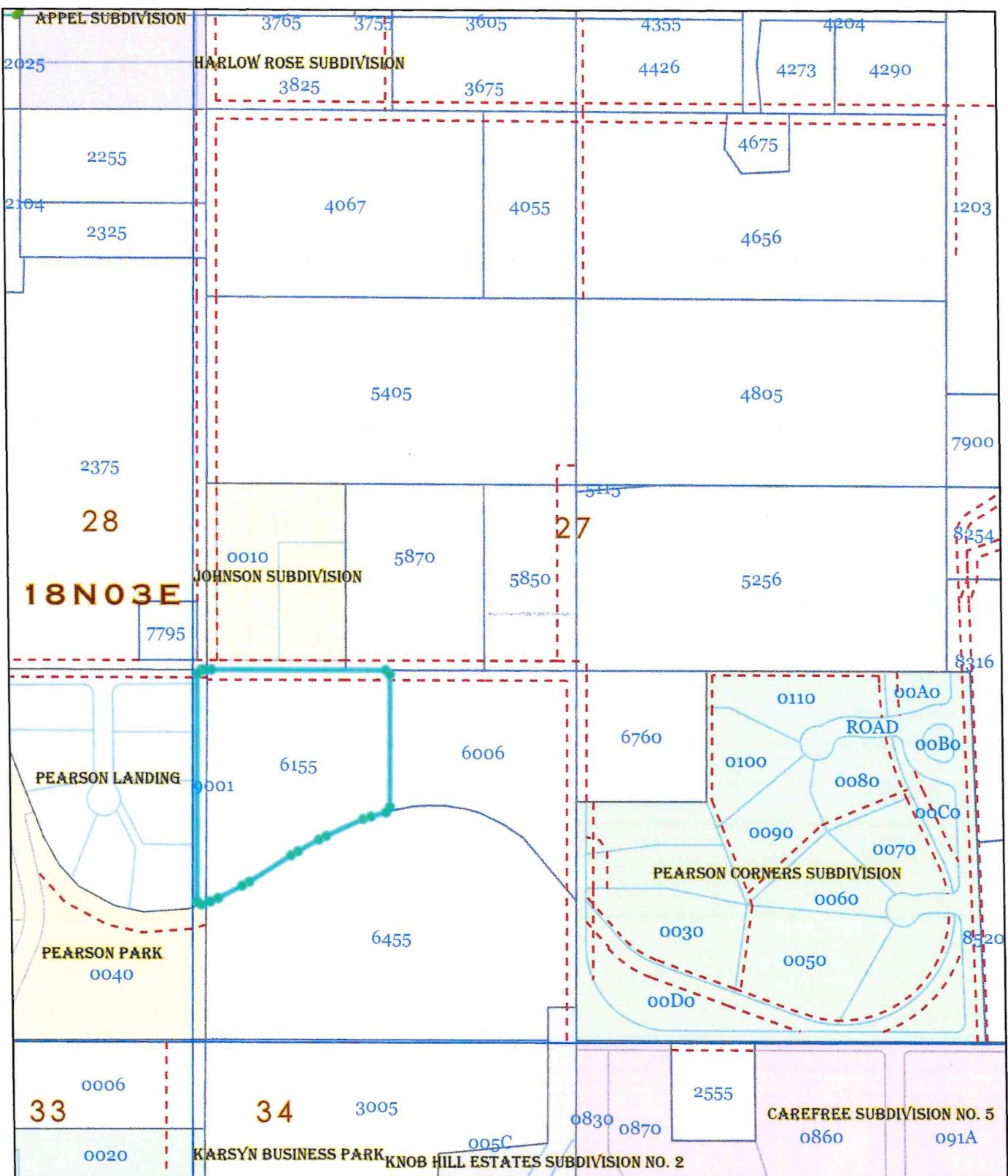
Sincerely,

Laurie Frederick  
Cadastral Specialist III  
Valley County Cartography Department

Enclosure  
Cc: Ralph Miller, Secesh Engineering Inc.; Dan Dunn, Dunn Land Surveys, Inc.  
/ljf



PEARSON RANCH  
RP18N03E276155, RP18N03E289001  
McCall Landing LL



Legend

- [Yellow box] Township
- [Blue box] PLSSSection
- [Light blue box] Parcels

This map or drawing is to be used for reference purposes only.  
The County is not responsible for any inaccuracies contained  
herein.

Date: 12/9/2025  
By: Ifrederick