

Valley County Planning and Zoning

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



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

STAFF REPORT: C.U.P. 24-13 Saddle Rock Subdivision Phase 4 – Final Plat
MEETING DATE: April 9, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Ryan and Heidi Schneider
291 Ashton LN, McCall ID 83638
SURVEYOR: Chip Bowers, Dunn Land Surveys
25 Coyote Trail, Cascade, ID 83611
LOCATION: West side of State Highway 55 - The site is in the East ½ of Section 18
and NW ¼ Section 17, T.12N, R.4, Boise Meridian, Valley County, Idaho
SIZE: 45.65 acres
REQUEST: Final Plat Approval

Ryan and Heidi Schneider are 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 Phases 3 and 4 and included 23 single-family residential lots on 79.14 acres. Phase 3 with seven lots has been recorded. Phase 4 would add 12 lots. Compared to the preliminary plat, one lot was relocated; one lot was combined with another due to topography; and additional acreage was added to one lot to allow connectivity to Dakota Way.

Access would be from private roads onto State Highway 55. Sky Horse Drive would be extended. A shared driveway would replace a proposed private road.

FINDINGS:

1. Approval of the conditional use permit and preliminary plat were effective July 23, 2024.
2. The final plat application was submitted on March 9, 2026.
3. Legal notice was posted in the *Star News* on March 19, 2026, and March 26, 2026. This is not a public hearing.
4. Agency comment received regarding final plat:

Paul Ashton, Parametrix and Valley County Engineer, has reviewed and recommended approval of the Phase 4 Grading and Drainage Plans and Drainage Report. (February 19, 2026) Further review not required. (March 31, 2026)

Steven Hull, Cascade Fire Chief, stated:

- Two (2) water tanks for fire suppression have been installed, inspected, and meet the current standards. The responsibility for refilling and maintaining these rest with property owners. The roads constructed in Phase 4 comply with the 2018 International Fire Code (IFC). (March 9, 2026)
- The shared driveway meets intent of 2018 IFC. (March 13, 2026)

Laurie Frederick, Valley County Cadastral Specialist III, recommended corrections to the ownership on the plat. (March 16, 2026)

Idaho Transportation Department commented on requirements for turn lanes and additional permits. Turn lanes are required after 48 residences are constructed. (February 24, 2025, See Applicant's submittal)

Mara Hiwatschek, Valley County Wildfire Mitigation Program Director, approved the Wildfire Mitigation Plan as full implementation of all wildfire mitigation measures identified in the approved plan and verification through inspection that all work has been completed. Ongoing maintenance of defensible space, vegetation management, and Firewise practices shall remain the responsibility of lot owners. (April 1, 2026)

STAFF COMMENTS / QUESTIONS:

1. A Wildfire Mitigation Plan was submitted at time of preliminary plat approval.
2. Draft CCRs were included with the final plat submittal.
3. Revise Note 6 to add C.U.P. 24-13.
4. Please add "Book ___ Page ___" to the upper right-hand corner of each sheet to reduce the time it takes to record a plat.
5. The Applicant's Engineer confirmed the roadways and culverts have been constructed in general conformance of the approved construction drawings and Valley County standards.
6. Per ITD, turn lanes are required after 48 homes are constructed. Applicant shall confirm the number of homes that have received building permits at this time. How does applicant plan on tracking this information? Do land owners know that if they do not get a building permit before the 48 home limit is met they cannot obtain a building permit until turn lanes are constructed?
7. A shared-driveway maintenance agreement is required and will be recorded with the final plat (Plat Note 3). The plat should specify which lots will be able to use the shared driveway.

Approved Conditions of Approval Instrument # 2024-464169 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. The final plat for Phase 3 and Phase 4 shall be recorded within two and five years, respectively, unless substantial changes are made to Valley County Code or this permit will be null and void. **Phase 4 must be recorded by July 23, 2029.**
5. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat. **Shall be done prior to approval of the plat by the Board of County Commissioners.**
6. A letter of approval is required from Cascade Fire District prior to recording the final plat. ✓
7. Water tanks for fire suppression shall be installed and maintained per Cascade Fire District requirements. **Tanks have been installed and inspected. Locations are shown on the plat near Lots 41 and 48.**
 - **How will maintenance be assured by the applicant?**
8. All easements shall be shown on the final plat. ✓
9. Approval from Idaho Transportation Department is required prior to recording the final plat. ✓
10. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. ✓
11. A private road declaration is required. **Draft submitted with final plat.**
12. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed. ✓
13. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, and fiber. **Plat Note 2; Draft Declaration submitted with final plat.**
14. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road. ✓ **CCRs**
15. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year. **Applicant states neighboring parcels do not run livestock.**
16. Must comply with Valley County Code regarding signs. ✓
17. 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." **Plat Note 11**
 - "All lighting must comply with the Valley County Lighting Ordinance." **Plat Note 15**
 - "Only one wood burning device per lot." **Plat Note 14**
 - "Surrounding land uses are subject to change." **Plat Note 13**
 - "Lots shall not be reduced in size without prior approval from the Health Authority and Valley County Planning and Zoning." **See Plat Note 8 wording**

ATTACHMENTS:

- Conditional Use Permit 24-13
- Location Map
- Aerial Map
- Assessor Plat – T.12N R.4E Sections 17 and 18
- Approved Preliminary Plat
- Responses
- Applicant's Final Plat Submittal Received March 9, 2026
- Wildland Urban Interface Fire Protection Plan

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 # 2024-464169
Valley County, Cascade, Idaho
07-23-2024 03:06:49 PM Titles: 1 Pages: 2
Douglas Miller Fees: \$0.00
Ex-Officio Recorder, Deputy

me

CONDITIONAL USE PERMIT NO. 24-13 Saddle Rock Phase 3 & 4

Issued to: Ryan and Heidi Schneider
291 Ashton LN
McCall ID 83638

Property Location: The site is approximately 79.14 acres and contains portions of RP12N04E180120, RP12N04E172644, RP12N04E087005, and RP12N04E17409, located within Section 8, 17, and 18, T.12N, R.4E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of July 11, 2024. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 24-13 with Conditions for establishing twenty-one lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is July 23, 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. The final plat for Phase 3 and Phase 4 shall be recorded within two and five years, respectively, unless substantial changes are made to Valley County Code or this permit will be null and void.
5. Sanitary Restrictions must be removed by Central District Health prior to recording the final

plat.

6. A letter of approval is required from Cascade Fire District prior to recording the final plat.
7. Water tanks for fire suppression shall be installed and maintained per Cascade Fire District requirements.
8. All easements shall be shown on the final plat.
9. Approval from Idaho Transportation Department is required prior to recording the final plat.
10. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
11. A private road declaration is required.
12. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
13. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, and fiber.
14. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.
15. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
16. Must comply with Valley County Code regarding signs.
17. 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."

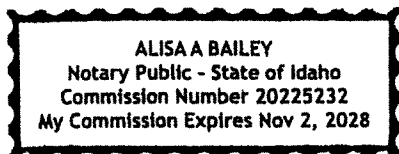
END CONDITIONAL USE PERMIT

Date July 23, 2024

Approved by Cynda Herrick

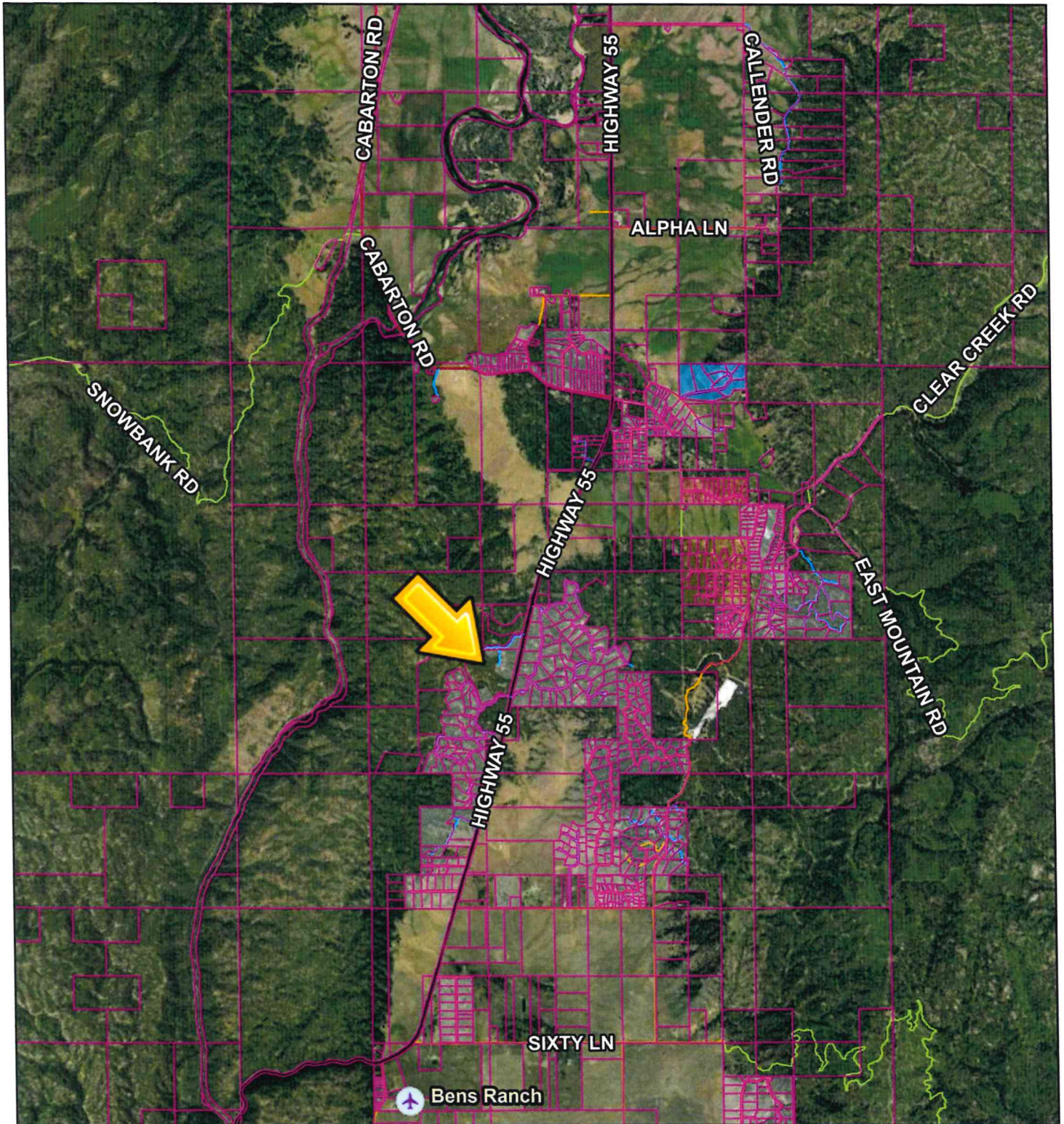
On this 23 day of July, 2024^{***} before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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














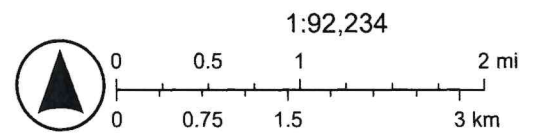
Olivia A Bailey
Notary Public, Valley County
Residing at:
Commission Expires: 11/2/28
Conditional Use Permit
Page 2 of 2

Saddle Rock Phase 4 - Location Map



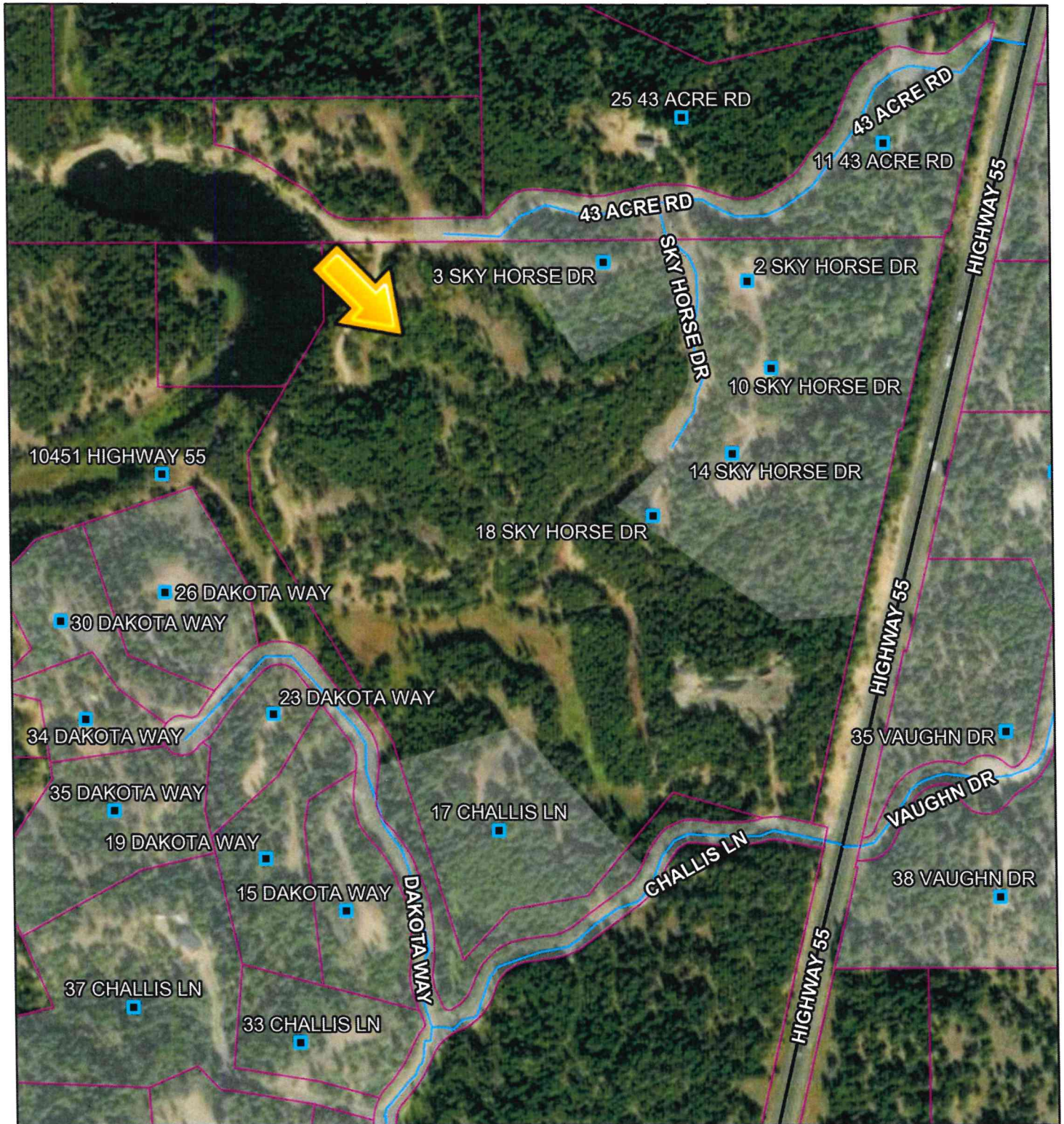
3/25/2026, 9:06:14 AM

- | | |
|--|---|
|  Airstrips |  COLLECTOR |
|  Municipal Boundaries |  URBAN/RURAL |
|  Parcel Boundaries |  USFS |
| Roads |  PRIVATE |
|  MAJOR |  OTHER |
|  MINOR COLLECTOR |  Other |







Earthstar Geographics





Saddle Rock Phase 4 - Aerial Map







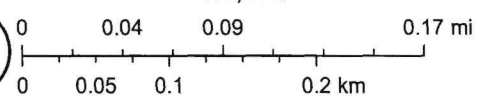
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1:7,172

-  Airstrips
-  Address Points
-  Municipal Boundaries
-  Parcel Boundaries

- Roads
-  MAJOR
 -  MINOR COLLECTOR
 -  COLLECTOR
 -  URBAN/RURAL

-  USFS
-  PRIVATE
-  OTHER
-  Other



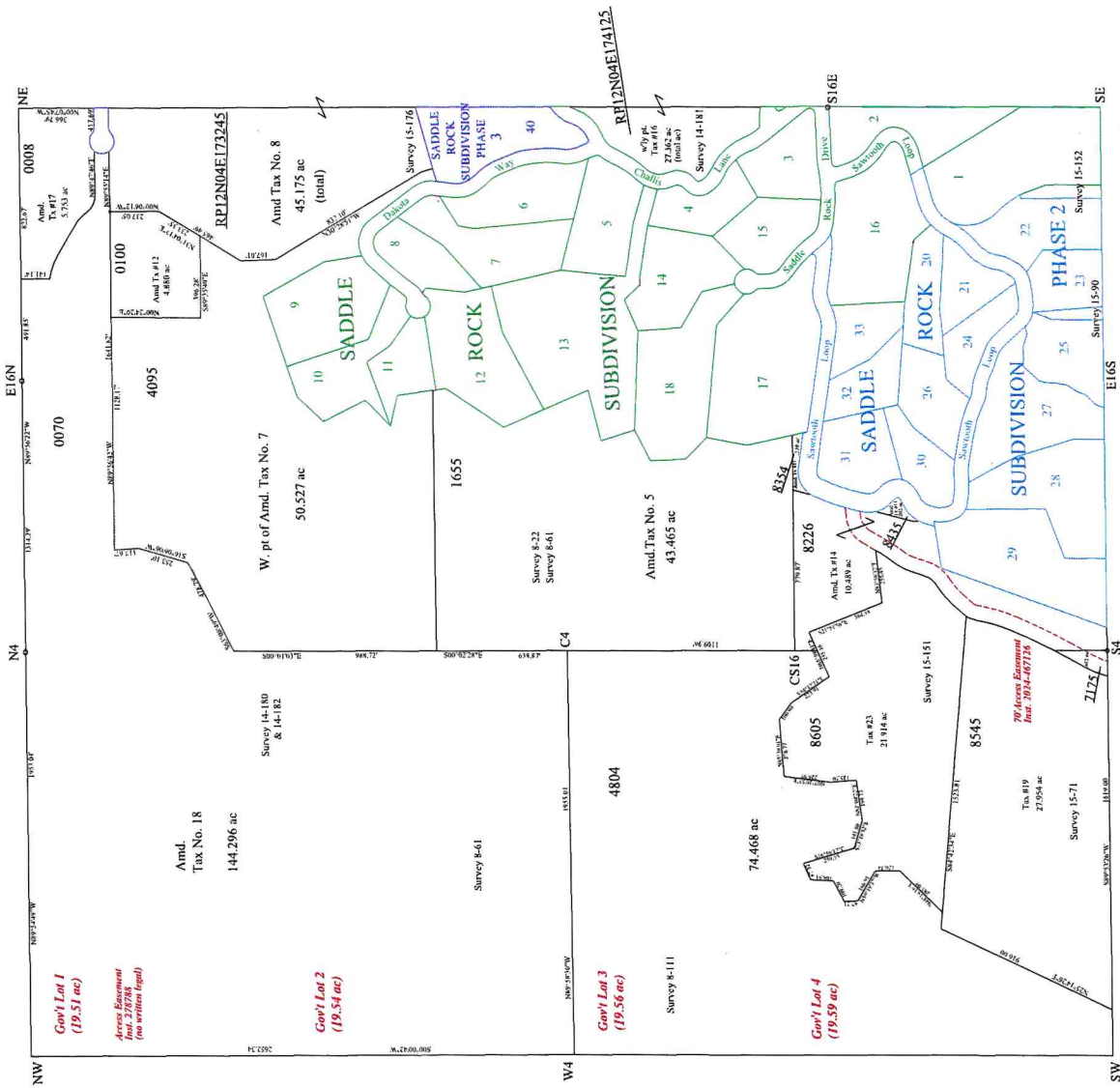
Vantor

PLAT TITLE

T W P . 1 2 N R O 4 E S E C . 1 8

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

Filename:
Valley County Base Map
Scale:
Date: 1/20/2026
Drawn by: L. Frederick



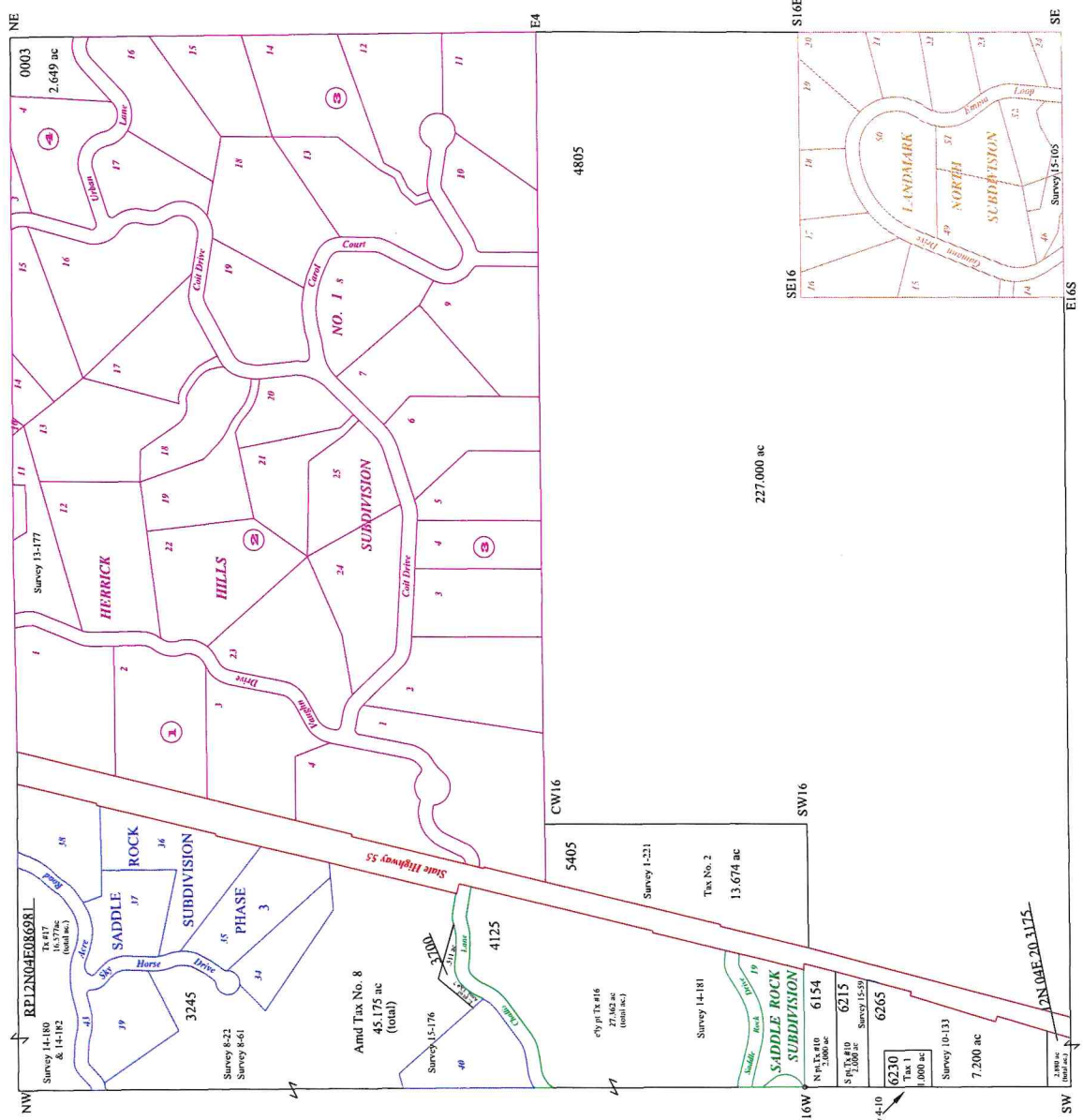
This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies or Omissions Herein.

PLAT TITLE

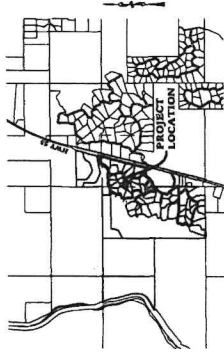
T W P . 1 2 N R O 4 E S E C . 1 7

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

Filename:
 Valley County Base Map
 Scale: 1" = 400' 0"
 Date: 1/20/2026
 Drawn by: L. Frederick



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



VICINITY MAP
(N.E.S.)

OWNER
DANN LAND HOLDING COMPANY
201 EAST MAIN
BOZEMAN, MONTANA 59717-1400
702-784-1010

PROJECT DATA
TOTAL ACRES (PHASE 3 & 4): 74.17 AC
PARCEL (105 PHASE 3): 24 AC
ACREAGE OF PHASE 3: 7.97 AC
ACREAGE OF PHASE 4: 11.82 AC TOTAL
ACREAGE OF PHASE 3 & 4: 19.79 AC
PORTIONS OF PHASE 1: 1.22 AC
TOTAL LENGTH OF ROADS: 2018 FEET

GENERAL NOTES

1. THIS SHALL NOT BE FINISHED.
2. ALL BUILDINGS SHALL BE CONSTRUCTED WITHIN THE BOUNDARIES OF THE LOTS AND SHALL BE SUBJECT TO THE EXISTING SUBDIVISION BOUNDARY UNLESS OTHERWISE INDICATED.
3. ALL BUILDINGS SHALL COMPLY WITH VALLEY COUNTY ORDINANCES AS SHOWN HEREIN. RESPONSIBILITY FOR THE CONSTRUCTION OF UTILITIES SERVING SUBLOT ROADS.
4. LOTS SHALL NOT BE FINISHED.
5. ALL UTILITIES SHALL BE INSTALLED AND SHALL BE SUBJECT TO THE EXISTING SUBDIVISION BOUNDARY UNLESS OTHERWISE INDICATED.
6. ONLY ONE BUILDING SHALL BE ALLOWED PER LOT.
7. ALL UTILITIES SHALL BE INSTALLED AND SHALL BE SUBJECT TO THE EXISTING SUBDIVISION BOUNDARY UNLESS OTHERWISE INDICATED.
8. ALL UTILITIES SHALL BE INSTALLED AND SHALL BE SUBJECT TO THE EXISTING SUBDIVISION BOUNDARY UNLESS OTHERWISE INDICATED.
9. ALL UTILITIES SHALL BE INSTALLED AND SHALL BE SUBJECT TO THE EXISTING SUBDIVISION BOUNDARY UNLESS OTHERWISE INDICATED.
10. ALL UTILITIES SHALL BE INSTALLED AND SHALL BE SUBJECT TO THE EXISTING SUBDIVISION BOUNDARY UNLESS OTHERWISE INDICATED.
11. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAS THE SOLE DISCRETION AS TO WHETHER TO GRANT OR DENY THIS APPLICATION AND THE TERMS AND CONDITIONS OF ANY GRANT.

FROM: [Name]
TO: [Name]
DATE: [Date]

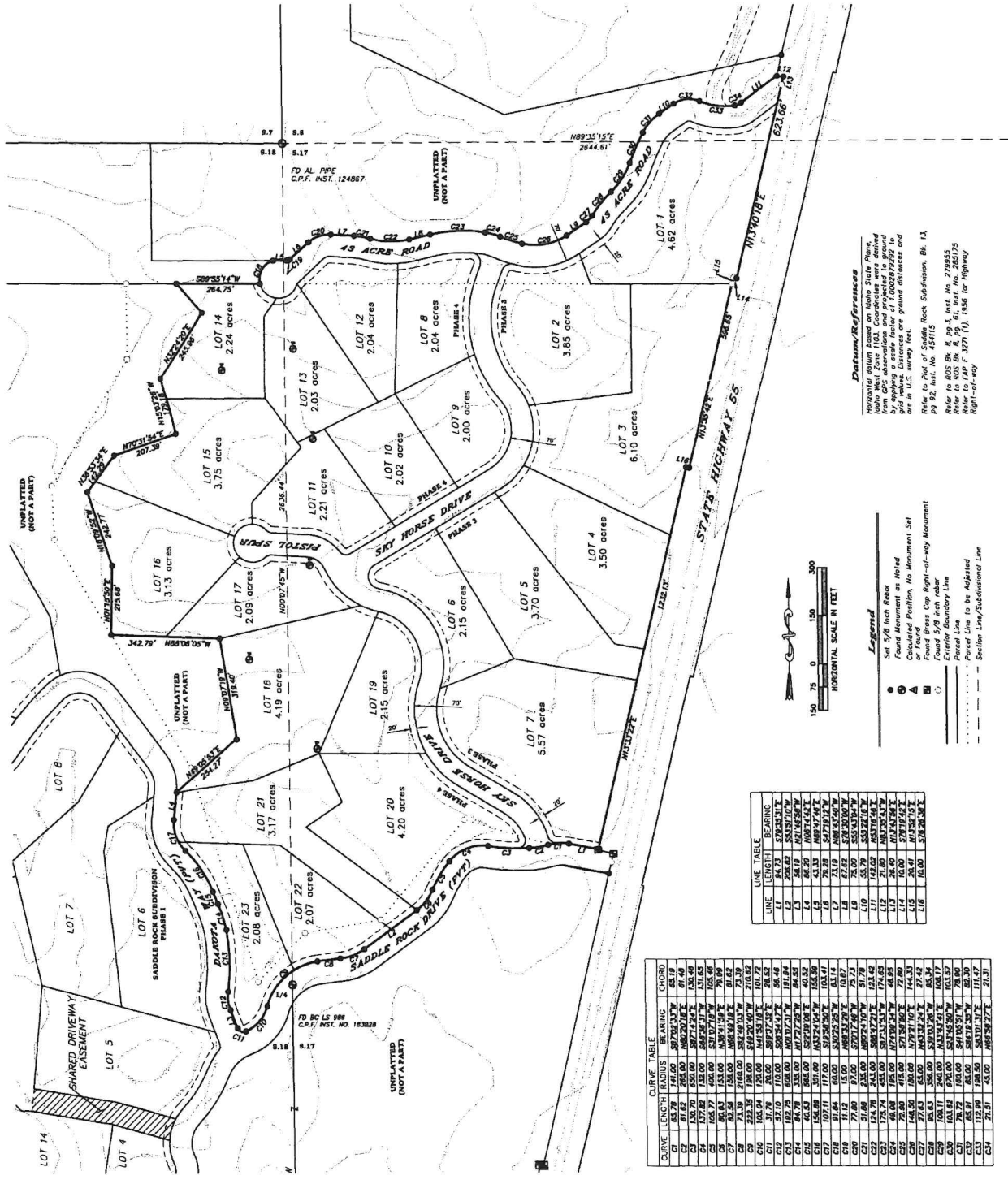
**PRELIMINARY SUBDIVISION
SADDLE ROCK PHASE 3 & 4**

IN THE NE1/4 OF SECTION 18, AND
THE NW1/4 OF SECTION 17,
T.12N., R.3E., B.M., VALLEY COUNTY, IDAHO



24 CRUISE TRAIL
CASCADIA, IDAHO
PHONE: (208) 334-4895
WWW.DUNNLANDSERVICES.COM

DATE:	27 FEB 2024	CHECKED:	DTD	JOB NO.:	21009	SHEET NO.:	1 OF 1
DRAWN BY:	CB	DATE:	5/28/24				



Datum/References
Horizontal datum based on Idaho State Plane, NAD 83. All elevations are in feet above sea level. All bearings are in degrees, minutes and seconds. All distances are in feet. All bearings are in U.S. survey feet.
Refer to Plat of Saddle Rock Subdivision, Bk. 12, Pg. 92, Inst. No. 424115
Refer to 605 Bk. # 1, Pg. 21, Inst. No. 278935
Refer to 605 Bk. # 1, Pg. 21, Inst. No. 280175
Right-of-way

Legend

- 5/8" Iron Nail
- Calculated Position, No Monument Set or Found
- ⊙ Found Monument as Noted
- ⊙ Found 5/8" Iron Nail
- ⊙ Exterior Boundary Line
- ⊙ Parcel Line
- ⊙ Section Line to be Adjusted

LINE	LENGTH	BEARING
L1	84.73	S70°24'11"W
L2	206.43	S83°17'10"W
L3	117.42	S33°02'11"W
L4	68.00	N03°44'11"E
L5	43.13	N89°17'44"E
L6	78.78	S77°17'10"W
L7	17.60	N81°52'51"W
L8	17.62	S78°30'00"W
L9	25.00	S83°53'19"W
L10	53.79	S83°17'10"W
L11	176.42	S83°17'10"W
L12	21.60	N01°52'51"W
L13	26.00	N12°52'51"E
L14	25.00	S77°17'10"W
L15	25.00	S77°17'10"W
L16	10.00	S78°24'31"E

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	63.79	44.00	S87°02'31"W	65.19
C2	61.63	245.00	N89°20'31"E	15.49
C3	117.42	133.00	S86°25'11"W	171.63
C4	105.77	400.00	S31°07'18"W	106.48
C5	68.83	133.00	N39°11'39"E	61.48
C6	71.39	216.00	S82°48'01"W	71.39
C7	222.35	186.00	S89°20'07"W	210.69
C8	19.56	20.00	S89°20'07"W	20.00
C9	19.56	20.00	S89°20'07"W	20.00
C10	37.10	10.00	S89°24'17"E	56.46
C11	182.75	608.00	N01°02'17"W	181.64
C12	46.43	565.00	S27°20'08"E	46.43
C13	154.89	391.00	N83°24'34"E	155.59
C14	107.11	177.00	S79°25'20"E	103.11
C15	11.12	15.00	N88°23'20"E	10.87
C16	77.80	27.00	S70°17'26"W	75.73
C17	51.89	343.00	N89°23'10"W	174.43
C18	178.74	433.00	S87°23'31"W	174.63
C19	46.00	185.00	N74°30'24"W	46.00
C20	148.50	180.00	S79°17'10"W	144.33
C21	27.63	65.00	N43°24'31"E	27.49
C22	65.63	356.00	S83°17'10"W	65.59
C23	103.43	670.00	S41°05'21"W	78.00
C24	65.81	65.00	S89°25'20"E	111.49
C25	21.31	43.00	N88°20'27"E	21.31

Parametrix No. 314-4875-001 – Task 02.128

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672 Cascade, ID 83611

Re: Saddle Rock Subdivision Phase 4 – Grading and Drainage Plans and Drainage Report

Dear Kerstin:

I have reviewed the above-referenced documents against the current Valley County (VC) Private and Public Road standards. Per my review, the plans and drainage report meet the required standards; therefore, I am recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX



Paul Ashton, PE

cc: Cynda Herrick, AICP, CFM/Valley County Planning and Zoning Director
Jeff McFadden/Valley County Road Department



Parametrix No. 314-4875-001

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672
Cascade, ID 83611

Re: April 9, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed in the April 9, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

- 1. C.U.P. 25-032 McClellan/Smith Solar Panels**
Not reviewed (No information attached).
- 2. SUB 25-021 Hummingbird Haven Subdivision – Preliminary and Final Plat**
Not reviewed (No information attached).

New Business:

- 1. SUB 26-003 Green Acres Subdivision – Preliminary Plat**
Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements to Vickery Court and Green Acres Drive (both private roads) are required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

All proposed roadways within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. The proposed 26-foot width for Green Acres Drive does not meet the 28-foot minimum required by the Valley County Road Standards; therefore, a variance will be required.

A traffic impact study is not required for this 4-lot subdivision; however, a development agreement identifying public road impacts may be required.
- 2. C.U.P. 26-003 Lamon Solar Panels**
The solar panels have already been installed so there are no new changes to site topography and no impacts to roads. Not reviewed.
- 3. C.U.P. 26-004 Maxton Short-Term Rental**
Not reviewed (Postponed to May 14, 2026)



4. **C.U.P. 21-07 Jug Mountain Ranch Storage Units – Extension Request**
Extension request. Original CUP conditions and review apply.
5. **SUB 26-004 Orange Sky Subdivision – Preliminary Plat**
Not reviewed (Postponed to May 14, 2026)
6. **SUB 26-005 Pine Creek Ranck South Subdivision – Preliminary Plat**
Not reviewed (Postponed to May 14, 2026)
7. **C.U.P. 21-05 Lake Fork Industrial Center – Extension Request**
Extension request. Original CUP conditions and review apply.
8. **C.U.P. 26-005 Amendment to C.U.P. 25-025 Intermountain Sports Rentals and Repair**
Placement of the containers does not require site grading and drainage plans. No further review required.

Final Plats:

1. **C.U.P. 24-13 Saddle Rock Subdivision Phase 4 – Final Plat**
Further review not required.
2. **C.U.P. 24-02 River Fork Ranch – Final Plat**
Further review not required.
3. **SUB 25-04 Herrick North – Final Plat**
Further review not required.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE





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

March 9, 2026

To: Cynda Herrick
Valley County Planning and Zoning

RE: Saddle Rock Subdivision Phase 4
Water Tank

The Cascade Rural Fire District required the installation of two 10,000-gallon water tanks within the Saddle Rock Subdivision for phase 4 development. One 10,000-gallon tank has been installed at the intersection of Sky Horse Drive and Pistol Spur, while the second tank is located at the intersection of 43 Acre Road and Sky Horse Drive. Both tanks are designated for fire suppression purposes. Each tank is situated within the road right-of-way to permit year-round access and maintenance. Installation was carried out by the property owner/developer, and both tanks have been inspected by the Cascade Rural Fire District, meeting all current standards.

The responsibility for refilling and maintaining these underground water tanks rests with the respective property owners.

The roads constructed in phase 4 comply with the specifications outlined in the 2018 International Fire Code.

Thanks,

Steven Hull
Fire Chief
Cascade Rural Fire District
208-382-3200



**CASCADE RURAL FIRE PROTECTION DISTRICT
P.O. Box 825
CASCADE, ID 83611-0825
109 EAST PINE STREET
(208) 382-3200
FAX
(208)382-4222**

March 13, 2026

To: Valley County Planning and Zoning
Cascade, Idaho
Attn: Cynda Herrick

RE: Saddle Rock Subdivision Phase 4 Shared Driveway

The shared driveway built within Saddle Rock Subdivision Phase 4 provides access to lots 44, 45 and 46. The shared driveway meets the intent of the 2018 International Fire Code Standard. Section 503 Fire Apparatus Access Roads:

- 503.2.1 **Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches.
- 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.

Currently this driveway meets the requirements stated above.

If you have any questions, please contact me.

Steve Hull

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

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@valleycountyid.gov



Department of Motor Vehicles
Phone (208) 382-7141 • Fax (208) 382-7187

DEEDEE GOSSI

Chief Deputy Assessor
kgossi@valleycountyid.gov

March 16, 2026

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

RE: Final Plat Review " SADDLE ROCK SUBDIVISION PHASE 4"

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 **2027** plat will encompass 2 parcel and split 3 parcels; referenced on the Assessment Roll as **Lot 40 in Saddle Rock Subdivision Phase 3; Amd. Tax #8 in NW of Section 17 and in E/2NE of Section 18; E. pt of Amd. Tax #7 in SWNW of Section 17; W. pt of Amd. Tax #17 in NENE of Section 18; and W. pt of Amd. Tax #7 in NE of Section 18, all in Township 12 North, Range 4 East:** the parcel number(s) and ownership are as follows:

RP 007790000400 – Saddle Rock LLC & Ryan S. Schneider
RP 12N04E173245 – Saddle Rock LLC & Ryan S. Schneider
RP 12N04E173700 – Ryan S. Schneider
RP 12N04E180008 – Ryan S. Schneider
RP 12N04E184095 – Ryan S. Schneider

I have enclosed a copy of the GIS plat, **T12N, R4E, Sections 17 & 18**, with this proposed plat highlighted. We have found one major error within this preliminary plat review. Please make sure to reflect **Ryan S. Schneider, as individual owner** along with Saddle Rock LLC regarding signatures on the Certificate of Ownership page. Also note: the Warranty Deed to Tipton's will be a split for 2027 and currently **will not be processed** due to Ryan S. Schneider being on title as individual with no release by this document. We are currently waiting on an Affidavit of ownership release for Ryan with the newly recorded (10/23/2025) Saddle Rock Subdivision Phase 3. We highly recommend these issues be resolved prior to recording this proposed subdivision.

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

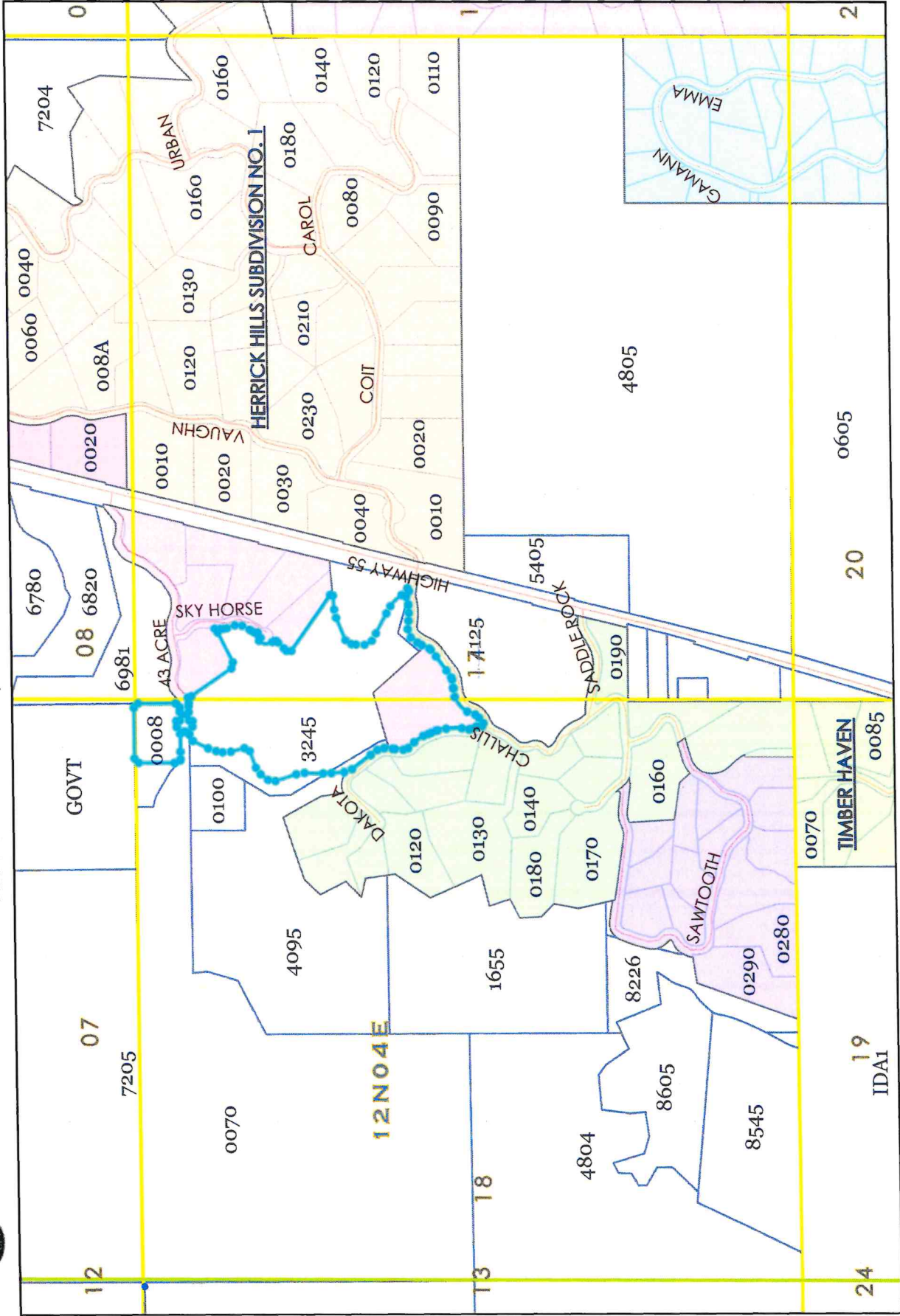
Sincerely,

Laurie Frederick
Cadastral Specialist III
Valley County Cartography Department
lfrederick@valleycountyid.gov

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



Proposed SADDLE ROCK SUBDIVISION PHASE 4
 RP12N04E173245, RP12N04E173700, RP12N04E180008, RP12N04E184095, RP007790000400
 Saddle Rock LLC & Ryan S. Schneider, individual



Legend

- Township
- PLSSSection
- Parcels

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

Date: 3/12/2026
 By: Ifrederick

Valley County Wildfire Mitigation

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350



Phone (208) 382-7145 x 1404
Cell (208) 817-1103

MARA HLAWATSCHEK

Program Director

mhlawatschek@co.valley.id.us

April 1st, 2026

To whom it may concern,

The **Wildfire Mitigation Director** has reviewed the Wildfire Mitigation Plan submitted for the **Saddle Rock Phs 4**. The plan was prepared in compliance with Valley County Code, Chapter 7 – Wildland Urban Interface Fire Protection Plan.

The Wildfire Mitigation Plan has been **approved and no additional request**. The approved plan adequately identifies wildfire risks associated with the proposed subdivision and includes appropriate mitigation measures to reduce risk to residents, property, and emergency responders.

This approval for final plat for phase 4 is recommended as full implementation of all wildfire mitigation measures identified in the approved plan and verification through inspection that the work has been completed as stated in the plan for hazardous fuels reduction.

Inspections pertaining to driveway, access and propane shall be requested to the appropriate Fire Department with final plat recommendation submission.

Ongoing maintenance of defensible space, vegetation management, and Firewise practices shall remain the responsibility of the property owner(s) and/or homeowners association, as applicable. Required inspections for home ignition zone implementation shall occur prior to issuance of building permits, as determined by Valley County.

This decision is effective on the date of approval and shall remain in effect unless modified or revoked in accordance with Valley County Code.

Thank you

Mara Hlawatschek

Mara Hlawatschek

Wildfire Mitigation Director

mhlawatschek@valleycountyid.gov

208-817-1103

03/09/2026

Ryan & Heidi Schneider
Saddle Rock LLC.
291 Ashton Lane
Mccall ID 83638

Valley County Planning and Zoning
Cynda Herrick
219 North Main Street
PO Box 1350
Cascade ID 83611

Dear Cynda Herrick,

Enclosed you will find the associated documents for Saddle Rock Subdivisions Phase 4 final plat. We request that our application be placed on the agenda for Valley County Commissioners meeting scheduled for April 9, 2026.

The enclosed final plat for Saddle Rock Subdivision Phase 4 substantially complies with the approved preliminary plat. One lot was relocated, one lot was combined with another due to topography and access constraints, and additional acreage was added to one lot to allow connectivity to Dakota Way and to ensure there is no small remainder parcel without a purpose. Overall, the most significant change is the reduction of one lot. Some lot lines were adjusted but no significant deviations regarding access or acreage were made from the original application.

Below you will find a list of how the conditions of approval from the recorded CUP have been completed:

Condition of Approval #5: The Septic Engineering Report (SER) is underway and will be submitted to Central District Health Department for approval upon completion.

Condition of Approval #6: See attached letter of approval from Cascade Fire District.

Condition of Approval #7: Two 10,000-gallon water tanks were installed and approved by the Cascade Fire District. See attached letter.

Condition of Approval #8: All easements have been shown on the final plat.

Condition of Approval #9: Approval letter from ITD enclosed. No mitigation required at this time.

Condition of Approval #10: See enclosed approval letter from County Engineer regarding the grading and stormwater management plan.

Condition of Approval #11: See enclosed "Declaration of Private Roads".

Condition of Approval #12: See enclosed letter from applicants engineer certifying that the roads have been built to approved standards. Also, enclosed in a letter from Cascade Fire District approving roadways.

Condition of Approval #13: A declaration of installation of utilities enclosed and has been noted on the face of the plat.

Condition of Approval #14: Location of address numbers has been included in the amendment to Phase 1 recorded CC&R's addressing address numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.

Condition of Approval #15: No fencing plan is required as neighboring parcels do not run livestock.

Condition of Approval # 16: Saddle Rock Subdivision has submitted two sign permit applications, and both have been approved. Saddle Rock Subdivision complies with the Valley County Code regarding signage.

Condition of Approval # 17: The required notes have been included on the face of the final plat.

Enclosed you will find the following:

1. Phase 4 Final Plat (Applicants Surveyor dropped documents at the County)
2. Phase 4 Lot and subdivision closing sheets (Applicants Surveyor dropped documents at the County)
3. Amendment to Phase 1 recorded CC&R's (the recorded CC&R's address the following items per the preliminary plat conditions of approval: lighting compliance, wildfire prevention, noxious weeds and a statement limiting each parcel to one wood burning device, short term rental rules and restrictions).
4. Approval Letter for the Site Grading Plan and Storm Water Management Plan for phase 4
5. Declaration of Utilities
6. Amendment to Phase 1 recorded Declaration of Private Roads
7. Amendment to Phase 1 recorded Declaration of Private Road Maintenance
8. A letter of approval from Cascade Fire District
9. Approval letter from applicants engineer
10. Approval letter from county engineer

Regarding the implementation of the Wildland Urban Interface Fire Protection Program, based on the risk assessment the following has been completed:

1. The required shaded fuel break on the eastern side of phase 4 has been installed. Leave trees remain. Mastication is complete.
2. Two 10k gallon water tanks have been installed and approved by Cascade Rural Fire District. A letter of approval for the tank inspection is enclosed.

Regards,

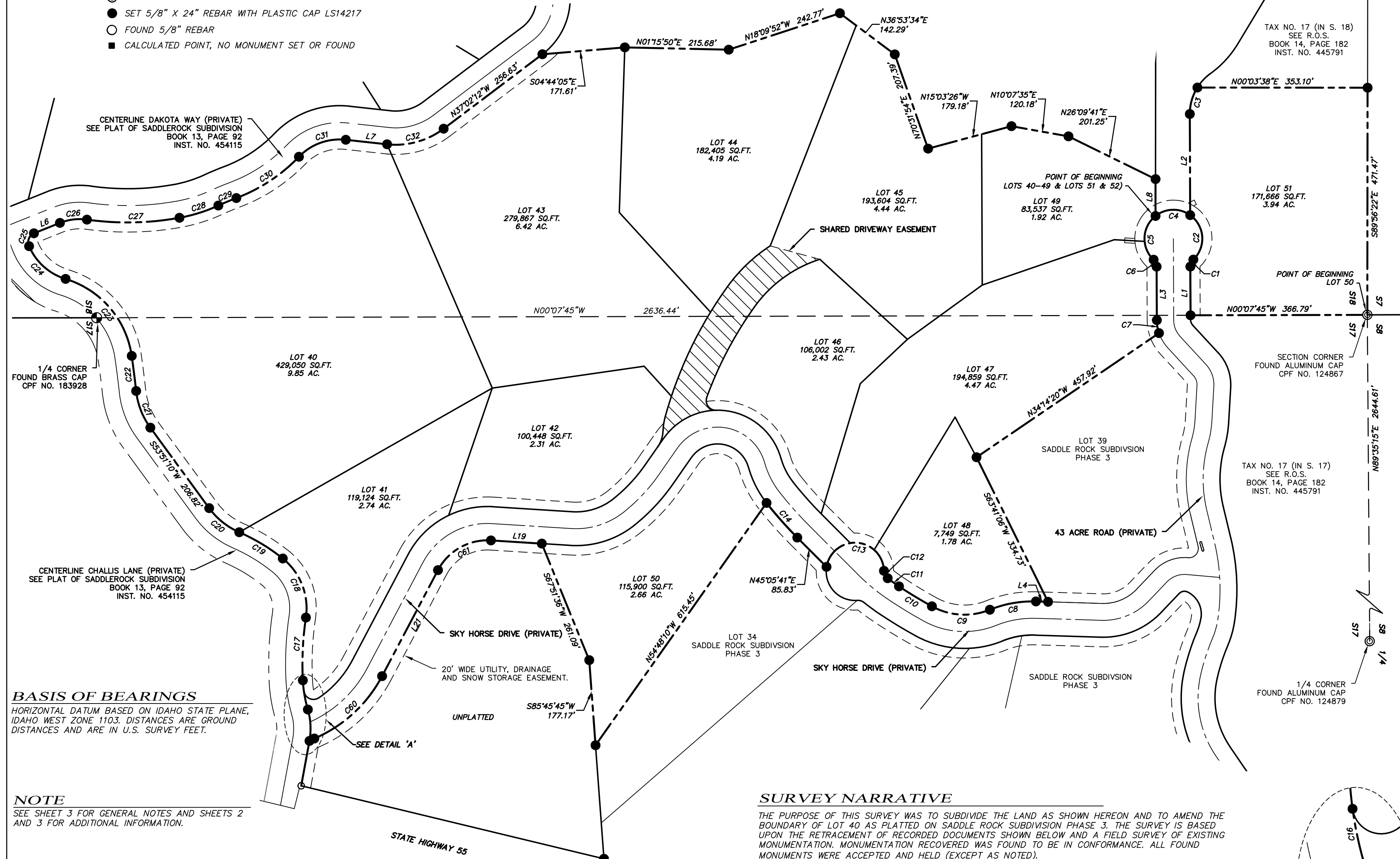
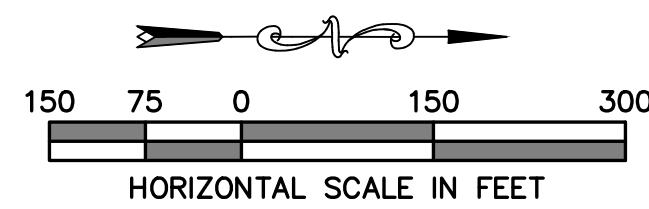
Ryan & Heidi Schneider

SADDLE ROCK SUBDIVISION PHASE 4

A PORTION OF AMENDED TAX NUMBER 8
 IN THE NE1/4 OF SECTION 18
 AND THE NW1/4 OF SECTION 17
 AND LOT 40, SADDLE ROCK SUBDIVISION PHASE 3
 T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO
 2026

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- - - EASEMENT LINE
- - - ROADWAY CENTERLINE
- - - EXISTING LOT OR PARCEL LINE
- ⊕ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
- FOUND 5/8" REBAR
- CALCULATED POINT, NO MONUMENT SET OR FOUND



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
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C3	57.93'	103.00'	32°13'37"	S74°05'25"E	57.17'
C4	77.16'	60.00'	73°41'12"	S01°21'43"E	71.96'
C5	103.22'	60.00'	98°33'58"	S87°29'18"E	90.95'
C6	16.26'	20.00'	46°34'03"	S66°30'45"W	15.81'
C7	27.38'	85.00'	18°27'33"	N80°33'59"E	27.27'
C8	97.85'	235.00'	23°51'21"	S10°10'53"E	97.14'
C9	124.54'	140.00'	50°58'12"	N03°22'33"E	120.48'
C10	79.91'	965.00'	4°44'41"	N31°13'59"E	79.89'
C11	28.84'	398.00'	4°09'08"	N35°40'53"E	28.84'
C12	17.74'	20.00'	50°49'29"	N63°10'12"E	17.17'
C13	177.22'	60.00'	169°14'07"	S03°57'53"W	119.47'
C14	96.24'	835.00'	6°36'14"	N48°23'49"E	96.19'
C15	65.78'	141.00'	26°43'52"	S87°02'33"W	65.19'
C16	61.62'	265.00'	13°19'22"	N80°20'18"E	61.48'
C17	130.70'	650.00'	11°31'15"	S87°14'24"E	130.48'
C18	137.82'	132.00'	59°49'26"	S68°36'31"W	131.65'
C19	105.77'	400.00'	15°09'01"	S31°07'18"W	105.46'
C20	80.93'	153.00'	30°18'22"	N38°41'59"E	79.99'
C21	82.56'	158.00'	29°56'18"	N68°49'19"E	81.62'
C22	73.39'	2160.00'	1°56'48"	S82°49'03"W	73.39'
C23	222.35'	196.00'	64°59'58"	S49°20'40"W	210.62'
C24	105.04'	120.00'	50°09'13"	N41°55'18"E	101.72'
C25	31.76'	20.00'	90°58'40"	S69°37'32"E	28.52'
C26	57.10'	110.00'	29°44'22"	S06°54'47"E	56.46'
C27	192.75'	608.00'	18°09'49"	N01°07'31"W	191.94'
C28	84.78'	335.00'	14°29'59"	N17°27'25"W	84.55'
C29	40.53'	565.00'	4°06'37"	S22°39'06"E	40.52'
C30	156.89'	351.00'	25°36'35"	N33°24'04"W	155.59'
C31	107.11'	117.00'	52°27'04"	S19°58'50"E	103.41'
C32	124.64'	165.00'	43°16'54"	N15°23'45"W	121.70'
C59	19.74'	20.00'	56°33'21"	S51°18'51"E	18.95'
C60	194.84'	285.00'	39°10'12"	N42°37'16"W	191.07'
C61	133.20'	116.00'	65°47'32"	S29°18'37"E	126.00'

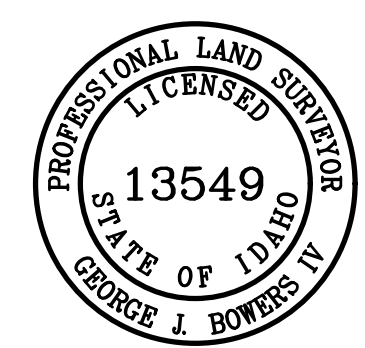
Line Table		
LINE	BEARING	LENGTH
L1	S89°47'46"W	101.05'
L2	N89°47'46"E	209.81'
L3	N89°47'46"E	110.92'
L4	N01°44'48"E	25.07'
L6	N21°46'58"W	58.19'
L7	N06°14'42"E	86.20'
L8	S89°56'42"E	76.44'
L19	N03°35'09"E	105.75'
L21	S62°12'22"E	248.79'
L23	N79°35'31"W	9.98'

BASIS OF BEARINGS
 HORIZONTAL DATUM BASED ON IDAHO STATE PLANE,
 IDAHO WEST ZONE 1103. DISTANCES ARE GROUND
 DISTANCES AND ARE IN U.S. SURVEY FEET.

NOTE
 SEE SHEET 3 FOR GENERAL NOTES AND SHEETS 2
 AND 3 FOR ADDITIONAL INFORMATION.

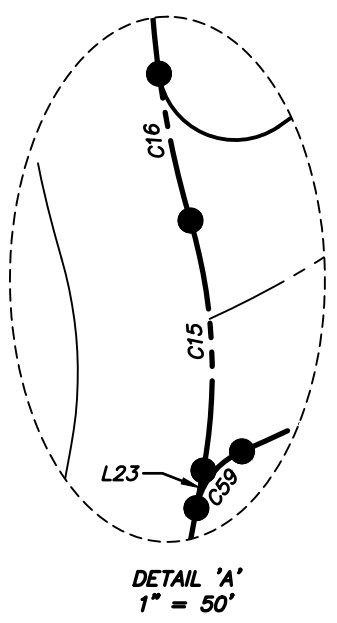
SANITARY RESTRICTIONS
 SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN
 SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR
 HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE
 REIMPOSED IN ACCORDANCE WITH SECTION 50-1326 IDAHO CODE BY THE ISSUANCE OF A
 CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH, EHS DATE _____
 INST. NO. _____



SURVEY NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE LAND AS SHOWN HEREON AND TO AMEND THE
 BOUNDARY OF LOT 40 AS PLATTED ON SADDLE ROCK SUBDIVISION PHASE 3. THE SURVEY IS BASED
 UPON THE RETRACEMENT OF RECORDED DOCUMENTS SHOWN BELOW AND A FIELD SURVEY OF EXISTING
 MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN CONFORMANCE. ALL FOUND
 MONUMENTS WERE ACCEPTED AND HELD (EXCEPT AS NOTED).

REFER TO PLAT OF SADDLE ROCK SUBDIVISION (INST. NO. 454115)
 REFER TO PLAT OF SADDLE ROCK SUBDIVISION PHASE 2 (INST. NO. 2024-463657)
 REFER TO PLAT OF SADDLE ROCK SUBDIVISION PHASE 3 (INST. NO. 2025-005773)
 REFER TO ROS BOOK 15, PG. 176 (INST. NO. 2026-000219)
 REFER TO ROS BOOK 14, PG. 180 (INST. NO. 445789)
 REFER TO ROS BOOK 14, PG. 181 (INST. NO. 445790)
 REFER TO ROS BOOK 14, PG. 182 (INST. NO. 445791)
 REFER TO ROS BOOK 8, PG. 22 (INST. NO. 279955)
 REFER TO ROS BOOK 8, PG. 61 (INST. NO. 285175)
 REFER TO ROS BOOK 8, PG. 111 (INST. NO. 288927)
 REFER TO WARRANTY DEED INST. NO. 2026-000262



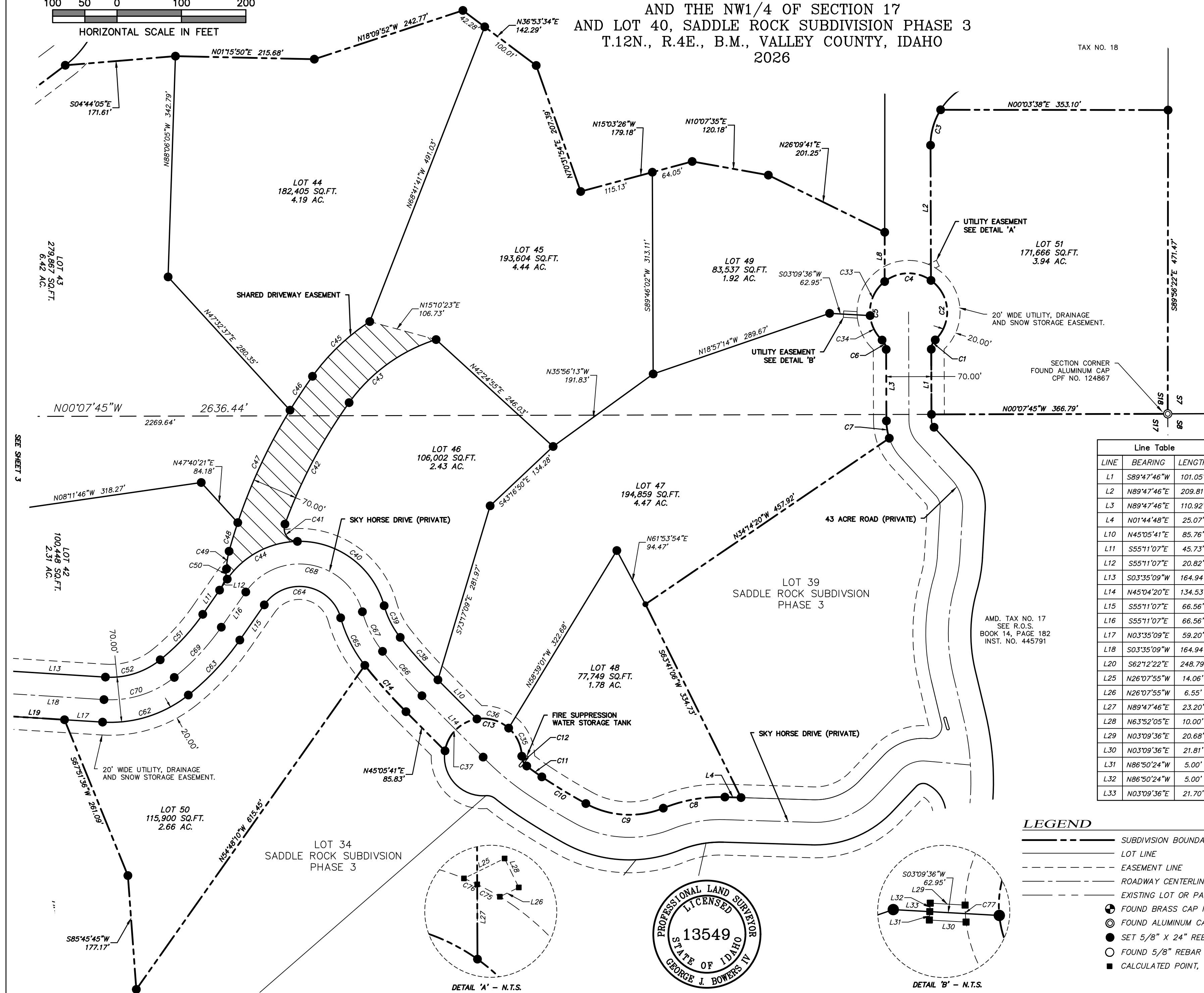
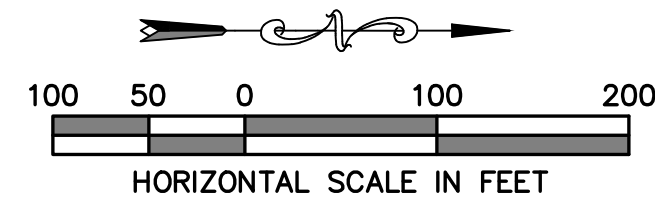
SHEET 1 OF 5

25 COYOTE TRAIL
 CASCADE, ID 83611

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

SADDLE ROCK SUBDIVISION PHASE 4

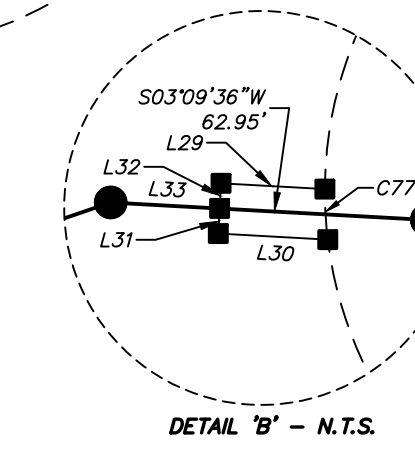
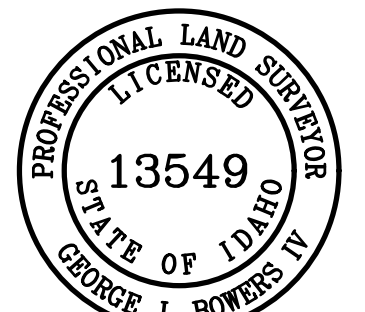
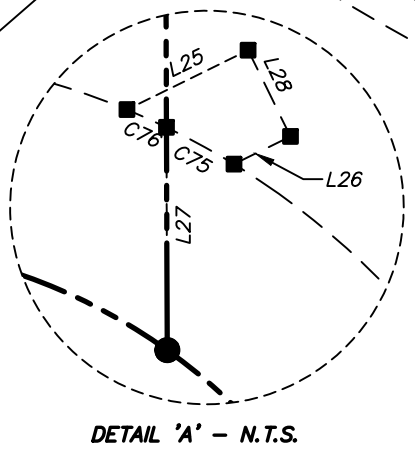
A PORTION OF AMENDED TAX NUMBER 8
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 T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO
 2026



CURVE TABLE					
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C13	177.22'	60.00'	169°14'07"	S03°57'53"W	119.47'
C14	96.24'	835.00'	6°36'14"	N48°23'49"E	96.19'
C33	59.93'	60.00'	57°13'44"	S66°49'11"E	57.47'
C34	43.29'	60.00'	41°20'14"	N63°53'50"E	42.36'
C35	49.46'	60.00'	47°13'49"	S64°58'02"W	48.07'
C36	53.02'	60.00'	50°38'04"	S16°02'06"W	51.32'
C37	74.74'	60.00'	71°22'15"	S44°58'03"E	70.00'
C38	88.18'	765.00'	6°36'14"	N48°23'49"E	88.13'
C39	55.51'	140.00'	22°43'05"	N63°03'28"E	55.15'
C40	180.47'	136.50'	75°45'08"	S36°32'27"W	167.61'
C41	38.85'	20.00'	111°17'51"	N54°18'48"E	33.02'
C42	213.88'	777.27'	15°45'57"	S62°09'18"E	213.20'
C43	169.68'	265.00'	36°41'12"	S35°55'44"E	166.80'
C44	128.29'	136.50'	53°51'00"	S28°15'37"E	123.62'
C45	123.63'	335.00'	21°08'44"	S43°41'58"E	122.93'
C46	63.15'	847.27'	4°16'13"	S56°24'26"E	63.13'
C47	192.84'	847.27'	13°02'27"	S65°03'46"E	192.43'
C48	46.42'	847.27'	3°08'21"	S73°09'10"E	46.42'
C49	27.90'	115.00'	13°53'56"	S81°40'18"E	27.83'
C50	35.01'	60.00'	33°26'09"	N71°54'12"W	34.52'
C51	97.01'	335.00'	16°35'31"	N46°53'22"W	96.67'
C52	91.28'	124.00'	42°10'45"	N17°30'13"W	89.24'
C62	142.82'	194.00'	42°10'45"	N17°30'13"W	139.61'
C63	117.28'	405.00'	16°35'31"	N46°53'22"W	116.87'
C64	150.42'	66.50'	129°36'08"	S09°36'57"W	120.34'
C65	83.27'	210.00'	22°43'05"	N63°03'28"E	82.72'
C66	92.21'	800.00'	6°36'14"	N48°23'49"E	92.16'
C67	69.39'	175.00'	22°43'05"	N63°03'28"E	68.93'
C68	229.59'	101.50'	129°36'08"	S09°36'57"W	183.68'
C69	107.15'	370.00'	16°35'31"	N46°53'22"W	106.77'
C70	117.05'	159.00'	42°10'45"	N17°30'13"W	114.43'
C75	8.01'	80.00'	5°44'05"	S28°36'28"W	8.00'
C76	4.51'	80.00'	31°33'39"	S24°07'37"W	4.51'
C77	10.07'	80.00'	7°12'44"	N86°42'44"E	10.06'

Line Table		
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L10	N45°05'41"E	85.76'
L11	S55°11'07"E	45.73'
L12	S55°11'07"E	20.82'
L13	S03°35'09"W	164.94'
L14	N45°04'20"E	134.53'
L15	S55°11'07"E	66.56'
L16	S55°11'07"E	66.56'
L17	N03°35'09"E	59.20'
L18	S03°35'09"W	164.94'
L20	S62°12'22"E	248.79'
L25	N26°07'55"W	14.06'
L26	N26°07'55"W	6.55'
L27	N89°47'46"E	23.20'
L28	N63°52'05"E	10.00'
L29	N03°09'36"E	20.68'
L30	N03°09'36"E	21.81'
L31	N86°50'24"W	5.00'
L32	N86°50'24"W	5.00'
L33	N03°09'36"E	21.70'

- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - - - EASEMENT LINE
 - ROADWAY CENTERLINE
 - - - EXISTING LOT OR PARCEL LINE
 - ⊕ FOUND BRASS CAP MONUMENT
 - ⊙ FOUND ALUMINUM CAP MONUMENT
 - SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
 - FOUND 5/8" REBAR
 - CALCULATED POINT, NO MONUMENT SET OR FOUND



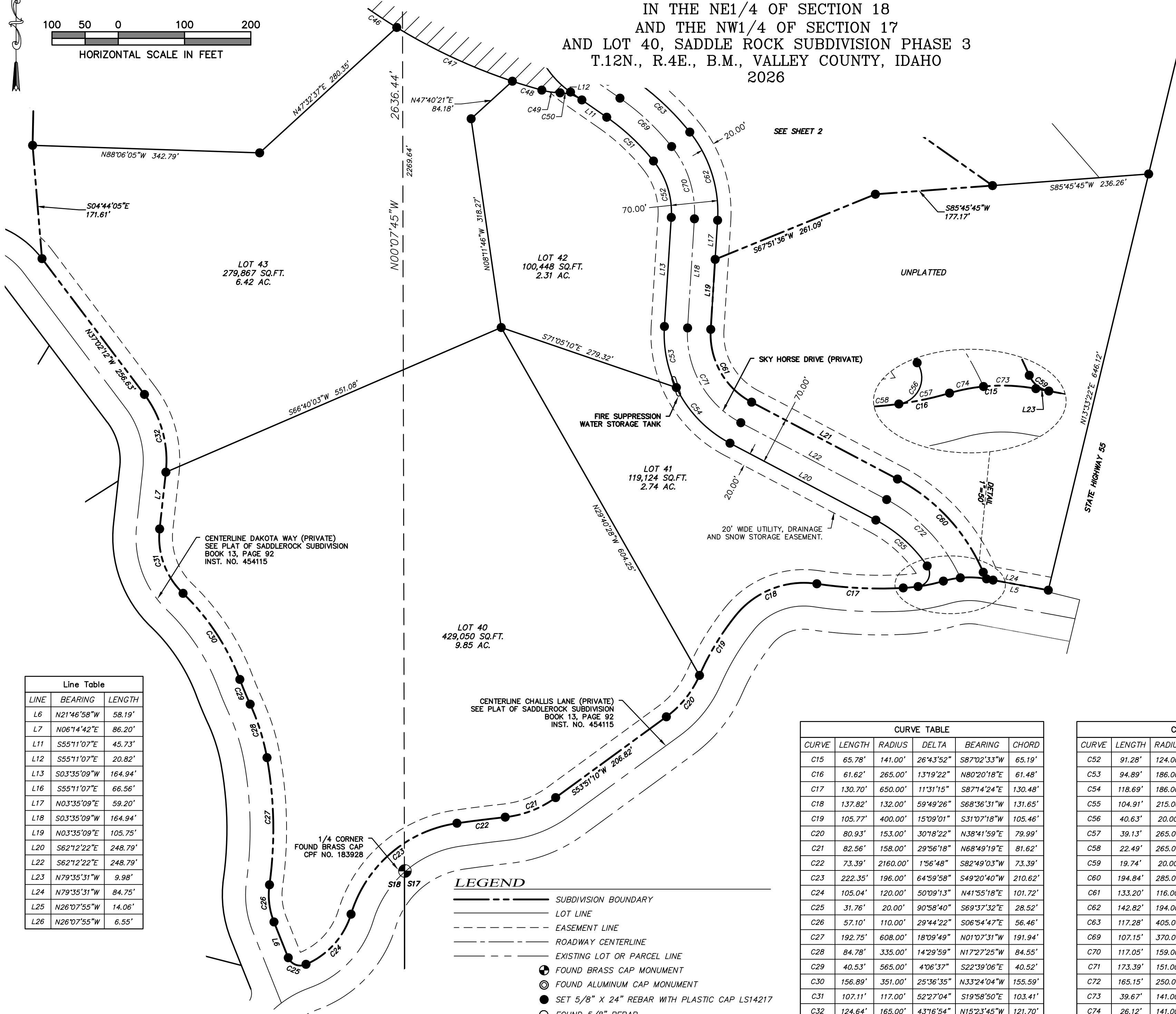
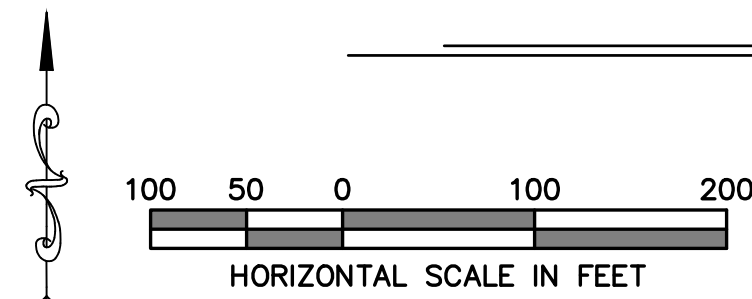
SHEET 2 OF 5

25 COYOTE TRAIL
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SADDLE ROCK SUBDIVISION PHASE 4

A PORTION OF AMENDED TAX NUMBER 8
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 2026



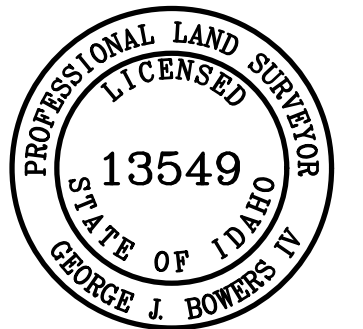
- NOTES**
- ALL ROADS AND ROAD RIGHTS OF WAY DEPICTED ON THIS FINAL PLAT ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY THE SADDLE ROCK SUBDIVISION HOMEOWNERS ASSOCIATION, INC. AS IS FURTHER PROVIDED IN THE PRIVATE ROAD DECLARATION, WHICH IS BEING RECORDED CONCURRENTLY WITH THIS FINAL PLAT WITH THE OFFICE OF RECORDER OF VALLEY COUNTY, IDAHO, AS INSTRUMENT NUMBER _____.
 - SEE DECLARATION OF INSTALLATION OF UTILITIES RECORDED AS INSTRUMENT NO. _____.
 - SEE SHARED DRIVEWAY MAINTENANCE AGREEMENT RECORDED AS INSTRUMENT NO. _____.
 - SADDLE ROCK SUBDIVISION PHASE 1, PHASE 2, PHASE 3 AND PHASE 4 SHALL BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SADDLE ROCK SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO AS INSTRUMENT NUMBERS 454116, 2024-463659, 2025-005779 AND SUPPLEMENTED BY INSTRUMENT NUMBER _____.
 - ALL LOTS DEPICTED ON THIS PLAT ARE SUBJECT TO A PERMANENT PERPETUAL AND NON-EXCLUSIVE DRAINAGE EASEMENT, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING DRAINAGE, SUB-DRAINAGE AND SURFACE WATER MANAGEMENT FEATURES, FACILITIES AND IMPROVEMENTS RESERVED IN FAVOR OF THE DECLARANT AND THE ASSOCIATION. SEE STORM WATER DRAINAGE REPORT FOR SADDLE ROCK SUBDIVISION PHASE 4 ON FILE IN THE OFFICE OF THE VALLEY COUNTY PLANNING AND ZONING ADMINISTRATOR.
 - ALL PROPERTIES SHOWN ON THIS FINAL PLAT ARE SUBJECT TO AND GOVERNED BY THE PROVISIONS OF CONDITIONAL USE PERMIT NO. XX-XX, AS ISSUED AND MODIFIED BY VALLEY COUNTY, IDAHO.
 - THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN I.C. 31-3805 ARE NOT APPLICABLE.
 - THERE SHALL BE NO FURTHER SUBDIVISION OF ANY LOT DEPICTED ON THIS FINAL PLAT UNLESS SAID SUBDIVISION HAS BEEN APPROVED BY VALLEY COUNTY, AND THERE SHALL BE NO REDUCTION IN THE SIZE OF ANY LOT ON THIS PLAT WITHOUT THE APPROVAL FROM THE HEALTH AUTHORITY.
 - NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEMS APPROVED IN ANY SANITARY RESTRICTION RELEASE.
 - REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
 - 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.
 - REFER TO WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN FOR SADDLE ROCK SUBDIVISION PHASE 4 RECORDED AS INST. NO. _____.
 - SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
 - ONLY ONE WOOD BURNING DEVICE PER LOT WILL BE ALLOWED.
 - ALL LIGHTING MUST COMPLY WITH THE VALLEY COUNTY LIGHTING ORDINANCE.
 - FEMA FLOOD PANEL(S): 16085C2050C
 FIRM EFFECTIVE DATE(S): 2/1/2019
 FLOOD ZONE(S): ZONE X
 BASE FLOOD ELEVATION(S): N/A
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LINE	BEARING	LENGTH
L6	N21°46'58"W	58.19'
L7	N06°14'42"E	86.20'
L11	S55°11'07"E	45.73'
L12	S55°11'07"E	20.82'
L13	S03°35'09"W	164.94'
L16	S55°11'07"E	66.56'
L17	N03°35'09"E	59.20'
L18	S03°35'09"W	164.94'
L19	N03°35'09"E	105.75'
L20	S62°12'22"E	248.79'
L22	S62°12'22"E	248.79'
L23	N79°35'31"W	9.98'
L24	N79°35'31"W	84.75'
L25	N26°07'55"W	14.06'
L26	N26°07'55"W	6.55'

- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - EASEMENT LINE
 - ROADWAY CENTERLINE
 - EXISTING LOT OR PARCEL LINE
 - FOUND BRASS CAP MONUMENT
 - FOUND ALUMINUM CAP MONUMENT
 - SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
 - FOUND 5/8" REBAR
 - CALCULATED POINT, NO MONUMENT SET OR FOUND

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C15	65.78'	141.00'	26°43'52"	S87°02'33"W	65.19'
C16	61.62'	265.00'	13°19'22"	N80°20'18"E	61.48'
C17	130.70'	650.00'	11°31'15"	S87°14'24"E	130.48'
C18	137.82'	132.00'	59°49'26"	S68°36'31"W	131.65'
C19	105.77'	400.00'	15°09'01"	S31°07'18"W	105.46'
C20	80.93'	153.00'	30°18'22"	N38°41'59"E	79.99'
C21	82.56'	158.00'	29°56'18"	N68°49'19"E	81.62'
C22	73.39'	2160.00'	1°56'48"	S82°49'03"W	73.39'
C23	222.35'	196.00'	64°59'58"	S49°20'40"W	210.62'
C24	105.04'	120.00'	50°09'13"	N41°55'18"E	101.72'
C25	31.76'	20.00'	90°58'40"	S69°37'32"E	28.52'
C26	57.10'	110.00'	29°44'22"	S06°54'47"E	56.46'
C27	192.75'	608.00'	18°09'49"	N01°07'31"W	191.94'
C28	84.78'	335.00'	14°29'59"	N17°27'25"W	84.55'
C29	40.53'	565.00'	4°06'37"	S22°39'06"E	40.52'
C30	156.89'	351.00'	25°36'35"	N33°24'04"W	155.59'
C31	107.11'	117.00'	52°27'04"	S19°58'50"E	103.41'
C32	124.64'	165.00'	43°16'54"	N15°23'45"W	121.70'
C51	97.01'	335.00'	16°35'31"	N46°53'22"W	96.67'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C52	91.28'	124.00'	42°10'45"	N17°30'13"W	89.24'
C53	94.89'	186.00'	29°13'51"	S11°01'46"E	93.87'
C54	118.69'	186.00'	36°33'41"	S43°55'32"E	116.69'
C55	104.91'	215.00'	27°57'31"	N48°13'37"W	103.88'
C56	40.63'	20.00'	116°23'03"	N23°56'40"E	33.99'
C57	39.13'	265.00'	8°27'36"	N77°54'24"E	39.09'
C58	22.49'	265.00'	4°51'47"	N84°34'05"E	22.48'
C59	19.74'	20.00'	56°33'21"	S51°18'51"E	18.95'
C60	194.84'	285.00'	39°10'12"	N42°37'16"W	191.07'
C61	133.20'	116.00'	65°47'32"	S29°18'37"E	126.00'
C62	142.82'	194.00'	42°10'45"	N17°30'13"W	139.61'
C63	117.28'	405.00'	16°35'31"	N46°53'22"W	116.87'
C69	107.15'	370.00'	16°35'31"	N46°53'22"W	106.77'
C70	117.05'	159.00'	42°10'45"	N17°30'13"W	114.43'
C71	173.39'	151.00'	65°47'32"	S29°18'37"E	164.02'
C72	165.15'	250.00'	37°51'00"	N43°16'52"W	162.17'
C73	39.67'	141.00'	16°07'07"	N87°39'05"W	39.54'
C74	26.12'	141.00'	10°36'46"	S78°58'59"W	26.08'



SHEET 3 OF 5

25 COYOTE TRAIL
 CASCADE, ID 83611

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



SADDLE ROCK SUBDIVISION PHASE 4

A PORTION OF AMENDED TAX NUMBER 8
IN THE NE1/4 OF SECTION 18
AND THE NW1/4 OF SECTION 17
AND LOT 40, SADDLE ROCK SUBDIVISION PHASE 3
T.12N., R.4E., B.M., VALLEY COUNTY, IDAHO
2026

CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF SADDLE ROCK SUBDIVISION PHASE 4 IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR

DATE

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF SADDLE ROCK SUBDIVISION PHASE 4 IS HEREBY ACCEPTED AND
APPROVED THE _____ DAY OF _____, 2026,
BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

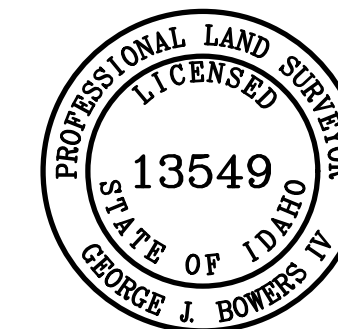
APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF SADDLE ROCK SUBDIVISION PHASE 4 IS HEREBY
ACCEPTED AND APPROVED THE _____ DAY OF _____, 2025,
BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN

CERTIFICATE OF SURVEYOR

I, GEORGE J. BOWERS IV, PROFESSIONAL LAND SURVEYOR NO. 13549, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF SADDLE ROCK SUBDIVISION PHASE 4 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS", WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



CERTIFICATE OF VALLEY COUNTY TREASURER

I THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF SADDLE ROCK SUBDIVISION PHASE 4 HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER

DATE

SHEET 5 OF 5

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





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

March 9, 2026

To: Cynda Herrick
Valley County Planning and Zoning

RE: Saddle Rock Subdivision Phase 4
Water Tank

The Cascade Rural Fire District required the installation of two 10,000-gallon water tanks within the Saddle Rock Subdivision for phase 4 development. One 10,000-gallon tank has been installed at the intersection of Sky Horse Drive and Pistol Spur, while the second tank is located at the intersection of 43 Acre Road and Sky Horse Drive. Both tanks are designated for fire suppression purposes. Each tank is situated within the road right-of-way to permit year-round access and maintenance. Installation was carried out by the property owner/developer, and both tanks have been inspected by the Cascade Rural Fire District, meeting all current standards.

The responsibility for refilling and maintaining these underground water tanks rests with the respective property owners.

The roads constructed in phase 4 comply with the specifications outlined in the 2018 International Fire Code.

Thanks,

Steven Hull
Fire Chief
Cascade Rural Fire District
208-382-3200



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

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Thanks,

Steven Hull
Fire Chief
Cascade Rural Fire District
208-382-3200

Parametrix No. 314-4875-001 – Task 02.128

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672 Cascade, ID 83611

Re: Saddle Rock Subdivision Phase 4 – Grading and Drainage Plans and Drainage Report

Dear Kerstin:

I have reviewed the above-referenced documents against the current Valley County (VC) Private and Public Road standards. Per my review, the plans and drainage report meet the required standards; therefore, I am recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX



Paul Ashton, PE

cc: Cynda Herrick, AICP, CFM/Valley County Planning and Zoning Director
Jeff McFadden/Valley County Road Department





Heidi Schneider [REDACTED]

Saddle Rock Phase 4 Subdivision Construction

1 message

Trevor Howard [REDACTED]

Fri, Mar 6, 2026 at 6:17 AM

To: "cherrick@co.valley.id.us" <cherrick@co.valley.id.us>

Cc: Heidi Schneider [REDACTED]

Cynda,

I have conducted a site visit of the Saddle Rock Phase 4 Subdivision and confirmed the roadways and culverts have been constructed in general conformance of the approved construction drawings and Valley County standards.

Feel free to contact me with any questions regarding this matter.

Thank you,

Trevor Howard, PE
60 Difficult Dr
Idaho City, Id 83631

Mobile: [REDACTED]



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

February 24, 2025

Heidi Schneider
Saddle Rock Subdivision
Valley County, Idaho

RE: Saddle Rock Subdivision - ITD Development Staff Report

Dear Heidi,

The Idaho Transportation Department (ITD) has completed our review of the Saddle Rock Traffic Impact Analysis (TIA). The proposed development will be located between mileposts 104 & 105 in Valley County, Idaho.

Development Summary

- This project encompasses phases 4 & 5 of the development, which includes 36 single-family lots.

ITD Staff Requirements

- Saddle Rock Subdivision is conditioned for the following mitigations:
 1. Northbound left-turn lane at Challis Lane and Sh-55:
 - After build-out of Phase 1-3 and upon completion of 8 homes in Phase 4
 - This requirement does not preclude the developer from applying for future phases with the county
 - Storage length is 100'
 - Deceleration length is 505'
 - Gap length is 210'
 - Shift taper is 910'
 - Width is 14'
 2. Northbound left-turn lane at Saddle Rock Drive and Sh-55:
 - After build-out of Phase 1-4 and before the start of Phase 5
 - Storage length is 100'
 - Deceleration length is 505'
 - Gap length is 210'
 - Shift taper is 910'
 - Width is 14'

*Turn lanes may be constructed at any time, but are not required until 48 residences have been built.

Right-of-Way (ROW) Dedications

- ROW necessary to construct the left-turn lanes shall be dedicated to the Department.

Permit Requirements

- Once Civil Plans have been drafted for any work occurring in ITD's Right-of-Way, submit an access permit application via our online permitting tool [here](#).
 - ITD staff will receive the application and all submitted supportive documents, which should include:
 - Civil Plans
 - Parcel Deed
 - Cross-Access or Access Easement, if applicable



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

- Traffic Control Plan designed by a certified Traffic Control Supervisor
- Access and Utility Permits
 - For work being done in ITD ROW, both access and utility permits will need to be submitted for review and approved by ITD staff prior to work beginning.

Expiration of Staff Report

- An encroachment permit will need to be obtained once the 48th residence is constructed.

Notices

- This report does not supersede or nullify any local land use requirements or legal property restrictions. Legal property restrictions include but are not limited to easements, access agreements, deed restrictions, plat restrictions, liens or other encumbrances. Removing, modifying, or establishing legal property restrictions is the responsibility of the developer.
- This report does not constitute a permit approval, or denial issued pursuant to IDAPA 29.03.42.

ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. We appreciate your improvements to livability in Valley County, Idaho as we want all residents to travel safely and efficiently on the highway system.

If you have any questions, feel free to contact me at Brian.Duran@itd.idaho.gov or Kendra Conder, Development Services Coordinator, at (208) 334-8377 or email Kendra.Conder@itd.idaho.gov.

Sincerely,

Brian Duran
Development Services Manager
Idaho Transportation Department | District 3

Recording requested by, and
after recording, please return to:

FOR RECORDING INFORMATION

THIRD AMENDMENT TO DECLARATION OF PRIVATE ROADS

This Third Amendment to Declaration of Private Roads for Saddle Rock Subdivision (this “**Third Amendment**”) is made as of _____ (the “**Effective Date**”), by Ryan Schneider and Heidi Schneider, husband and wife (together, “**Declarant**”), and consented to by Saddle Rock, LLC (“**Owner**”).

RECITALS:

A. On November 19, 2022, Declarant caused to be recorded in Valley County, Idaho, that certain Declaration of Private Roads as Instrument No. 454117 (the “**Declaration**”) to identify the Private Roads in that certain residential subdivision more commonly known as “Saddle Rock Subdivision” (the “**Subdivision**”).

B. On June 25, 2024, Declarant caused to be recorded in Valley County, Idaho, that certain First Amendment to Declaration of Private Roads as Instrument No. 2024-463663 (“**First Amendment**”), which added the Phase 2 Property to the real property covered by the Declaration.

C. On October 23, 2025, Declarant caused to be recorded in Valley County, Idaho, that certain Second Amendment to Declaration of Private Roads as Instrument No. 2025-005775 (“**Second Amendment**”), which added the Phase 3 Property to the real property covered by the Declaration.

D. Declarant has caused to be recorded that certain plat identified as Saddle Rock Subdivision Phase 4, as filed in Book _____ of Plats at Page _____, in Valley County, Idaho, on _____, as Instrument No. _____ (the “**Phase 4 Plat**”), and more particularly described and depicted on **Exhibit A** attached hereto and made a part hereof (the “**Phase 4 Property**”).

E. Owner is the owner of the Phase 4 Property.

F. Declarant now desires that the provisions of the Declaration shall also apply to the Phase 4 Property, as more particularly set forth herein.

G. Owner consents to the Phase 4 Property being annexed into the Declaration, and that the provisions of the Declaration shall also apply to the Phase 4 Property, as more particularly set forth herein.

AGREEMENT:

NOW, THEREFORE, in consideration of the above recitals which are incorporated below, and of the mutual covenants and agreements herein contained, and other good and valuable

consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant declares and the Owner consents as follows:

1. Capitalized Terms. Capitalized but undefined terms used herein are defined as set forth in the Declaration.

2. Recitals Incorporated. The above Recitals are incorporated herein by this reference, and are made a part hereof.

3. Lots. The definition of “Lots”, as set forth in the Declaration, as amended, shall be, and hereby is, further amended to include each Lot comprising the Phase 4 Property, namely

_____.

4. Applicability of Declaration to Phase 4 Property. In addition to the Property defined in the Declaration, the Phase 2 Property defined in the First Amendment, and the Phase 3 Property defined in the Second Amendment, the provisions of the Declaration shall also apply to the Phase 4 Property.

5. No Additional Changes. Except as amended by the First Amendment and this Third Amendment, the Declaration shall remain unchanged and in full force and effect. If there is any conflict between the terms of this Third Amendment and the Declaration, then this Third Amendment shall control.

[end of text – signatures on following page]

IN WITNESS WHEREOF, the Declarant has caused this Third Amendment to Declaration of Private Roads to be executed as of the Effective Date.

FOR DECLARANT:

RYAN SCHNEIDER

HEIDI SCHNEIDER

STATE OF IDAHO)
) ss.
County of _____)

This record was acknowledged before me on _____ (date) by Ryan Schneider and Heidi Schneider.

Signature of Notary Public
My commission expires: _____

FOR OWNER:

SADDLE ROCK, LLC,
an Idaho limited liability company,

By: _____
RYAN SCHNEIDER

Its: MANAGER

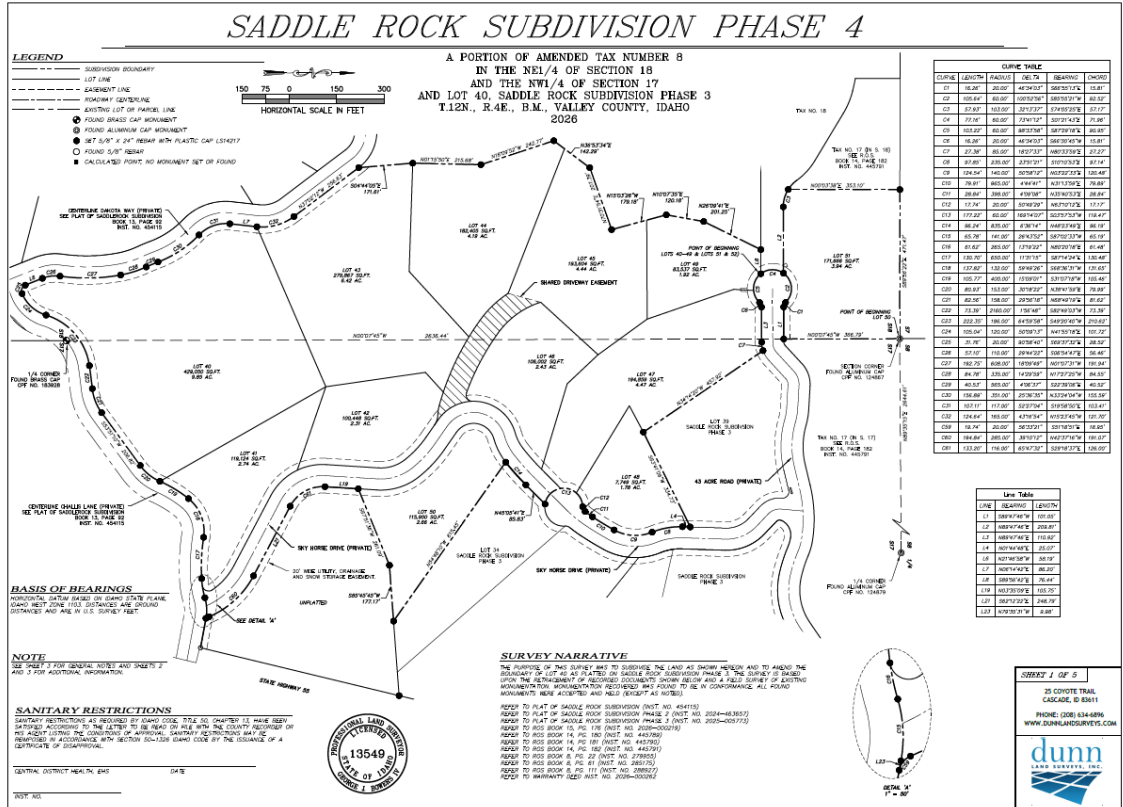
STATE OF IDAHO)
) ss.
County of _____)

This record was acknowledged before me on _____ (date) by Ryan
Schneider, as Manager of Saddle Rock, LLC.

Signature of Notary Public
My commission expires: _____

EXHIBIT A

Plat of Saddle Rock Subdivision Phase 4



Recording requested by, and
after recording, please return to:

FOR RECORDING INFORMATION

**FIFTH AMENDMENT TO DECLARATION OF PRIVATE ROAD MAINTENANCE
DUTIES AND OBLIGATIONS FOR SADDLE ROCK SUBDIVISION**

This Fifth Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (this “**Fifth Amendment**”) is made as of _____ (the “**Effective Date**”), by Ryan Schneider and Heidi Schneider (together, “**Declarant**”), and consented to by Saddle Rock, LLC. (“**Owner**”).

RECITALS:

A. On November 9, 2022, Declarant caused that certain Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (the “**Declaration**”) to be recorded in Valley County, Idaho, as Instrument No. 454118, to set forth the maintenance duties and obligations with regard to the Private Roads in that certain residential subdivision more commonly known as “Saddle Rock Subdivision” (the “**Subdivision**”).

B. On June 25, 2024, Declarant caused that certain First Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (the “**First Amendment**”) to be recorded in Valley County, Idaho, as Instrument No. 2024-463660.

C. On December 31, 2024, Declarant caused that certain Second Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (the “**Second Amendment**”) to be recorded in Valley County, Idaho, as Instrument No. 2024-467125.

D. On August 27, 2025, Declarant caused that certain Third Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (the “**Third Amendment**”) to be recorded in Valley County, Idaho, as Instrument No. 2025-004193.

E. On October 23, 2025, Declarant caused that certain Fourth Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision (the “**Fourth Amendment**”) to be recorded in Valley County, Idaho, as Instrument No. 2025-005776

F. Declarant has caused to be recorded that certain plat identified as Saddle Rock Subdivision Phase 4, as filed in Book _____ of Plats at Page _____, in Valley County, Idaho, on _____, as Instrument No. _____ (the “**Phase 4 Plat**”), and more particularly described and depicted on **Exhibit A** attached hereto and made a part hereof (the “**Phase 4 Property**”).

G. Owner is the owner of the Phase 4 Property.

H. Declarant desires that the Phase 4 Property be annexed into the Subdivision, and that the provisions of the Declaration shall also apply to the Phase 4 Property, as more particularly set forth herein.

I. Owner consents to the Phase 4 Property being annexed into the Subdivision, and that the provisions of the Declaration shall also apply to the Phase 4 Property, as more particularly set forth herein.

AGREEMENT:

NOW, THEREFORE, in consideration of the above recitals, which are incorporated below, and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Declarant declares and the Owner consents as follows:

1. **Capitalized Terms.** Capitalized but undefined terms used herein are defined as set forth in the Declaration.

2. **Recitals Incorporated.** The above Recitals are incorporated herein by this reference, and are made a part hereof.

3. **Lots.** The definition of "Lots," as set forth in the Declaration, as amended, shall be, and hereby is, further amended by adding each Lot in the Phase 4 Property, namely _____.

4. **Applicability of Declaration to Phase 4 Property.** In addition to the Property defined in the Declaration, as amended, the provisions of the Declaration shall be, and hereby are, made applicable to the Phase 4 Property.

5. **No Additional Changes.** Except as amended by the First Amendment, the Second Amendment, the Third Amendment, and this Fifth Amendment, the Declaration shall remain unchanged and in full force and effect. If there is any conflict between the terms of this Fifth Amendment and the Declaration, as amended, then this Fifth Amendment shall control.

[end of text – signatures on following page]

IN WITNESS WHEREOF, the Declarant and the Owner each has caused this Fifth Amendment to Declaration of Private Road Maintenance Duties and Obligations for Saddle Rock Subdivision to be executed as of the Effective Date.

FOR DECLARANT:

RYAN SCHNEIDER

HEIDI SCHNEIDER

STATE OF IDAHO)
) ss.
County of _____)

This record was acknowledged before me on _____ (date) by Ryan Schneider and Heidi Schneider.

Signature of Notary Public
My commission expires: _____

FOR OWNER:

SADDLE ROCK, LLC,
an Idaho limited liability company,

By: _____
RYAN SCHNEIDER

Its: MANAGER

STATE OF IDAHO)
) ss.
County of _____)

This record was acknowledged before me on _____ (date) by Ryan
Schneider, as Manager of Saddle Rock, LLC.

Signature of Notary Public
My commission expires: _____

Recording requested by, and
upon recording, please return to:

Above this line for Recorder's use only.

OWNER'S DECLARATION OF INSTALLATION OF UTILITIES

FOR SADDLE ROCK SUBDIVISION

VALLEY COUNTY, ID

This DECLARATION is made this _____ day of _____ May, by Saddle Rock LLC the owner(s) of certain lands located in Valley County, Idaho, which are platted as Saddle Rock Subdivision – Phase 4.

WHEREAS Ryan Schneider of Saddle Rock LLC did, on the ____ day of May 2026, file of record with the Office of Recorder of Valley County, Idaho, as Instrument Number _____, in Plat Book _____, on Page _____, the Final Plat for Saddle Rock Subdivision – Phase 3 (hereinafter “the Final Plat”).

WHEREAS Saddle Rock LLC is the Owner(s) of the real property contained in the said Final Plat – Phase 4.

WHEREAS the purpose of this Declaration is to describe the status of utilities at Saddle Rock Subdivision.

NOW, THEREFORE, Ryan Schneide of Saddle Rock LLC. hereby states and declares as follows:

1. **Sewage Disposal:** Central District Health has approved septic systems for each lot located in Saddle Rock Subdivision. Individual lot owners will be responsible for installation of said septic on each lot.
2. **Potable Water:** Individual lot owners will be responsible for drilling a well on each lot.
3. **Power:** Electrical power has been supplied to Saddle Rock Subdivision by Idaho Power Company. The design for power was provided by Idaho Power Company and

Recording requested by, and
after recording, please return to:

FOR RECORDING INFORMATION

**THIRD SUPPLEMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, &
EQUITABLE SERVITUDES FOR SADDLE ROCK SUBDIVISION**

This Third Supplement to Declaration of Covenants, Conditions and Restrictions, & Equitable Servitudes for Saddle Rock Subdivision (this “**Third Supplement**”) is made as of _____ (“**Effective Date**”), by Ryan Schneider and Heidi Schneider, husband and wife (collectively, “**Declarant**”), and consented to by Saddle Rock, LLC. (“**Owner**”).

RECITALS

A. Declarant is the developer and owner of certain real property located in Valley County, Idaho, known as Saddle Rock Subdivision (the “**Subdivision**”), as more particularly described in that certain Declaration of Covenants, Conditions and Restrictions, & Equitable Servitudes for Saddle Rock Subdivision, recorded in Valley County, Idaho, on November 9, 2022, as Instrument No. 454116; as supplemented by that certain First Supplement Thereto, recorded in Valley County, Idaho, on June 25, 2024; and as further supplemented by that certain Second Supplement thereto, recorded in Valley County, Idaho, on October 23, 2025, as Instrument No. 2025-005779 (collectively, the “**Master Declaration**”).

B. Pursuant to Section 32 of the Master Declaration, Declarant, in Declarant’s sole discretion, may amend the Master Declaration to make additional real property subject to the covenants, conditions, restrictions, and equitable servitudes contained in the Master Declaration.

C. Declarant has caused to be recorded that certain plat identified as Saddle Rock Subdivision Phase 4, as filed in Book _____ of Plats at Page _____, in Valley County, Idaho, on _____, as Instrument No. _____ (the “**Phase 4 Plat**”), and more particularly described and depicted on **Exhibit A** attached hereto and made a part hereof (the “**Phase 4 Property**”).

D. Declarant desires to further supplement the Master Declaration, as permitted by Section 32 of the Master Declaration, to confirm and to declare that the Phase 4 Property and each lot, parcel, or portion thereof, is and/or shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the terms of the Master Declaration, and subject to the following terms, covenants, conditions, easements, and restrictions as hereinafter set forth.

E. Owner, as the owner of the Phase 4 Property, desires to consent to Declarant’s amendment of the Master Declaration by making the Phase 4 Property subject to the covenants, conditions, restrictions, and equitable servitudes contained in the Master Declaration.

DECLARATION

NOW, THEREFORE, Declarant hereby declares and Owner consents that the Phase 4 Property and each lot, parcel, or portion thereof, is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the Master Declaration and the following terms, covenants, conditions, easements, and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Phase 4 Property, and to enhance the value, desirability, and attractiveness of the Phase 4 Property. The terms, covenants, conditions, easements, and restrictions set forth herein shall run with the land constituting the Phase 4 Property and with each estate therein, and shall be binding upon all persons having or acquiring any right, title, or interest in the Phase 4 Property, or any lot, parcel, or portion thereof.

In addition to the restrictions set forth in the Master Declaration, the Phase 4 Property shall be subject to the following:

1. **Association and Voting.** The Phase 4 Property shall be part of Saddle Rock Owners Association, Inc., an Idaho nonprofit corporation (the “**Association**”). The Phase 4 Property shall be governed in accordance with the Master Declaration, as the same may from time to time be amended, including, without limitation, the obligation for and enforcement of Assessments as further described therein.

2. **Addressing Numbers.** Each owner shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.

3. **Developer Right and Waive of Objection.** By acceptance of a deed to any portion of the real property described or defined as the Phase 4 Property, each owner of such portion of the Phase 4 Property acknowledges and agrees as follows:

a. **Future Development.** The surrounding property may be developed in phases, and Declarant retains the right, in its sole discretion, to amend, modify, expand, or change such development from time to time, provided the same is consistent with applicable governmental approvals.

b. **No Objection or Interference.** Each owner, for itself and its successors and assigns, covenants and agrees that it shall not object to, contest, oppose, or otherwise impede the planning, approval, construction, or operation of any future development on adjacent or nearby property owned by the Declarant or the Owner.

c. **Material Inducement.** This waiver of objection is a material consideration for the conveyance of the Property and all portions thereof, and shall run with the land, binding the owner and all successors, heirs, and assigns.

4. **No Additional Changes.** Except as supplemented by this Third Supplement, the Master Declaration shall remain unchanged and in full force and effect.

5. **Effect of Supplement.** This Third Supplement shall be binding upon and inure to the benefit of Declarant, the Owner, and all owners of a Lot, and their respective successors and assigns. If there is any conflict between the terms of this Third Supplement and the Master Declaration, this Third Supplement shall control.

[end of text – signature on following page]

IN WITNESS WHEREOF, the undersigned has caused this Third Supplement to Declaration of Covenants, Conditions and Restrictions, & Equitable Servitudes for Saddle Rock Subdivision to be duly executed the day and year first above written.

FOR DECLARANT:

RYAN SCHNEIDER

HEIDI SCHNEIDER

STATE OF IDAHO)
) ss.
County of _____)

This record was acknowledged before me on _____ (date) by Ryan Schneider and Heidi Schneider.

Signature of Notary Public
My commission expires: _____

FOR OWNER:

SADDLE ROCK, LLC,
an Idaho limited liability company,

By: _____
RYAN SCHNEIDER

Its: MANAGER

STATE OF IDAHO)
) ss.
County of _____)

This record was acknowledged before me on _____ (date) by Ryan
Schneider, as Manager of Saddle Rock, LLC.

Signature of Notary Public
My commission expires: _____

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN
Valley County Idaho
Title 10 Chapter 7

Addendum for Saddle Rock Subdivision (Phase Three and Four)

This next phase of Saddle Rock subdivision located in Parts of Tax #8 NW Sec. 17 and Pts of Tax #8 E2NE Sec. 18 all in T12N, R4E B.M.



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Section 1 *Purpose and Plan Objectives*

Purpose

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The existence of said plans will assist Valley County Planning and Zoning Commission and the structural fire districts plus the wildland fire agencies in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of Valley County's Code of Ordinances (Ord. 10-07, 8-26-2010).

The wildland urban interface (hereafter referred to as WUI) consists of that geographical area where structures and other human development meets or intermingles with wildland and vegetative fuels. The character of the WUI ranges from urban areas adjoining wildlands to isolated ranches or cabins. Since 1993, the number of structures in the WUI has doubled and soon will triple. As the number of structures in the WUI continues to increase, concerns over public safety and the protection of improvements increases. The highest human-caused ignition sources in the WUI are miscellaneous and debris burning.

Plan Objective

The objective of this **Addendum** is to describe the **Saddle Rock (phase three and four)** subdivision and identify clear priorities for the implementation of wildfire mitigation.

Phase three and four of Saddle Rock subdivision consists of a parcel of land (approximately 79 acres in size) that is planned to be divided into twenty-four various sized lots that will eventually add more structures to the Valley County WUI. This Fire Protection Plan will assist in providing recommendations to minimize the wildfire risk to the property and proposed structures.

Section 2 *Wildfire Risk Assessment:*

1. Site Description:

The **Saddle Rock (phase three and four)** proposed subdivision is in portions of the E2NE Sec. 17 and NW Sec. 18, T12N, R4E, B.M. Valley County, Idaho.

The property lies about ten (10) miles south of Cascade and consists of about 79 acres. Access is provided off Highway 55 turning west onto the subdivision private road system. There is no surface water within the proposed subdivision. Phase Three consists of 7 lots that range from 2.15 to 6.10 acres in size. Phase Four consists of 16 lots that range from 2.03 to 4.20 acres in size. Phase Three will be the first to be developed for sale due to the number of lots that ITD will allow for entry to Highway 55 without additional work.

2. Existing Vegetative and Fuel Hazard Conditions:

The property has a 95%% canopy conifer tree cover consisting of Ponderosa pine (60%) and Lodgepole pine (40%) with a few Douglas-fir, Grand Fir, Spruce and Subalpine Fir. The understory vegetation consists of Aspen, Huckleberry, snowberry, Ninebark, Ceanothus, and willows along with various forbs and grasses.

This property has recently been harvested in preparation for subdividing leaving a stand of large trees that have produced a significant amount of natural reproduction. The overall existing timber stand is an uneven-aged (multi-storied) stand with three basic age groups:

1. **The seedling/sapling age group:** Trees range from one foot to 25 feet tall, have diameters up to six inches D.B.H., and ages from one to 25 years. The number of trees per acre range from zero to 1,500 in the overcrowded clumps. This age group is a low medium component of the overall timber stand.
2. **The pole size age group:** Trees range in size from six to 10 inches D.B.H. and ages from 30 to 50 years. This age group is the highest component of the overall timber stand often found are growing in the same overcrowded clumps or as suppressed trees growing underneath a larger tree.
3. **Overstory:** Trees range from 10 to 25 plus inches D.B.H., heights range from 80 to over 100 feet tall, and ages range from 55 to over 100 years. Trees per acre range from 10 to 30 as the Basal Area (a representation of how close the trees are growing to each other) per acre ranges from 40 to 120 square feet.



Figure 1: Typical timber stand in **Phase Three** with dense canopy cover

The overcrowded clumps of the sapling/pole sized age group are found throughout the property. These clumps could benefit from precommercial thinning to space the trees at least 15-20 feet apart to concentrate on the fast growth rate of fewer healthy vigorously growing trees plus reduce the wildfire risk. The current owner has conducted a logging operation to remove poor quality overstory trees as well as creating future building sites.



Figure 2: dense stand of pole sized Lodgepole pine that needs to be thinned.

4. Fire History

The fire history records from all jurisdictional agencies show a very low occurrence from lightning or human caused ignitions in the past. As more structures are built the probability of human caused ignitions will increase.

5. Existing Roads and bridges

Highway 55 turning onto Saddle Rock Drive (the northern entrance into the entire subdivision) provides access to Sky Horse Drive which is the main road that splits Phase Three and Four. Traveling north on Sky Horse Drive leads to another access road (called 43 Acre Road) which leads out to another entrance on Highway 55. There are no bridges associated with Phase 3 and 4.

6. Location of existing building structures and estimate of property density

Currently there are no existing structures within Phase Three and Four. There is a major subdivision (Herrick Hills) across Highway 55 to the east. **Phase Three and Four** is planned at full build out for 24 lots ranging from 2.03 to 6.10 acres with a subdivision density of one single family unit per about 2.97 acres.

7. Infrastructure that may affect wildfire risk

There are no overhead power lines within the Saddle Rock subdivision. Power will be supplied underground to the individual lots.

8. Description of existing features that may assist in wildfire control.

Highway 55 and the entire **Saddle Rock** Road system will provide good access for wildland firefighting equipment and act as a fire break from a wildfire advancing from the east. The wet riparian area of a Class II stream (close to the northwest corner of Phase Four will help slow the advance of wildfire from the west. The North Payette River or Herrick Reservoir will be the closest dipping source for aircraft. The closest drafting site for firefighting equipment may be the large storage tank that Cascade Rural Fire Protection District is requiring to be installed.

9. Current structural and wildfire jurisdictional agencies

The structural fire jurisdiction for this development would be Cascade Rural Fire Protection District. Southern Idaho Timber Protective Association (SITPA) provides wildfire protection for all timber lands in the area.

Wildfire Risk Assessment Summary:

The property lies within Valley County's Geographic Hazard Assessment Wildland Urban Interface **high** level condition and the overall wildfire risk is high for the following reasons:

- The current timber stand is dense with many overcrowded clumps and most of the tree species are not fire-resistant types (i.e., Lodgepole pine and Grand Fir).
- There are few water sources available on or close by the property to draft water.
- The property is surrounded by continuous fuels (thick timber stands in various stages of management) from West Mountain to Highway 55 and beyond. The continuous fuels, homes within high density timber stands and little or no defensible space, and no terrain advantages to allow firefighters an opportunity to gain a foot hold creates a scenario of a large devastating crown fire.

If the new property owners practice **Firewise Defensible Space** guidelines around their building structures, it will greatly minimize the risk of loss from wildfire.

Section 3 *Wildfire Risk Mitigation:*

The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns—they are topography, weather, and fuels. Topography is fixed as it changes very slowly over time. Weather is highly variable and the ability to predict is somewhat limited. Fuels (anything that burns and changes from season-to-season or time of day) can be manipulated to minimize wildfire risk.

1. Access-Planned ingress and egress routes

Highway 55 is the primary ingress and egress route as well as the primary escape route to travel north or south. Sky Horse Drive will be a newly constructed road that splits Phase Three and Four. This road starts off Saddle Rock Drive, the primary route in and out to Highway 55 and connects to 43 Acre Road which also provides gated access to Highway 55. Future driveways will be the responsibility of the buyer to maintain.



Figure 3: Current driveway that has been constructed.

2. Water supply for structural and wildland fire responses

30,000k gallons of water storage will be required by Cascade Rural Fire Protection District to provide additional water resource for structural protection. A yearly inspection is required to ensure the water level is maintained. Water supply for aircraft wildland fire resources is available at the North Fork Payette River or Herrick Reservoir while ground based firefighting equipment will have limited sources for drafting.

3. Estimated response time and distance for jurisdictional fire agencies

Estimated response time for Cascade Rural Fire Protection District and SITPA is at least 15-20 minutes as both stations are in Cascade which is about 10 miles away from the development. Additional wildfire resources from federal agencies are available on request.

4. Proposed internal fire protection systems.

No internal sprinkler systems are planned currently.

5. Proposed infrastructure (including driveways, signage, and power connections).

The future driveways to each residence should not exceed 10% grade, must be at least 12 feet wide, have an unobstructed vertical clearance of 13.5 feet, and shall be maintained to support fire apparatus up to 70,000 pounds.

New structures are strongly urged to utilize building materials meeting a standard of fire resistance advocated by the Valley County Building Department and the International Fire Code (IFC).

All new residences will have the address number posted as per Valley County standards (i.e., numbers posted at the entrance to the driveway or on the house and the numbers must be at least 3 and 1/2 inches tall with a reflective coloring).

Electrical power is planned to be provided to the individual Lots via an underground service

7. Planned vegetation treatments to reduce fuel loads.

Vegetation treatments that need to be completed to reduce the ***High*** Wildland Urban Interface Hazard Assessment level include the following:

- A. Construct a Shaded Fuel Break along the east boundary (see map). This fuel break should be at least 66 feet wide, and the overstory leave trees spaced about 20-25 feet apart to obtain a minimum of 10-foot live crown distance. Younger trees (i.e., sapling/pole size age group) leave trees spaced about 12-15 feet apart to obtain a minimum of 6–8-foot live crown distance. Prune all leave trees at least 6 feet above ground level of the lowest branch. Do not exceed pruning of more than 1/3 the height of the tree. Recommend leaving the fire resilient tree species (i.e. Ponderosa pine and Douglas-fir).



Figure 4. Start of the Shaded Fuel Break



Figure 5. Continuation of the Shaded Fuel Break along the ridge adjacent to Highway 55

- B. Specifications should meet the minimum standards as stated in #5 above. Future homesites should be cleared of vegetation at least 30-50 feet wide. Then create additional Defensible Space from a future home by masticating into the Extended Zone as described below.

Creating the shaded fuel break close to Highway 55 and masticating into the Extended Defensible Space Zone will reduce the amount of continuous fuel and assist firefighters to gain a foot hold from wildfire.

- C. *The primary objective for vegetation treatment for the individual Lots to reduce the fuel load and protect the future buildings structures would be the creation of a Defensible*

Space before each residence is constructed.

The recommended **Firewise Defensible Space** Zone treatments are as follows:

1. **Immediate Zone**- 0 to 5 feet around the building structures.
 - i. Recommend using rock or gravel instead of flammable vegetation or mulches next to the house.
 - ii. Trim branches from large trees or shrubs that overhang the home, porch, or deck.
 - iii. Do not stack firewood on or under decks.

2. **Intermediate Zone**- the next 5 to 30 feet from the building structures.
 - i. The landscape vegetation should consist of a well-maintained greenbelt. Utilize native low-lying plants that are fire resilient (visit idahofirewise.org for list). Favor deciduous trees and shrubs over evergreens, although Ponderosa pine and Douglas-fir can be fire resilient due to their thick bark. Keeping this zone green as much as possible in the hot dry summer months will also minimize surface fire from reaching the buildings.
 - ii. Shrubs can be limited to small clusters or groups of a few each to break up the continuity of vegetation across the landscape.
 - iii. Place propane tanks on gravel or concrete pads at least 30 feet from structures and surround them with non-flammable fencing.

3. **Extended Zone**- the next 30 to 100 feet from the building structures.
 - i. Space trees to have a minimum 15-20 feet between the crowns.
 - ii. Remove the ladder fuel by pruning the lower branches at least 6-10 feet from the ground not to exceed 1/3 of the overall tree height.
 - iii. Remove dead trees and shrubs. Also remove large accumulations of ground litter/debris.

8. Long-term maintenance schedule to sustain fuel treat effectiveness.

- Promote the opportunity to maintain or return to native plant species and resistant to fire (such as Ponderosa pine).
- Periodically (1-5 years) the current Lot owner or HOA meet with the respective structural and/or wildland fire organizations meet to review trends and projections of future fire risk and fire risk reduction capabilities to ensure that mitigation measures are adequate.
- Vegetation encroachment within the 100' zone of each structure will be reduced annually. This may be accomplished by the homeowner, during a community workday, or by a professional contractor hired by the homeowner.
- Woody debris will be collected each spring and removed to an approved facility.
- No open fires will be allowed during the closed burn season (May 10- October 20). Fire pits, if installed should be maintained to prevent a fire from escaping the structure. Recommend using metal containers for the fire pit.
- Keep the shrubs and tree branches cut back along the primary subdivision road system to maintain the 24-foot running surface and provide good access for firefighting equipment.



Figure 6: Clearing and masticating for a future building site.