

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: SUB 25-021 Hummingbird Haven Subdivision
Preliminary and Final Plat - Addendum

MEETING DATE: April 9, 2026

TO: Planning and Zoning Commission

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

**APPLICANT /
PROPERTY OWNER:** Bennett and Alexandria Childs
PO Box 1790, McCall, ID 83638

SURVEYOR: Dunn Land Surveys, 25 Coyote Trail, Cascade, ID 83611

LOCATION: 62 Ilka Lane
Parcel RP18N03E274204 in the NW ¼ Section 27, T.18N, R.3E,
Boise Meridian, Valley County, Idaho

SIZE: 6 acres

REQUEST: 2-Lot Single-Family Residential Subdivision

EXISTING LAND USE: Single-Family Residential Parcel

A public hearing was held February 12, 2026. The hearing was tabled for more information. Please refer to the previous Staff Report.

Bennett and Alexandria Childs are requesting a conditional use permit for a two-lot single-family residential subdivision on 6 acres. Proposed lot sizes are 1.3 acres and 4.7 acres. Individual septic systems and individual wells are proposed. Access would be from a shared driveway onto Ilka Lane, a private road. The site, addressed at 62 Ilka Lane, currently has one residence.

FINDINGS:

1. A properly noticed public hearing was held on February 12, 2026. The matter was tabled to April 9, 2026, at 6:00 p.m.
2. Since a specific date and time was included in the approved motion to table C.U.P. 25-032, additional notice was not required. However, the applicant was notified by letter sent March 9, 2026. Legal notice was posted in the *Star News* on March 19, 2026, and March 26, 2026.
3. Additional Agency comment received since February 12, 2026:
Mara Hlawatschek, Valley County Wildfire Mitigation Director, has approved the Wildland Urban Interface Fire Protection Plan. Individual lot owners should be responsible for Firewise Standard for the Home Ignition Zone. Additional details are given. Required inspections

shall occur prior to final plat approval and/or issuance of building permits as determined by Valley County. (March 11, 2026)

Kerstin Dettrich, Valley County Road & Bridge Director, stated the driveway configuration appears adequate for shared use. While the existing 24-ft road width is slightly narrower than the 28-ft standard, it provides compliant travel lane widths with intermittent shoulder areas. The measured maximum grade is less than 8% which complies with the maximum allowed slope of 10%. Available sight distance appears adequate. Ilka Lane was constructed prior to adoption of the current County Road Standards. The road appears adequate to serve the limited additional traffic generated by this proposed subdivision. (March 18, 2026) Email correspondence between Director Dettrich, Jeff McFadden, the applicants, and the Valley County Engineer was also submitted. (December 5, 2025; December 11, 2025; December 12, 2025; March 2, 2026; March 5, 2026; March 18, 2026)

Paul Ashton, Parametrix and Valley County Engineer, did not review nor comment on the application. (March 31, 2026)

4. Additional Public comment received since February 12, 2026:

Scott and Connie Harris 86 Ilka Lane, wish to withdraw previous objections, primarily because they do not want Ilka Lane reconstructed to meet Valley County Private Road Standards. A history of road creation and maintenance was included. Using Perma-Zyme on the roadway for maintenance has been beneficial. Valley County should consider this product on other roads. (March 23, 2026)

SUMMARY:

Staff's compatibility rating is a +31.

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

STAFF COMMENTS / QUESTIONS:

1. Ilka LN is a private road.

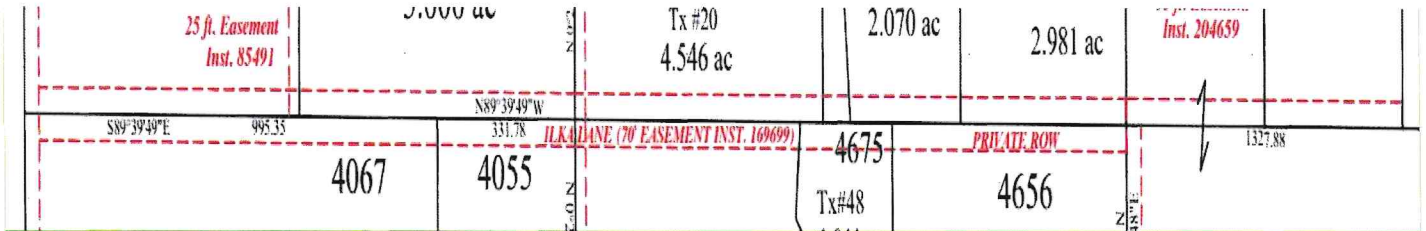
- Quitclaim Deed for Ilka LN, recorded as Easement # 169699
- It was validated by the following: Ord. 90-2, 7-23-1990; Maps Updated - List Ongoing; amd. Ord. 20-01, 11-25-2019

2. **Valley County Code 10-5-1: STREET AND UTILITY IMPROVEMENTS:**

- E. Connection To Public Road Required: The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access

has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way.

Assessor's Plat Information:



Question to P&Z Commission:

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

Standard of Approval:

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

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

ATTACHMENTS:

- Proposed Conditions of Approval
- Quit Claim Deed #169699 for Ilka Lane
- Relevant 2-12-2026 Meeting Minutes and Exhibits
- Responses received since February 12, 2026.

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. A Development Agreement may be required for mitigation of off-site impacts. The applicant shall work with the Valley County Road Director 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 removed by Central District Health prior to recording the final plat.
7. A letter of approval is required from McCall Fire District.
8. A letter of approval of the Wildland Urban Interface Fire Protection Plan is required from the Valley County Wildfire Mitigation Director or assignee.
9. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
10. All easements shall be shown on the final plat.
11. The shared-driveway maintenance agreement is required prior to recordation and must be noted on the face of the plat.
12. A Declaration of Installation of Utilities shall be noted on the face of the plat referencing electrical power, phone, and fiber.
13. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road. Said numbers shall contrast with their background and be at least three and one-half inches (3 ½-in) height.
14. CCR's, if recorded, should address lighting, noxious weeds, septic maintenance, wildfire prevention, fire wise wildland urban interface landscaping requirements, prohibiting yews in landscaping, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.

15. Shall record the Wildland Urban Interface Fire Protection Plan with the final plat.

16. The following notes shall be placed in the notes on the face of the final plat:

- “The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.”
- “All lighting must comply with the Valley County Lighting Ordinance.”
- “Only one wood burning device per lot.”
- “Surrounding land uses are subject to change.”
- Wildfire Urban Interface Protection Plan recorded as instrument # _____.”
- “Shared Driveway Maintenance Agreement was recorded as Instrument # _____.”
- Floodplain Note

END OF STAFF REPORT

QUITCLAIM DEED

FOR VALUE RECEIVED, LELAND ILKA, hereby conveys, releases, remises, confirms and forever quitclaims unto SCOTT HARRIS and CONNIE HARRIS, E. 1717th-34 Ave., Spokane, Washington, LEONARD C. ILKA, 1418 Holly, Boise, Idaho, PAT DUNCAN and BOB DUNCAN, Box R, Ajo, Arizona, BETTY YERRINGTON and MAX YERRINGTON, 1402 Meridain Ave., Meridian, Idaho 83642, BRUCE COLLIER and PAULA COLLIER, Box 1548, Ketchum, Idaho 83340, GARY RYAN and TONI RYAN, Box 4295, McCall, Idaho 83638, JOHN KWADER and BARBARA KWADER, Rt. 1, Box 115, McCall, Idaho 83638, TONY NASH and PAM NASH, P. O. Box 610, McCall, Idaho 83638, ROY GAU, 1037 Portola Ave. #29, Livermore, California 94550, and LELAND ILKA, Box 301, McCall, Idaho 83638, the present record owners of various real properties in Section 27, T 18 N, R. 3 E., B.M., Valley County, Idaho, which properties either abut in part or are accessed by a pre-existing, east-west roadway and companion easement, a non-exclusive right of use for utility and access purposes in and to the existing roadway and companion easement as follows:

A uniform strip of land lying 35 feet on either side of a line described as follows:

Commencing at the S-N 1/64 corner common to Sections 27 and 28, T 18 N, R. 3 E., B.M., thence easterly along the line forming the boundary common to the N 1/2 S 1/2 NW 1/4 and the S 1/2 S 1/2 NW 1/4 of Section 27 to a point lying at the center of the Section 27, being 2655 feet in length more or less.

DATED this 11th day of October, 1989.

Leland Ilka
LELAND ILKA

STATE OF IDAHO)
) ss.
County of Valley)

On this 11th day of October, 1989, before me, a Notary Public in and for said State, personally appeared LELAND ILKA, known or identified to me to be the person whose name is subscribed to the within and foregoing and acknowledged to me that he executed the same.

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

Cornie Thompson
Notary Public for Idaho
Residing at The Falls

169699

REQUESTED BY: Leland ILKA
RECORDED

OCT 11 10 54 AM '89

TYPE: Quitclaim Deeds
LESLIE TOWN
VALLEY COUNTY OF IDAHO
BY: [Signature]
FEE: 6.00

Box 301
Blacall, ID
83428

Valley County Planning and Zoning Commission

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



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

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission
February 12, 2026
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

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

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Excused
PZ Planner II – Lori Hunter:	Present

B. MINUTES: Commissioner Mabe moved to approve the minutes of January 8, 2026. Commissioner Potter seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

- 1. C.U.P. 25-031 Sterling Landscaping:** Jody Hurst is requesting a conditional use permit for a landscaping business. The existing home would be used for housing; an 1800-sqft shop is proposed. A variance for a 30-ft setback instead of 100-ft from the front setback along Highway 55 is requested. An individual well and individual septic system would be used. Access would be from one driveway onto Highway 55. The 0.99-acre parcel RP18N03E339481, addressed at 13965 Highway 55, is in the SESE Section 33, T.18N, R.3E, Boise Meridian, Valley County, Idaho. **Tabled from January 8, 2026.** Action Item

Chairman Roberts introduced the item.

Commissioner Potter moved to remove C.U.P. 25-031 Sterling Landscaping from the table; Commissioner Mabe seconded. Motion passed unanimously. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

Chairman Roberts asked for the applicant's presentation. Mike Williams of South Beck & Baird, Boise, represented the applicant. The Commissioners previously requested additional information. Mr. Williams submitted this information (**Exhibit 1**). An updated site plan showed the parking area and the removal of the proposed shop. The widest part of the property is 150 feet. The requested variances were reduced and would allow for parking and the five temporary 13-ft by 13-ft storage bins within the setback areas. The requested variances would allow a 5-ft setback on the south (side property line instead of the required 10-ft. The western (rear)

D. NEW BUSINESS:

1. **SUB 25-021 Hummingbird Haven Subdivision – Preliminary and Final Plat:** Bennett and Alexandria Childs are requesting a conditional use permit for a two-lot single-family residential subdivision on 6 acres. Proposed lot sizes are 1.3 acres and 4.7 acres. Individual septic systems and individual wells are proposed. Access would be from a shared driveway onto Ilka Lane, a private road. The site, addressed at 62 Ilka Lane, is parcel RP18N03E274204 in the NW ¼ Section 27, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site, GIS map, and relevant Assessor's Plat on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Correspondence between Director Herrick and Sascha Childs regarding private roads. Legal counsel was recommended. (February 4, 2026; February 5, 2026)
- **Exhibit 2** – Correspondence between Director Herrick and Sascha Childs regarding Ilka Lane, easements, and deeds. Includes attachments. (February 9, 2026)
- **Exhibit 3** – Correspondence between Director Herrick and Sascha Childs regarding Ilka Lane. (February 10, 2026)
- **Exhibit 4** – Brian Oakey, Valley County Prosecutor, clarified the subdivision process and connection to a private road. (February 10, 2026)
- **Exhibit 5** – Applicant submitted email from Trevor Howard, a principal engineer at Timberland Associates, who stated Ilka Lane is less than an 8% grade; Valley County maximum allowed is 10%. The road appears to provide the site distance required. A road width of 24-ft was measured; the road width appears to be uniform for the entire length of Ilka Lane from Samson Trail to the proposed site. The Valley County Private Road minimum width is 28-ft. Pictures of Ilka Lane and Elk Haven Lane were submitted. (February 12, 2026)

Commissioners and Director Herrick viewed the maps on the screen and discussed which parcels are accessed by Ilka Lane. The easement(s) for Ilka Lane were made years ago; Staff did not research that history. The Road Department would determine whether or not the existing road complies with private road standards. Staff has not received that decision at this point. Director Herrick previously recommended that applicant hire an engineer. The Board of County Commissioners determines if a road is to be public road. Property owners along a public road would have to bring it up to a public road standards, which includes pavement. Otherwise, the property owners have an agreement to share expense for maintenance. Director Herrick believes this easement was created around 1990. There are a number of easements in Valley County that were used to access multiple parcels that were allowed to be created in the past. In 1991, the ordinance changed and required access from a platted private road. Ilka Lane was created prior to this requirement. Another ordinance in named roadways for emergency purposes and addressing. That is when Ilka Lane was validated / accepted / acknowledged as a private road. "Validated" does not mean built to today's standards. If Ilka was to become a public road, all the owners along there would have to come to an agreement to have a 70-ft road right-of-way dedicated to Valley County and the road would have to be brought to a public road standard. Easements are recorded; the Commission does not approve easements. However, the County no longer accepts easements to multiple residences, i.e., to more than one building site. Director Herrick is able to do an administrative variance to allow

shared driveway easement to access three building sites. Any more than three building sites would require a variance approval by the PZ Commission and Board of County Commissioners.

Chairman Roberts asked for the applicant's presentation.

Alexandria Childs, 62 Ilka Lane, is requesting a two-lot subdivision. Each lot would have a minimum of 30-ft of frontage along Ilka Lane; the existing flag is almost 66 feet wide.

Director Herrick clarified that 30-ft of frontage is minimum required; there could be one shared driveway or two separate ones. The new ordinance was approved January 1, 2026, required these driveways to be built to fire code.

Ms. Childs currently owns the existing home. The property requires too much work and expense at this time in their lives. They would sell the home and build a new home on the smaller lot. The proposal meets ordinances. Staff calculated a +31 compatibility rating. There is an error in the application; the road does not meet private road standards. Trevor Howard measured the road at 24-ft wide; the private road standards is 28-ft wide. The road is below the maximum 10% grade. The fire department came out and said the road is fine from their perspective. Jeff McFadden, Valley County Road Department Superintendent, stated that there have been lots of subdivisions created in the last 15 years off of private lanes that have not met the private road standards as the roads were all constructed a long time ago (**Exhibit 6**). This private road is appropriate for a two-lot subdivision. The proposal is compatible with existing area. Ms. Childs addressed concerns raised by Mr. Harris regarding the property owners' intent when the property was originally divided some 30 years ago. However, there are no CCRs nor deed restrictions on the property. Any future application for subdividing would require submittal to PZ Commission. In response to the accusation of illegal lot line and splits; these were done correctly according to ordinances at the time. Mr. Harris has a valid point that in 1989, this roadway was an easement. In 1990, the road was validated to provide addresses for emergency responses. In 2019, it was validated as a private level road according to the County with a 70-ft width. Multiple subdivisions in past have been approved using private lanes as access. For example, a two-lot subdivision was approved off Elk Haven Lane that is less than 39-ft wide (**Exhibit 5**). There are two issues with Ilka Lane: the 24-ft width and no fire-turn around in the location. The Road Director is to make the call. There is plenty of room to make a hammerhead if necessary for emergency response. The road can also widen if the Road Director believes this is necessary.

Ms. Child stated that a shared driveway to both lots would make sense due to costs and aesthetics. Neither homesite is visible from Ilka Lane; only two neighbors can see the property. Test holes are in and an application has been submitted to Central District Health. The well and back-up septic drain field site for the existing home is east of the home.

Chairman Roberts opened the public hearing and asked for proponents.

Scott Erickson, 59 Ilka Lane, stated the proposal is appropriate, modest, and conforms to the area. Ilka Lane is recognized as a private road. He addressed Mr. Harris' concerns regarding the property split of 59 Ilka Lane. There was an allowed parcel line adjustment, not an illegal split or subdivision. He previously consulted with PZ Staff and attorney and had a survey done. Mr. Erickson wanted to correct the record.

Chairman Roberts asked for undecided. There were none.

Chairman Roberts asked for opponents.

Scott Harris, 86 Ilka Lane, lives adjacent to proposed site. The private road does not meet Valley County private road standards. Valley County requires that a private road declaration be done. The easement was for the owners of properties abutting the roadway at the time it was recorded. There is no turnaround as required. The roadway is 16-ft wide and narrows to 10-ft at the end with no turn around; vehicles would be required to backup. Valley County stipulates standards for all roads. It makes no sense that a substandard roadway would be allowed to access a new subdivision. In addition, there is no paved apron at the S Samson Trail intersection as required. The email he submitted was to include the historical perspective in the record. He now understands that legal parcel line adjustments occurred.

Chairman Roberts asked for rebuttal from the applicant.

Ms. Childs asked Director Herrick if the private road declaration is required for this project. Director Herrick responded that one is not required as there is not a private road within the proposed subdivision. There is a shared driveway with two 30-ft frontages on a private road. Ms. Child stated according to Jeff McFadden, Ilka Lane is an existing private road that is over 15 years old. There is a road maintenance agreement as shown within the title commitment submitted with the application. The only person who accesses the 10-ft wide part of the roadway is Mr. Harris. The engineer stated the road is 24-ft. It is not 16-ft wide. Ms. Childs read from the Valley County minimum standards for private road design and construction, adopted November 28, 2005, page 4. Variations from these standards must be approved by the Valley County Planning and Zoning Commission and the Valley County Board of Commissioners. Variations will be reviewed on an individual basis. Thus, she asked the Commissioners if the roadway meets enough of the standards to be considered for a variance.

Ms. Child responded to questions from Commissioners. McCall Fire District did write a letter (see Staff Report). Approval of the Wildland Urban Interface Fire Protection Plan and Central District Health are pending.

Chairman Roberts closed the public hearing. The Commission deliberated and discussed if the application should be approved with approval of a variation from road standards as allowed in the private road standards with final approval given by Board. Another option is to bring the road to private road standards. Chairman Roberts preferred to receive comments from the Road Director prior to approval of the subdivision application. The 2025 email from Jeff McFadden was discussed. The road is currently covered in snow. There is a lack of documentation on Ilka Lane. The length of road and cost of improvements and who benefits versus who pays was discussed. Is the road safe? There should not be an undue burden placed on the applicant. Valley County Title 10 subdivision regulations state "as determined by road director". The PZ Commission can make a recommendation. Chairman Roberts and Commissioner Oyarzo do not have enough information tonight to make a decision. Verify and determine if road is adequate to meet the use. The County Engineer and Road Director could advise the Commission if the road meets the required standard or if it is adequate. Commissioner Potter would recommend approval with of a variance subject to condition of approval to meet intended use or require improvements of the road. Commissioner Mabe pointed out the pictures that show the quality of the road. The pictures in **Exhibit 5** were reviewed. The conditions and standards for approval were discussed. A variance is allowed. There would be an increase in property value. Central District Health approval would be required so there would not be an undue adverse impact on the environment. The proposed residential use fits the area. The existing trees provide visual screening. The McCall Fire District responded. Can impacts be mitigated? Chairman Roberts would prefer to have facts before making a decision versus making the approval conditional on more information. He wants more information before making the decision. This does not mean the end result would be different. The Commission does not need to hurry a decision.

Commissioner Oyarzo concurred that there was not enough information on the road. Commissioner Potter stated that all conditions have to be met before a subdivision plat can be recorded. The Road Department would do a site visit to confirm if the road is adequate and, if not, the mitigation and improvements required to make the road adequate.

Commissioner Mabe moved to table the SUB 25-021 Hummingbird Haven Subdivision to April 9, 2026. Commissioner Oyarzo 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.

8:52 p.m.

2. **C.U.P. 25-036 Maini Solar Panels:** Mike Maini is requesting a conditional use permit for three existing ground-mounted solar panel arrays for agricultural use. Maximum height is 10 feet. Access is from Margot Drive, a public road. The 31-acre parcel is RP16N03E202115, addressed at 194 Margot Drive, and located in the SE ¼ Section 20, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen. The solar panels were previously installed; no building permit exists at this time. Code Compliance discovered the violation.

Chairman Roberts asked for the applicant's presentation.

Mike Maini, 169 Margot Drive, lives across the street from the solar panels. The panels were installed about two years ago. He uses them to power the greenhouse. He has received no complaints; most neighbors are seasonal. The maximum height of the solar panels are 10-ft during the winter and 7-ft high during the summer. The panels are positioned behind the greenhouse when viewed from Margo Drive. He did not realize permits were required. Installing an electrical connection with Idaho Power would have been very expensive.

Chairman Roberts opened the public hearing and asked for proponents. There were none. Chairman Roberts asked for undecided. There were none. Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated. Other than the fact the applicant did not obtain the permits before installing the solar panels, there do not seem to be any issues with the panels at this location. The use meets ordinance requirements.

Commissioner Mabe moved to approve C.U.P. 25-036 Maini Solar Panels with the stated conditions. Commissioner Oyarzo 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.

9:00 p.m.

From: Sasha Childs [REDACTED]
Sent: Thursday, February 5, 2026 12:57 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Fw: SB 25-021

I have reached out to Millemann's office for legal council but I would like to discuss this with the county's legal council as well. Can you please answer the two questions I asked in my previous email? Thanks Cynda!

Sasha

On Thu, Feb 5, 2026 at 12:37 PM Cynda Herrick <cherrick@valleycountyid.gov> wrote:

I recommend you seek legal counsel. The following are some county codes. Idaho statute also addresses validation of roads.

Valley County Code:

5-4-1: SHORT TITLE, PURPOSE AND APPLICABILITY:

This chapter shall be known as the VALLEY COUNTY UNIFORM STREET NAMING, ADDRESS NUMBERING, AND PRIVATE/PUBLIC ROAD DECLARATION ORDINANCE and is adopted for the purpose of providing a uniform street name and addressing grid system to aid local emergency vehicles in the countywide 9-1-1 program, ensure, the proper administration and enforcement of these systems; and, for common knowledge, listing, administration, maintenance categorization, and signage for public and private roads. This chapter shall apply to all lands within the unincorporated areas of the county and to such incorporated cities as may adopt it or a similar ordinance. (Ord. 90-2, 7-23-1990; amd. Ord. 20-01, 11-25-2019)

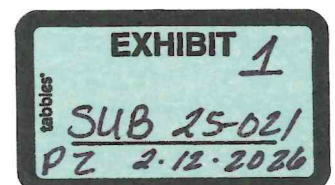
OFFICIAL ROAD NAME LIST: The list containing the official road names within the incorporated and unincorporated areas of the county. Said list shall be composed of all road names having been given official recognition by the board and/or the councils, identify whether said road is a public or private road, and shall be filed and maintained in the office of the planning and zoning administrator or their designee. Roads listed in Ord. 90-2, 7-23-1990 are assumed to be public unless specifically identified as private or shown to be private in the 2019 Official Road Name List.

OFFICIAL ROAD NAME MAPS: The GIS maps showing all of the public and private roads within the county with the official name shown thereon. The map(s) shall have been approved by resolution of the board and shall be filed and maintained in the office of the Planning and Zoning Administrator or their designee.

OFFICIAL RURAL ADDRESSING SYSTEM NUMBERING MAP: The maps showing all of the roads within the county with the official address numbering grid system and address number ranges. These maps shall be filed and maintained in the office of the planning and zoning administrator or his designee.

PLAT: A subdivision plat.

PRIVATE ROAD: A private access not dedicated to or maintained by the county and listed in the Official Road Name List.



5-4-5: PRIVATE LANES:

A. Application For Private Road Names: Private roads shall be approved by the board. Applications for private road names shall be made to the Planning and Zoning Administrator or their designee. Road names must be approved by the Planning and Zoning Administrator. Officially accepted private roads shall be listed on the official road name list with the accompanying designation "Pvt". Private road names shall be in full compliance with this chapter.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

“Live simply, love generously, care deeply, speak kindly, and leave the rest....”

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

From: Sasha Childs [REDACTED]
Sent: Thursday, February 5, 2026 12:24 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Fw: SB 25-021

Hi Cynda,

I asking two things:

1. Is our county record incorrect?
2. Was it "missed" by the commissioners when they were adopting private roads or changing the road ordinances because of the incorrect county record? And, if that is the case, does it need to be corrected by the commissioners to be in compliance with all of the other private roads that were also adopted when the ordinances were changed?

I'm not sure I fully have my mind wrapped around the legality of what the commissioners have done in the past that has to do with private roads so that is what I want to make sure I understand.

Can we ask the county's legal council on this? I think it will be important for the P&Z commission as well as my and Scott Harris's understanding as well.

Thank you!

Sasha

On Thu, Feb 5, 2026 at 7:35 AM Cynda Herrick <cherrick@valleycountyid.gov> wrote:

That would be a legal question.

I do not understand what you mean by "missed". Was what "missed"?

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: Sasha Childs [REDACTED]
Sent: Wednesday, February 4, 2026 4:55 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Fw: SB 25-021

So is the county record incorrect? And was this missed by the commissioners when they were updating ordinances and updating maps?

Re: 1028985 - 62 Ilka Lane, McCall, ID 83638: Copies of Exceptions

From Cynda Herrick <cherrick@valleycountyid.gov>

Date Mon 2/9/2026 4:43 PM

To Alexandria Childs [REDACTED]; Brian Oakey <boakey@valleycountyid.gov>

Cc Lori Hunter <lhunter@valleycountyid.gov>

📎 6 attachments (6 MB)

Commitment with hyperlinks.pdf; 416585_EAS.PDF; 415152_SVY.PDF; 98988.pdf; 169699.pdf; 170075.pdf;

Hello Sasha,

Please feel free to bring this information to the P&Z Commission. I see no new information from what was submitted or found prior to issuing the Staff Report. I will ask Lori to copy this for the record.

The P&Z Commission will be the ones making the judgement call.

I still recommend that you have an expert prepare somethings that is evidence that Ilka LN is built to a private road standard.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

“Live simply, love generously, care deeply, speak kindly, and leave the rest....”

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

From: Sasha Childs [REDACTED]

Sent: Monday, February 9, 2026 4:17 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>; Brian Oakey <boakey@valleycountyid.gov>

Subject: Fwd: 1028985 - 62 Ilka Lane, McCall, ID 83638: Copies of Exceptions



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Cynda and Brian,

I asked the title agent to send me all the recorded documents associated with my title commitment. If you look at the survey completed and recorded by Skifton in 2018 it shows the road as a private road with a 70 foot ROW... Dan Dunn is looking into this for me but I'm guessing Rod Skifton is not incorrect in that survey? How can I verify this?

Thank you.

Sasha

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

From: **Jonathan Edwards** <jonathan.edwards@amerititle.com>
Date: Mon, Feb 9, 2026 at 1:05 PM
Subject: 1028985 - 62 Ilka Lane, McCall, ID 83638: Copies of Exceptions
To: Sasha Childs, Amherst Madison [REDACTED]

Hi Sasha,
Attached is the commitment with hyperlinks and I have also included separate PDF's of each exception.

Please let me know if there are any questions.
thanks, Jonathan

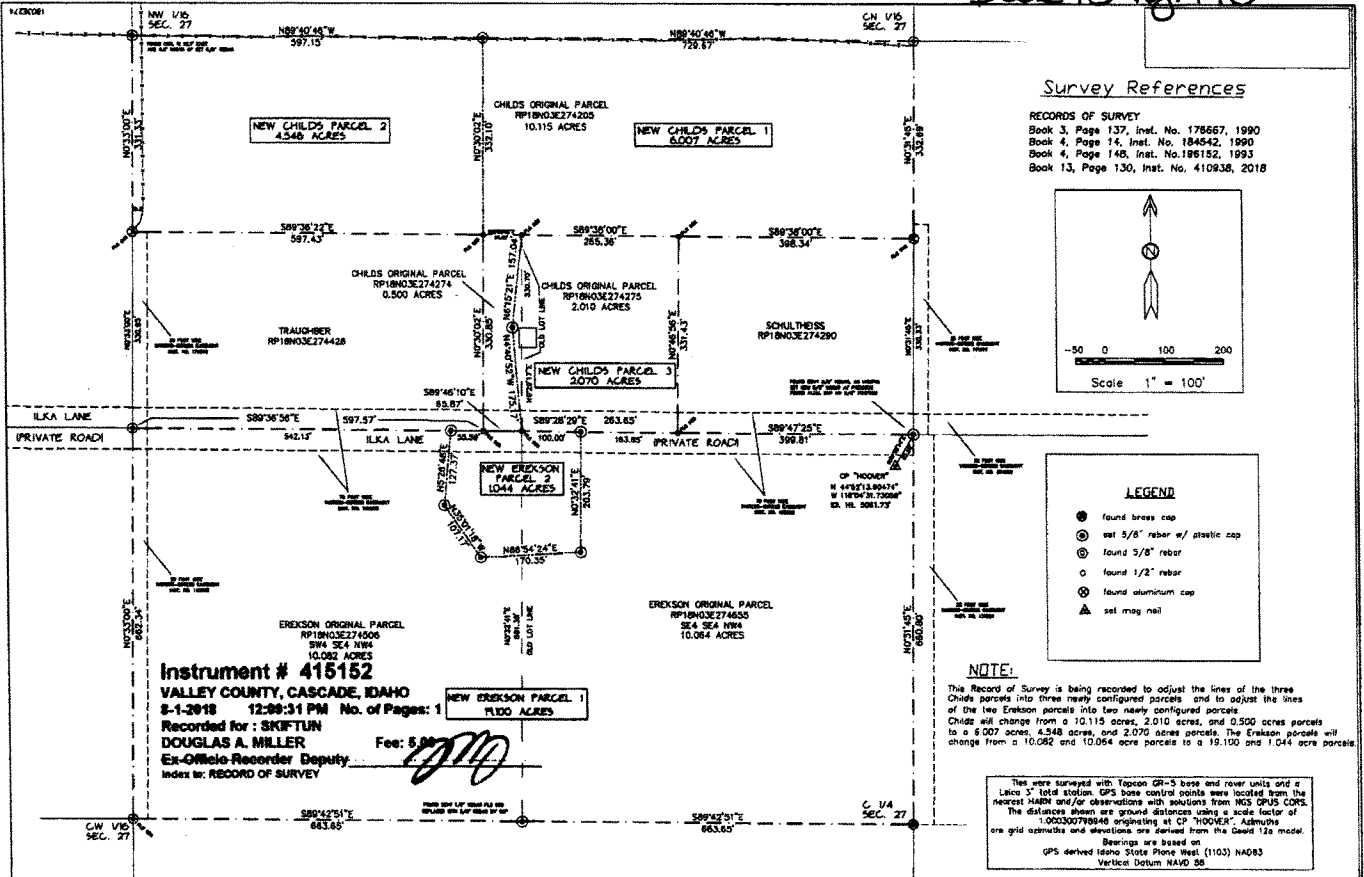


Jonathan Edwards | Area Dept. Manager | AmeriTitle, LLC

128 East Main St. | P.O. Box 591 | Weiser, Idaho 83672

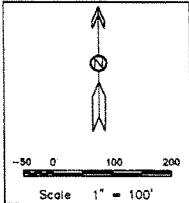
Phone: (208) 414-1792 | Fax: (208) 414-1794

*******CONSUMER PROTECTION ALERT:** Please call our branch and verify wire transfer instructions verbally with your escrow officer prior to wiring funds.*****



Survey References

RECORDS OF SURVEY
 Book 3, Page 137, Inst. No. 176657, 1990
 Book 4, Page 14, Inst. No. 184542, 1990
 Book 4, Page 148, Inst. No. 186152, 1993
 Book 13, Page 130, Inst. No. 410938, 2018



- LEGEND**
- found brass cap
 - ⊙ set 3/8" rebar w/ plastic cap
 - ⊙ found 5/8" rebar
 - ⊙ found 1/2" rebar
 - found aluminum cap
 - ▲ set mag nail

NOTE:

This Record of Survey is being recorded to adjust the lines of the three Childs parcels into three newly configured parcels and to adjust the lines of the two Erekson parcels into two newly configured parcels. Childs will change from a 10.115 acres, 2.010 acres, and 0.500 acres parcels to a 6.007 acres, 4.548 acres, and 2.070 acres parcels. The Erekson parcels will change from a 10.082 and 10.064 acre parcels to a 10.100 and 1.044 acre parcels.

This was surveyed with Topcon GP-5 base and rover units and a Leica 3" total station. GPS base control points were located from the nearest NAD83 and/or observations with solutions from IGS OPUS CORS. The distances shown are ground distances using a scale factor of 1.000300798948 originating at CP "HOOKER", Admuths one grid azimuths and elevations are derived from the Geoid 12a model. Bearings are based on GPS derived Idaho State Plane West (1103) NAD83 Vertical Datum NAVD 88.

Instrument # 415152
VALLEY COUNTY, CASCADE, IDAHO
8-1-2018 12:39:31 PM No. of Pages: 1
 Recorded for: SKIFTUN
 DOUGLAS A. MILLER
 Ex-Officio Recorder Deputy
 Index to: RECORD OF SURVEY
 Fee: 5.00

RECORD OF SURVEY
 Valley County, State of Idaho
CHILD'S AND EREKSON PROPERTIES
LOT LINE ADJUSTMENT - ILKA LANE
 Situate in
 NW1/4 of Sec. 27, T. 18 N., R. 3 E., B.M.
 Valley County, Idaho

I, Rod M. Skiftun, a Professional Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made under my direct supervision in June 2018, and that it correctly represents the points, courses and distances as recorded in said field notes.



SKIFTUN LAND SURVEYING, INC.
 13784 HIGHWAY 35
 MCALL, IDAHO 83639
 208-634-3696/FAX 208-634-8475

DATE OF LAS	NO. OF POINTS	CHILDS-EREKSON ROB LVA LING-LEVY	JOB/PROJECT NAME
			31 JULY 2018
			18082274



PLEASE RETURN TO:
1221 W. Idaho St. (83702)
P.O. Box 70
Boise, ID 83707

For County Recorder's Use Only
<p>Instrument # 416585 VALLEY COUNTY, CASCADE, IDAHO 09-28-2018 08:20:35 No. of Pages: 6 Recorded for: IDAHO POWER DOUGLAS A. MILLER Fee: \$25.00 Ex-Officio Recorder Deputy: RRA Electronically Recorded by Simplifile</p>

Easement—Individual

Bennett Childs

and Alexandria Childs

"Grantor(s)", of Valley County, State of Idaho, does hereby grant and convey to IDAHO POWER COMPANY, a Corporation, with its principal office located at 1221 W. Idaho Street, Boise, Idaho, 83702 (P.O. Box 70, Boise, ID 83707), its licensees, successors, and assigns, (collectively, "Grantee"), for One Dollar and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, a permanent and perpetual easement and right of way, at all times sufficient in width for the installation, erection, continued operation, maintenance, repair, alteration, inspection, and/or replacement of the following:

Combination Facilities:

- (i) Overhead electrical transmission, distribution and communication lines, including fiber optics, and circuits of Grantee, attached to poles or other supports, together with guys, cross-arms, supports, stabilizers, and
- (ii) underground electrical power line or lines generally including, but not limited to, buried power lines and wires, above-ground pad-mounted transformers, junction boxes, cables, conduits, communication lines, including fiber optics, other equipment, and all related appurtenances, any of which may extend above ground, in certain locations to be determined by Grantee at Grantee's sole and absolute discretion, and
- (iii) any other attachments, appurtenances and incidental equipment relating to the items described in subclause (i) or (ii) above.

All of the foregoing items described in subclause (i), (ii) and (iii) are collectively referred to herein as the "Facilities". Grantee shall also have the right to permit the attachment and/or use or placement of the wires, fixtures, cables and conduits of other companies or parties (all of the same being included within the definition of "Facilities").

The easement and right of way granted herein shall be over, on, and across the premises belonging to Grantor(s) in Valley County, State of Idaho, in the location described below:

Grantee is hereby also granted the perpetual right of ingress and egress over Grantor's other property necessary for the full and complete use, occupation, and enjoyment of the easement hereby granted, and together with all rights and privileges incident thereto, including, but not limited to, (i) the right, at Grantee's expense, to cut, trim, and remove trees, brush, bushes, sod, flowers, shrubbery, overhanging branches and other obstructions and improvements which may injure or interfere with Grantee's use, occupation, or enjoyment of this easement, (ii) the right, at Grantee's expense, to excavate and refill ditches and trenches for the location of the Facilities, and (iii) the right, at Grantee's expense, to install, construct, operate, inspect, alter, maintain, replace, improve and repair any and all aspects of Grantee's Facilities on, over, through, under and across the lands subject to this easement.

The location of the easement and right of way granted herein is described as follows:

In Exhibit 'A' Legal Description and shown on Exhibit 'B' Survey Map attached hereto and made a part hereof.

Grantor shall not alter the grade or elevation of the land within the right-of-way existing on the date hereof through excavations, grading, installation of berms, or other activities without the prior written approval of Grantee. Grantor shall not place or build any structure(s) within the easement area except fences and except as otherwise approved by Grantee in writing.

This Easement shall run with the land and be binding upon the parties' successors and assigns.

Checked by: Andrew Farias
Work Order #: 27512061

(Signature page immediately follows)

Executed and delivered this 17 day of September, 2018.

Signature(s) of Grantor(s) (Include title where applicable):

[Signature] 9-17-18
[Signature] [Signature]

**Person Acknowledging Instrument
Proven To Be The Signer By Satisfactory Identification**

STATE OF Idaho
COUNTY OF Valley } ss.

On this 17th day of SEPTEMBER, 2018, before me (Notary's Name)

DAVID PARRISH a notary public, personally appeared -

and BENNETT CHILDS (Individual(s) Name) proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

(NOTARY SEAL)

[Signature]
Notary Public
My Commission Expires on 7/24/23



Executed and delivered this 20th day of September, 2018.

Signature(s) of Grantor(s) (Include title where applicable):

[Handwritten Signature]

**Person Acknowledging Instrument
Proven To Be The Signer By Satisfactory Identification**

STATE OF Idaho
COUNTY OF Valley } ss.

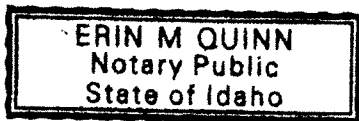
On this 20th day of September, 2018, before me (Notary's Name)

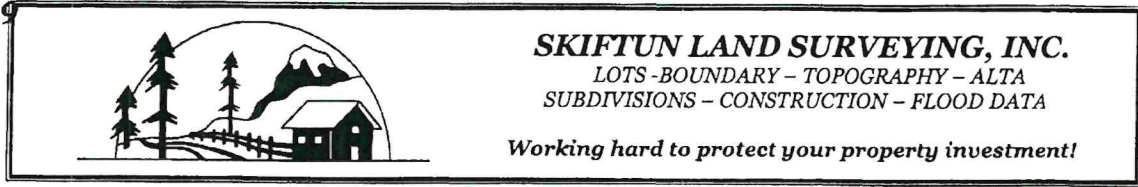
Erin Quinn a notary public, personally appeared Alexandria Childs

and _____ (Individual(s) Name) proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

(NOTARY SEAL)

Erin M Quinn
Notary Public
My Commission Expires on 10/13/23





September 10, 2018

Page 1 of 1

**EXHIBIT A
CHILDS TO IDAHO POWER CO.
POWERLINE EASEMENT 2
N1/2 N1/2 SE1/4 NW1/4, SEC. 27, T. 18 N., R. 3 E., B.M.
VALLEY COUNTY, IDAHO
0.046 ACRES**

A parcel of land situate in the N1/2 N1/2 SE1/4 NW1/4 of Section 27, T. 18 N., R 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the Center 1/4 corner of Section 27, T. 18 N., R. 3 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey recorded as Instrument No. 415152, on file in Book 13, on Page 170 of Surveys, in the Office of the Recorder of Valley County, Idaho; thence, N. 0°31'45" E., 991.13 feet, along the easterly boundary of the SE1/4 NW1/4, said Section 27, to an aluminum cap on a 5/8" rebar, marking the Southeast Corner of that particular property owned by Bennett Gordon Childs and Alexandria Childs, as described in Warranty Deed, recorded as Instrument No. 414098, excepting Warranty Deed, Instrument No. 415804, both on file in the Office of the Recorder of Valley County, Idaho; thence, N. 89°38'00" W., 398.34 feet along the southerly boundary of said Childs property, to a 1/2" rebar, marking the Northeast Corner of that particular property owned by Robert P. and Tami A. Brown, as described in Warranty Deed, recorded as Instrument No. 414610 and Quitclaim Deed, Instrument No. 416101, in the Office of the Recorder of Valley County, Idaho; thence, continuing N. 89°38'00" W., 220.68 feet along the line common to said Childs and Brown properties, to the **REAL POINT OF BEGINNING**:

- Thence, continuing along said common line N. 89°38'00" W., 10.29 feet,
- Thence, N. 14°02'38" E., 45.49 feet,
- Thence, N. 73°16'52" E., 83.17 feet,
- Thence, N. 12°11'32" E., 73.12 feet,
- Thence, S. 77°48'28" E., 10.00 feet,
- Thence, S. 12°11'32" W., 79.02 feet,
- Thence, S. 73°16'52" W., 83.39 feet,
- Thence, S. 14°02'38" W., 37.37 feet to the **Point of Beginning**, containing 0.046 acres, more or less.

Bearings based on GPS derived State Plane Grid Azimuth, Idaho West Zone (1103) NAD83.

Rod M. Skiftun – P.L.S. 9585
 13784 Highway 55 McCall, ID 83638
 208-634-3696/Fax 208-634-8475
 E-mail: rskiftun@frontiernet.net



SKIFTUN LAND SURVEYING, INC.

LOTS - BOUNDARY - TOPOGRAPHY - ALTA
SUBDIVISIONS - CONSTRUCTION - FLOOD DATA

Working hard to protect your property investment!

September 10, 2018

Page 1 of 1

EXHIBIT A
CHILDS TO IDAHO POWER CO.
POWERLINE EASEMENT 3
S1/2 N1/2 SE1/4 NW1/4, SEC. 27, T. 18 N., R. 3 E., B.M.
VALLEY COUNTY, IDAHO
18.2 SQ. FT.

A parcel of land situate in the S1/2 N1/2 SE1/4 NW1/4 of Section 27, T. 18 N., R 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the Center 1/4 corner of Section 27, T. 18 N., R. 3 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey recorded as Instrument No. 415152, on file in Book 13, on Page 170 of Surveys, in the Office of the Recorder of Valley County, Idaho; thence, N. 0°31'45" E., 991.13 feet, along the easterly boundary of the SE1/4 NW1/4, said Section 27, to an aluminum cap on a 5/8" rebar, marking the Southeast Corner of that particular property owned by Bennett Gordon Childs and Alexandria Childs, as described in Warranty Deed, recorded as Instrument No. 414098, excepting Warranty Deed, Instrument No. 415804, both on file in the Office of the Recorder of Valley County, Idaho; thence, N. 89°38'00" W., 398.34 feet along the southerly boundary of said Childs property, to a 1/2" rebar, marking the Northeast Corner of that particular property owned by Robert P. and Tami A. Brown, as described in Warranty Deed, recorded as Instrument No. 414610 and Quitclaim Deed, Instrument No. 416101, in the Office of the Recorder of Valley County, Idaho; thence, continuing N. 89°38'00" W., 220.68 feet along the line common to said Childs and Brown properties; thence, S. 14°02'38" W., 52.14 feet, thence, S. 23°25'06" W., 105.13 feet; thence, N. 66°34'54" W., 6.65 feet, to the **REAL POINT OF BEGINNING**:

Thence, N. 66°34'54" W., 3.35 feet,

Thence, N. 23°25'06" E., 10.86 feet,

Thence, S. 06°15'21" W., 11.37 feet to the **Point of Beginning**, containing 18.2 Sq. Ft., more or less.

Bearings based on GPS derived State Plane Grid Azimuth, Idaho West Zone (1103) NAD83.

Rod M. Skiftun - P.L.S. 9585
13784 Highway 55 McCall, ID 83638
208-634-3696/Fax 208-634-8475
E-mail: rskiftun@frontiernet.net

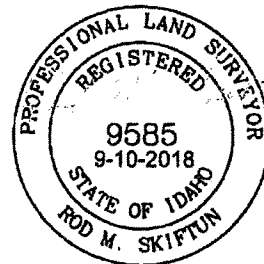
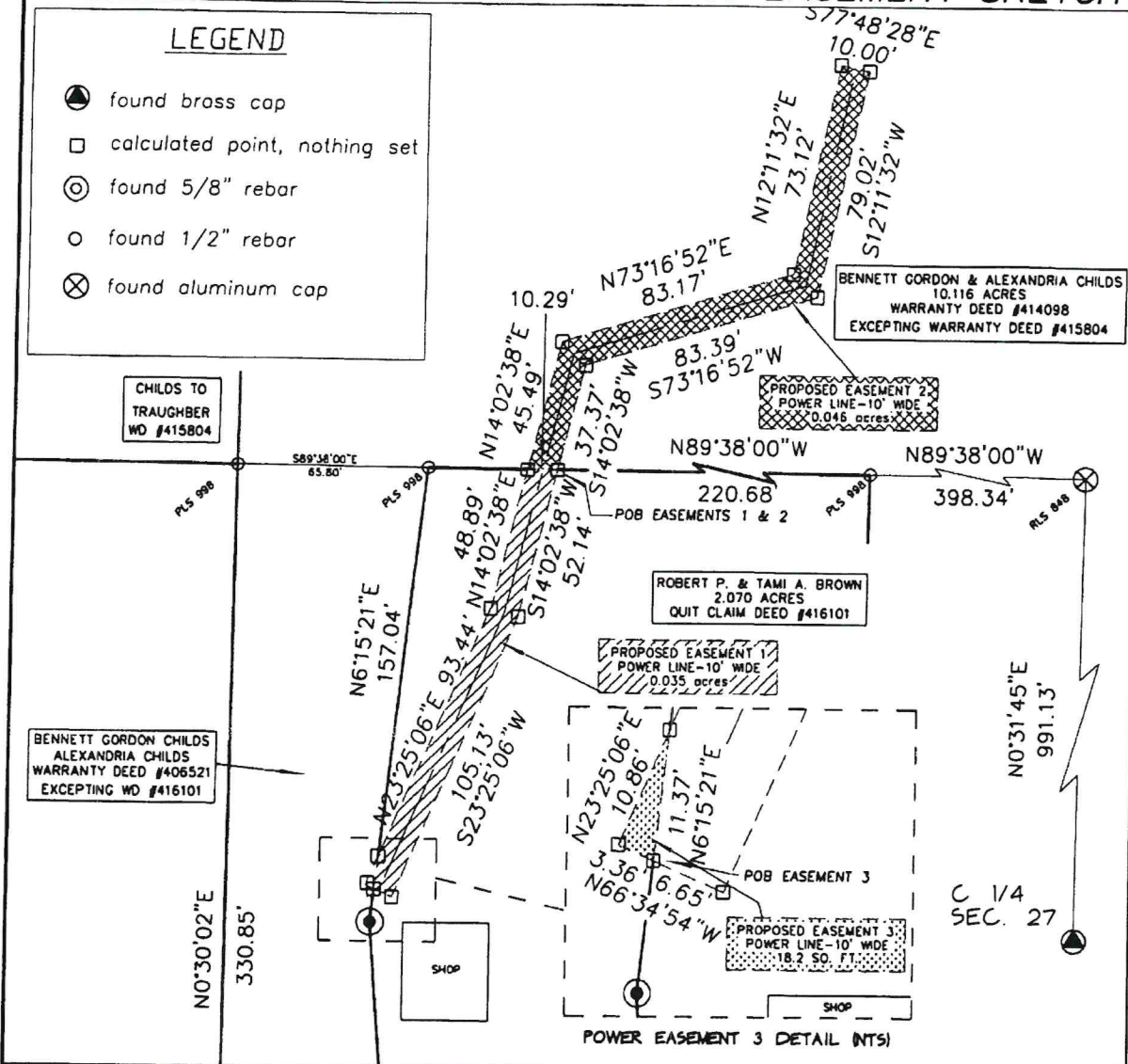


EXHIBIT B IDAHO POWER COMPANY EASEMENT SKETCH

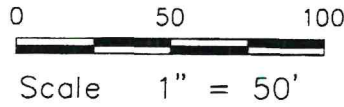
LEGEND

- found brass cap
- calculated point, nothing set
- ⊙ found 5/8" rebar
- found 1/2" rebar
- ⊗ found aluminum cap



PROPOSED POWERLINE EASEMENTS

Bearings based on GPS derived
State Plane Grid Azimuth
Idaho West Zone (1103)



SKIFTUN LAND SURVEYING, INC.
13784 HIGHWAY 55
McCALL, IDAHO 83638
208-634-3696

DATE: 10 SEP 2018
SCALE: 1" = 50'
CHECKED BY:
DRAFTED BY: rms
DESIGNED BY:

POWERLINE EASEMENT
BROWN & CHILDS TO IDAHO POWER
SITUATE IN THE N1/2 SE1/4 NW1/4
Sec. 27, T.18 N., R. 3 E., B.M.
Valley County, Idaho

Idaho Power Company
POWER LINE EASEMENT

NASH 98988
1/3/79

Tyrone O. Nash and Pamela K. Nash

his wife, Grantor(s) of Valley County, State of Idaho, do hereby grant and convey to IDaho POWER COMPANY, a corporation, with its principal office located at 1220 Idaho Street, Boise, Idaho, its successors and assigns, Grantee, for One Dollar and other valuable considerations, receipt of which is hereby acknowledged, a right of way and easement for the erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission, distribution and telephone lines and circuits of the Grantee, attached poles or other supports, together with guys, crossarms and other attachments and incidental equipment thereon, and appurtenances, with the right to permit the attachment of the wires and fixtures of other companies or parties, over and across the following premises, belonging to the said Grantor(s) in Valley County, State of Idaho, in the following location, to-wit:

A 10.0 foot strip of land being 5.0 feet on each side of the surveyed centerline, lying in the S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 27, Township 18 North, Range 3 E., B.M., Idaho, more particularly described as follows:

Commencing at the Southwest corner of the South $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 27; thence North 0°30'10" East 200 feet to a point which will be the real point of beginning; thence North 15° East, 100 feet.

Together with all rights of ingress and egress necessary for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to cut, trim and remove trees, limbs, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement and the operation, maintenance and repair of Grantee's electrical system.

Executed and delivered this 19 day of October, 1978.

Tyrone O. Nash
Pamela K. Nash

STATE OF Idaho
County of Valley

On this 19 day of October, 1978, before me, A. Bruce Cleveland, a Notary Public, personally appeared Tyrone O. Nash and Pamela K. Nash, known to me to be the person(s) who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

(Notarial Seal)

A. Bruce Cleveland
Notary Public, residing at McCall, Id.
Commission expires March 5, 1985

12-181 500

STATE OF _____ } ss.
County of _____

On this _____ day of _____, 19____, before me, _____ and
a Notary Public, personally appeared _____ and, to me personally known, who being duly sworn, did say that
they are respectively the _____ President and the _____ Secretary of the corporation that executed the within
instrument, and acknowledged to me that such corporation executed the same as the free act and deed of said corporation.

(Notarial Seal)

Notary Public, residing at _____
Commission expires _____, 19____

COPIES OF THIS INSTRUMENT
MADE BY _____
INC. X
2025

1.00
J. W. Crutcher
Deputy

1 Misc.
J. W. Crutcher
Deputy

32
3rd
January 19 79

Idaho Power Co
at the request of the instrument

STATE OF IDAHO } ss.

55555

129699
10/11/89

QUITCLAIM DEED

FOR VALUE RECEIVED, LELAND ILKA, hereby conveys, releases, remises, confirms and forever quitclaims unto SCOTT HARRIS and CONNIE HARRIS, E. 1717th-34 Ave., Spokane, Washington, LEONARD C. ILKA, 1418 Holly, Boise, Idaho, PAT DUNCAN and BOB DUNCAN, Box R, Ajo, Arizona, BETTY YERRINGTON and RAY YERRINGTON, 1402 Meridian Ave., Meridian, Idaho 83642, BRUCE COLLIER and PAULA COLLIER, Box 1148, Ketchum, Idaho 83340, GARY RYAN and TONI RYAN, Box 4295, McCall, Idaho 83638, JOHN KWADER and BARBARA KWADER, Rt. 1, Box 115, McCall, Idaho 83638, TONY NASH and PAM NASH, P. O. Box 610, McCall, Idaho 83638, ROY GAU, 1037 Portola Ave. #29, Livermore, California 94550, and LELAND ILKA, Box 301, McCall, Idaho 83638, the present record owners of various real properties in Section 27, T 18 N, R. 3 E., B.M., Valley County, Idaho, which properties either abut in part or are accessed by a pre-existing, east-west roadway and companion easement, a non-exclusive right of use for utility and access purposes in and to the existing roadway and companion easement as follows:

A uniform strip of land lying 35 feet on either side of a line described as follows:

Commencing at the S-N 1/64 corner common to Sections 27 and 28, T 18 N, R. 3 E., B.M., thence easterly along the line forming the boundary common to the N 1/2 S 1/2 NW 1/4 and the S 1/2 S 1/2 NW 1/4 of Section 27 to a point lying at the center of the Section 27, being 2655 feet in length more or less.

QUITCLAIM DEED - 10/11/89

DATED this 11th day of October, 1989.

Leland Ilka
LELAND ILKA

STATE OF IDAHO)
County of Valley) ss.

On this 11th day of October, 1989, before me, a Notary Public in and for said State, personally appeared LELAND ILKA, known or identified to me to be the person whose name is subscribed to the within and foregoing and acknowledged to me that he executed the same.

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

Cecilia Thompson
Notary Public for Idaho
Residing at The Falls

16969691

RECORDED

OCT 11 10 54 AM '89

VALLEY COUNTY CLERK

Box 301
Marathon Id
1989

State of ~~Mass~~ ¹

County of ~~Wend~~ ¹

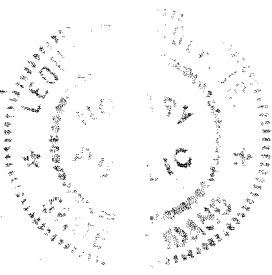
On this 24 day of Nov, 1989, before me, Notary Public in and for said State, personally appeared

~~Thomas O. WASC~~
known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Thomas O. Wasc

Notary Public:

CASEY, EDWARD
EXPIRES 11/12/93



State of New York
County of [illegible]

On the [illegible] day of [illegible], 19[illegible], [illegible] a [illegible] [illegible] of the State, personally appeared [illegible] [illegible] known to me to be the person whose name [illegible] subscribed to the [illegible] within instrument, and acknowledged to me that [illegible] executed the same.

[Signature]
Notary Public
Residence: [illegible]
Comm. Expires: [illegible]

700730
MAIN TILLER ROOM
INDEXED BY [illegible]
RECORDED [illegible]
OCT 30 11 04 AM '33
THE [illegible]



PRELIMINARY TITLE COMMITMENT ATTACHED

Date: February 9, 2026

File No.: 1028985

Property: 62 Ilka Lane, McCall, ID 83638

Buyer/Borrower: TBD

Seller: Alexandria Gabriel Childs and Bennett Gordan Childs

In connection with the above referenced transaction, we are providing you with the following contact information. Enclosed please find your Title Commitment.

Buyer/Borrower
TBD

Seller:
Alexandria Gabriel Childs and Bennett Gordan Childs



Commitment for Title Insurance

Subject to conditions and stipulations contained therein

Your contacts for this transaction are as follows:

Title Officer:

Jonathan Edwards
jonathan.edwards@amerititle.com
(208) 414-1792

Escrow Officer:

Email escrow closing documents to:



In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your Escrow Officer or Title Officer if you answer "Yes" to any of the following:

- ❖ **Will you be using a Power of Attorney?**
- ❖ **Are any of the parties in title incapacitated or deceased?**
- ❖ **Has a change in marital status occurred for any of the principals?**
- ❖ **Will the property be transferred into or from a trust, partnership, corporation or Limited Liability Company?**
- ❖ **Has there been any construction on the property in the last six months?**

Remember, all parties signing documents must have a current driver's license or other valid government issued photo I.D.



ALTA COMMITMENT FOR TITLE INSURANCE

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT. THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED. THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the *Notice*; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the *Commitment Conditions*, Old Republic National Title Insurance Company, (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned By:

Jonathan Edwards

Authorized Signatory

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607

(612) 371-1111

www.oldrepublictitle.com

By

C Monroe

President

Attest:

David Wald

Secretary

COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; [and]
- f. Schedule B, Part II—Exceptions; [and]
- g. a counter-signature by the Company or its issuing agent that may be in electronic form].

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing [and authenticated by a person authorized by the Company].
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURE

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at www.alta.org/arbitration.

**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

ISSUED BY
Old Republic National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: AmeriTitle, LLC
Issuing Office: 128 E Main St., Weiser, ID 83672
Loan Number:
Issuing Office File Number: 1028985
Property Address: 62 Ilka Lane, McCall, ID 83638
Commitment No.: [1]

1. Commitment Date: September 3, 2025 at 7:30 A.M

2. Policy to be issued:

(a) 2021 ALTA® Owner's Policy Standard Extended
Amount:
Premium: \$0.00

Endorsements:
Proposed Insured:

TBD

(b) 2021 ALTA® Loan Policy Standard Extended
Amount:
Premium: \$0.00

Endorsements:

Proposed Insured:

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Alexandria Gabriel Childs and Bennett Gordon Childs, wife and husband

5. The Land is described as follows:

See attached Exhibit 'A'

**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART I**

ISSUED BY Old Republic National Title Insurance Company

REQUIREMENTS:

File Number: 1028985

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. N/A

NOTES:

- A. Any map or sketch enclosed as an attachment herewith is furnished for informational purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the Company assumes no liability for any loss occurring by reason of reliance thereon.
- B. This Company reserves the right to add additional requirements and exceptions, as the details of this transaction are disclosed to, or become known by the Company.
- C. In the event that the contemplated transaction for which a Real Estate Report is required to be submitted to the US Department of Treasury Financial Crimes Enforcement Network ("FinCEN Report"), then the parties to transaction (Seller(s) and Buyer(s)) shall no later than the closing, provide to the Company the information and documentation necessary to enable the Company to complete the FinCEN Report. Such information and documentation include full legal name, date of birth, residential address, and the IRS taxpayer identification number of the beneficial owners of the Buyer(s), as further defined and described in Section 1031.320 of Chapter 31 of the Code of Federal Regulations ("Code")

NOTE: The FinCEN Report requires certain residential real estate transaction purchased with all cash or without institutional lender financing, where at least one buyer/transferee is a legal entity to be reported to the United States Treasury Department's Financial Crimes Enforcement Network. If the required information is not timely provided to the Company, the Company may elect to withdraw as the settlement company or otherwise be involved in the transaction.

If AmeriTitle, LLC is not acting as a "Reporting Person" under the FinCEN rule for this transaction, where said company is not performing any escrow or settlement functions, responsibility for compliance with FinCEN reporting requirements lies with the party designated as the Reporting Person under the rule, which may include the settlement agent, escrow agent, or other party facilitating the closing.

AmeriTitle, LLC expressly disclaims any and all liability for FinCEN reporting obligations where said company is not performing any escrow or settlement functions.

- D. In the event this transaction fails to close and this commitment is cancelled a fee will be charged complying with the state insurance code.
- E. According to the available County Assessor's Office records, the purported address of said land is:
62 Ilka Lane, McCall, ID 83638
- F. Taxes, including any assessments collected therewith, for the year shown below are paid:
Amount: \$1,848.44

Year: 2024

Parcel No.: RP18N03E274204

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE B PART II

ISSUED BY Old Republic National Title Insurance Company

EXCEPTIONS:

File Number: 1028985

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
4. Easements, or claims of easements, not shown by the public records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
8. Taxes, including any assessments collected therewith, for the year 2025 which are a lien not yet due and payable.
9. Ditch, road and public utility easements as the same may exist over the Land.
10. POWER LINE EASEMENT to Idaho Power Company as filed for record in the office of the Recorder of Valley County, Idaho on January 3, 1979 as Instrument No. [98988](#)
11. ROADWAY EASEMENT as described on Quitclaim Deed, as filed for record in the office of the Recorder of Valley County, Idaho on October 11, 1989 as Instrument No. [169699](#)
12. ROAD MAINTENANCE AGREEMENT, as filed for record in the office of the Recorder of Valley County, Idaho on October 30, 1989 as Instrument No. [170075](#)
13. The following matters disclosed by survey prepared by Skiftun Land Surveying, Inc.
Recorded: August 1, 2018
Instrument No.: [415152](#)
14. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Idaho Power Company
Recorded: September 28, 2018
Instrument No.: [416585](#)
15. Subject to roadway (Ilka Lane) along entire southerly boundary.

16. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$548,250.00
Trustor/Grantor: Bennet Childs and Alexandria Childs, husband and wife
Trustee: AmeriTitle, LLC
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS), solely as nominee for Primary Residential Mortgage Inc
Dated: October 7, 2021
Recorded: October 13, 2021
Instrument No.: [445017](#)
17. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$100,000.00
Trustor/Grantor: Alexandria Gabriel Childs and Bennett Gordon Childs, wife and husband
Trustee: AmeriTitle, LLC
Beneficiary: Idaho First Bank
Dated: December 13, 2023
Recorded: December 18, 2023
Instrument No.: [460835](#)

END OF SCHEDULE B

EXHIBIT 'A'

File No. 1028985

A parcel of land situate in the N1/2 SE1/4 NW1/4 of Section 27, T. 18 N., R 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the Center 1/4 corner of Section 27, T. 18 N., R. 3 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey recorded as Instrument No. 196152, on file in Book 4, on Page 148 of Surveys, in the Office of the Recorder of Valley County, Idaho; thence. N. 0°31'45" E., 660.80 feet, along the easterly boundary of the S1/2 SE1/4 NW1/4, to a 5/8" rebar at the end of the centerline of Ilka Lane, a 70.00 foot wide private road easement, as described in Instrument No. 169699, on file in the Office of the Recorder of Valley County, Idaho; thence, continuing N. 0°31'45" E., 330.33 feet along the easterly boundary of the N1/2 SE1/4 NW1/4, to an aluminum cap on a 5/8" rebar, the REAL POINT OF BEGINNING:

Thence, N. 89°38'00" W., 398.34 feet to a 1/2" rebar,

Thence, continuing N. 89°38'00" W., 265.36 feet to a 1/2" rebar,

Thence, S. 6°15'12" W., 157.04 feet to a 5/8" rebar, as shown on that particular Record of Survey recorded as Instrument No. 415152, on file in Book 13, on Page 170 of Surveys, in the Office of the Recorder Valley County, Idaho,

Thence, S. 4°40'52" E., 175.17 feet to a 5/8" rebar on said Ilka Lane easement centerline to a 1/2" rebar,

Thence, N. 89°46' 10" W., 65.87 feet along said easement centerline to a 1/2" rebar,

Thence, N. 0°30'02" E., 330.85 feet to a 1/2" rebar,

Thence, N. 0°30'02" E., 332.10 feet to a 5/8" rebar on the northerly boundary of said N1/2 SE1/4 NW1/4,

Thence, S. 89°40'46" E., 729.67 feet along said northerly boundary to a 5/8" rebar, marking the Center North 1/16 Corner of said Section 27,

Thence. S. 0°31'45" W., 332.69 feet along the easterly boundary of said N 1/2 SE 1/4 NW 1/4, to the Point of Beginning.

Bearings based on GPS derived State Plane Grid Azimuth. Idaho West Zone (1103) NAD83.

Together with ingress-egress easement granted in Warranty Deed recorded April 24, 1991 as Instrument No. 179800 and in Quitclaim Deed recorded October 11, 1989 as Instrument No. 169699

Tax Information

Notes Refresh New Search List Close

PIN: **RP18N03E274204**
 AIN:
 Status: **Active**
 Geocode:
 Rev acct: **0000071705**
 Tax sale:

TAG: **TAG 041-0000**
 TIF:
 County: **43-Valley**
 Case:
 Pmt pin:
 ACH pin:

Current owner: **CHILDS ALEXANDRIA GABRIEL(more)**
 Ownership type: **Community Property**
 Situs address: **62 ILKA LN**
 Description: **TAX #45 IN N/2 SE NW S27 (...)**
 Class: **534 Res Impr on Cat 12**
 Roll type: **Real Property**

Year/Bill: 2024-145654-A Tax Notice* Print Bill Detail Total Due 9/25/2025

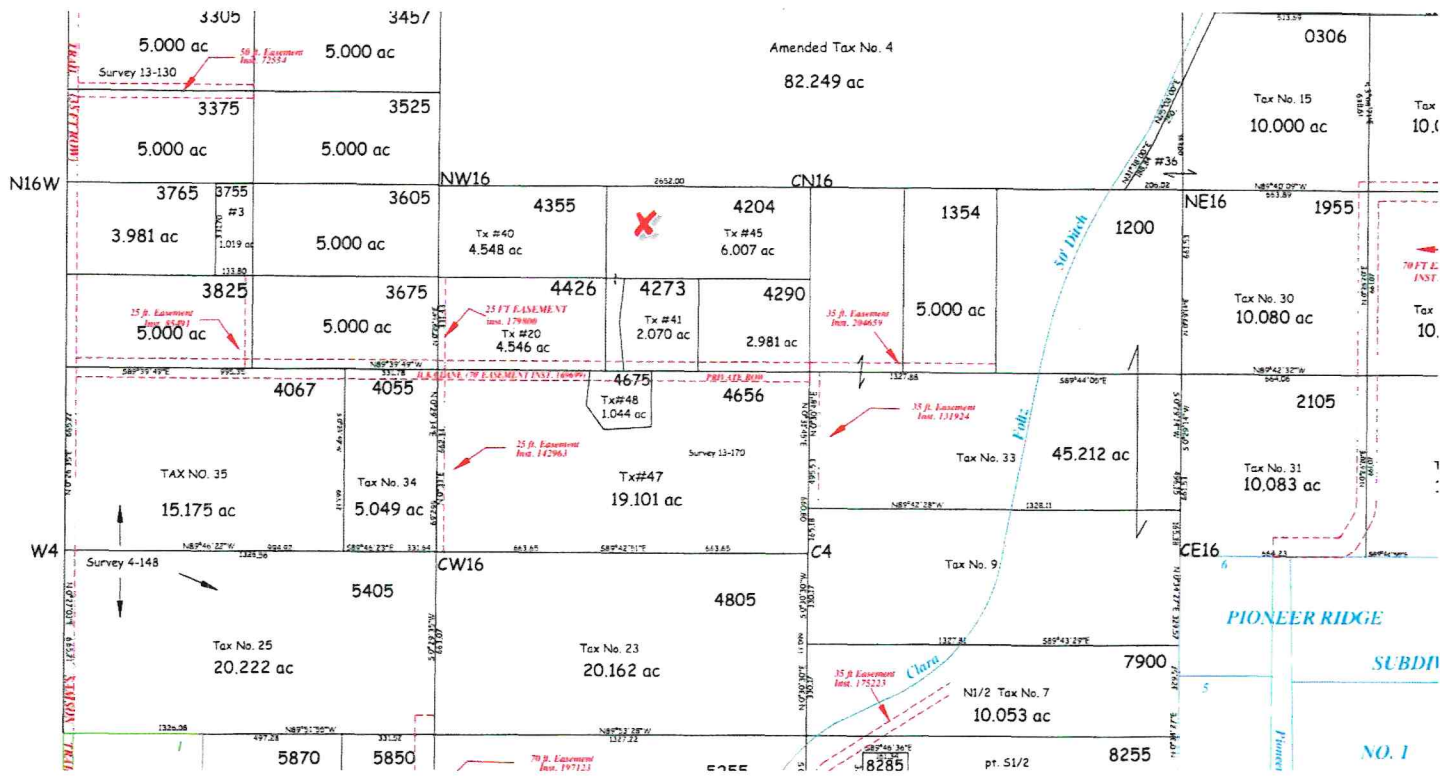
Bill type: **Original Actual**
 Bill dates: **November 01, 2024**
 Amount: **\$850.43**
 Paid date: **Tuesday, June 17, 2025**
 Receipt: **B25.1811**
 Sequence no: **1**
 Paid by: **CORELOGIC TAX SERVICES**
 Decal no:
 Description: **TAX #45 IN N/2 SE NW S27 T18N R3E**

Owner of record:
 CHILDS ALEXANDRIA GABRIEL
 5154 S ALSTON PLACE
 MERIDIAN ID 83642

Total Current \$0.00
 Delinquent \$0.00
 Adv/Surplus \$0.00
 Discount \$0.00
 Total Due \$0.00

Values/Exemptions
 Land Assessed 244,761 USD
 Imp Assessed 628,672 USD
 Total Acres 6.0071 Acres
 Total Value 873,433 USD
 Total Exemptions 125,000 USD
 Net Tax Value 748,433 USD

Charge Summary				Detail
Gross Tax	Credits	Net Tax	Tax Savings	Total Credits/Savings
1,848.44	-147.58	1,700.86	284.70	432.28



From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Tuesday, February 10, 2026 8:15 AM
To: Alexandria Childs [REDACTED]
Cc: Brian Oakey <boakey@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: 1028985 - 62 Ilka Lane, McCall, ID 83638: Copies of Exceptions

Valley County recognizes Ilka LN as a private road. It is in our Official Road Name List and on our Official Road Map (now our GIS system). We will recognize it as such until a judge tells us something different (my opinion).

The question is if it is built to a private road standard and that is what you need to assess and let us know per your hired professional. The P&Z Commission will make that judgement call.

These two matters are what I will relay to the P&Z Commission.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

“Live simply, love generously, care deeply, speak kindly, and leave the rest...”

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

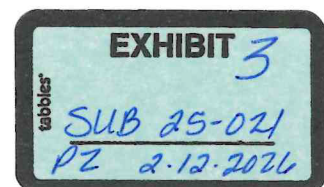
From: Sasha Childs [REDACTED]
Sent: Tuesday, February 10, 2026 7:56 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Brian Oakey <boakey@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: 1028985 - 62 Ilka Lane, McCall, ID 83638: Copies of Exceptions

Hi Cynda,

Thank you. I have an attorney reviewing and an engineer engaged as well. What I'm looking for is how the county will legally look at this. Is this survey and the County record correct about Ilka Lane being a private lane with a 70 ft ROW or is Scott Harris correct that it is in fact not a private lane? This question is not something I should be learning at the meeting. It should be information that I have confirmation of well before the meeting.

Thank you.

Sasha



From: Brian Oakey <boakey@valleycountyid.gov>
Sent: Tuesday, February 10, 2026 11:29 AM
To: Alexandria Childs [REDACTED]
Cc: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Subdivision Requirements

Sasha,

As you are probably aware the Valley County Subdivision Ordinance requires two requirements be met in order for a subdivision to be approved when connecting to a private road. Those requirements are outlined in the Valley County Subdivision Ordinance. Copied here for your convenience.

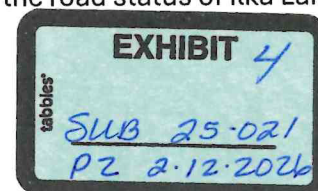
Valley County Ordinance 10-5-1: Street and Utility Improvements:

E. Connection To Public Road Required: The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way. (Ord. 13-5, 9-16-2013; amd Ord. 21-08, 6-28-2021)

The ordinance allows access to a subdivision from a private road IF that private road is constructed to the minimum road standards. As Cynda provided in her separate email, Valley County considers Ilka Lane to be a private road given the previously enacted ordinance designating it as a private road, a designated road name has been assigned and addressing numbers have been assigned. This does not, however, determine whether Ilka Lane meets the minimum road standards as required by VCC.

The question re: whether Ilka Lane meets minimum road standards is a question of fact that the P&Z Commission will have to decide based on the information you provide, information in the staff report, and any other information provided to them for consideration. Also, as you can see from the ordinance, the road department will have to concur in the minimum standard assessment. Designating a road as a private road for public safety is a different process. Law enforcement and EMS require a road and addressing numbers in order for dispatch to correctly send first responders to an emergency location. The road construction standards are not a consideration when giving a private road a name and assigning address numbers. Construction standards, according to the ordinance, is considered when a subdivision application is presented in the P&Z context.

The information I am providing here is intended to clarify the process going forward and point out the relevant subdivision ordinance requirements regarding subdividing off from a private road. It should not be construed as legal advice or a legal opinion with regard to the road status of Ilka Lane or your application.



Hummingbird Haven Ilka Lane

2 messages

Trevor Howard <trevor@timberlandassociates.org>

Thu, Feb 12, 2026 at 3:53 PM

To: Sasha Childs [REDACTED]

Sasha,

I collected points of along Ilka Lane from Samson Trail to the steepest section east of Hummingbird Haven using a Trimble Catalyst DA-2 GPS rover today.

The joints indicate that the maximum grade of Ilka lane is less than 8%. This is less than Valley County Private Road Maximum allowed slope of 10%.

Although I have not generated a profile of the existing grade to verify vertical curves, but they appear to provide the site distance required for Valley County Private Roads. *

I measures a single locatiion for road width to be 24 ft. The width appears to be uniform for the entire length of Ilka Lane from Samson Trail to Hummingbird have, but most of it is snow covered, so this is difficult to verify. The Valley County Private Road minimum width is 28 ft.

Thank you,

Trevor Howard, PE
Principal Engineer

Timberland Associates, LLC
60 Difficult Dr | Idaho City, Id 83631
C: 208.559.2663
Trevor@TimberlandAssociates.org

Sasha Childs [REDACTED]

Thu, Feb 12, 2026 at 4:06 PM

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

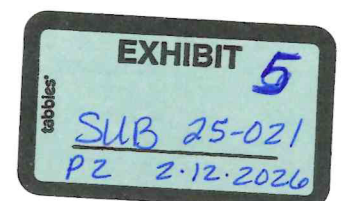
Cc: Cynda Herrick <cherrick@co.valley.id.us>, Lori Hunter <lhunter@co.valley.id.us>

Hi Cynda and Lori,

This is an email from the engineer that came out to verify information on Ilka lane today. I'll bring copies of this to distribute as well. I also took photos of Ilka lane in several places and took photos of other private lanes with recently approved subdivisions as well. See you shortly.

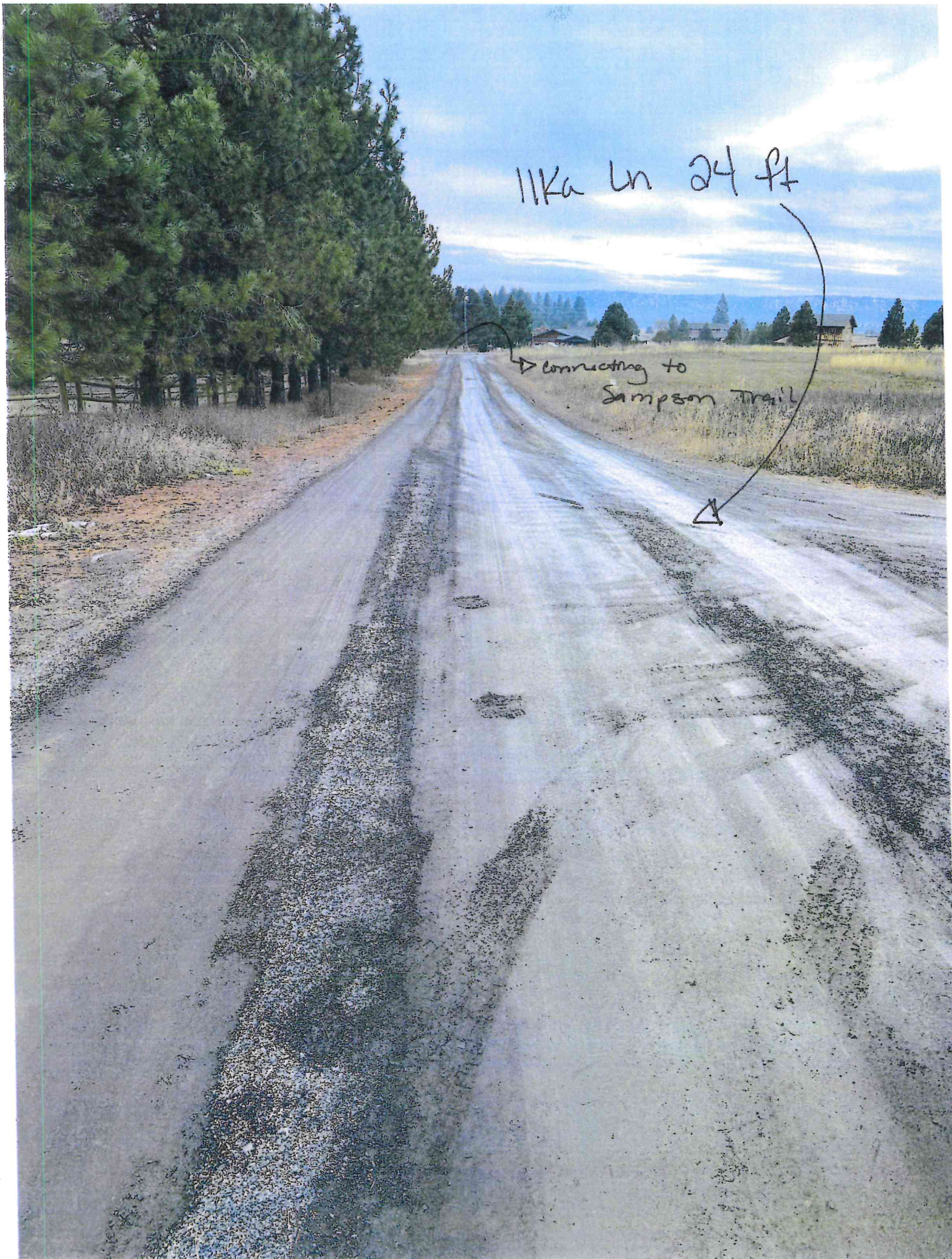
Sasha

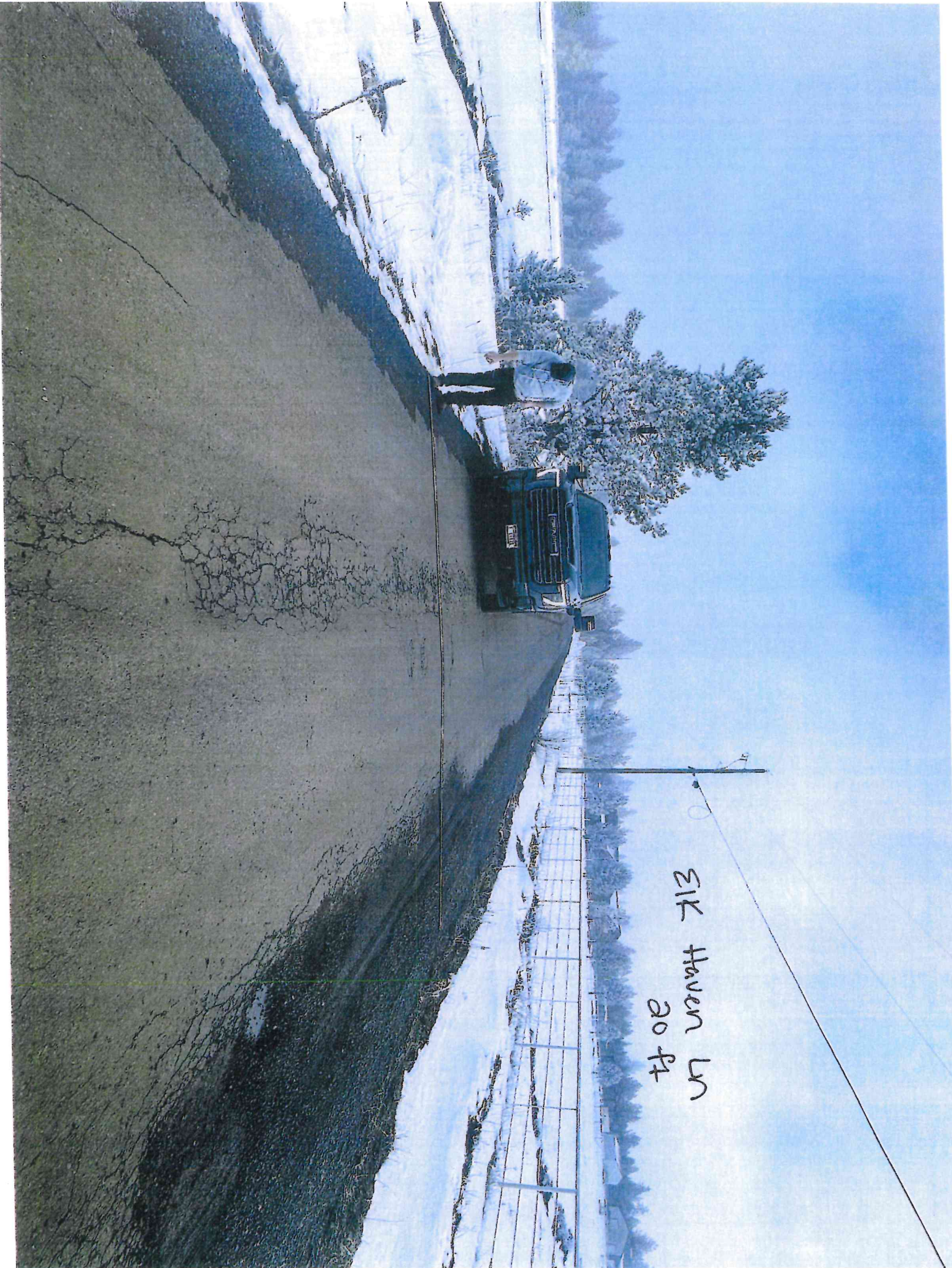
[Quoted text hidden]



11Ka Un 24 ft

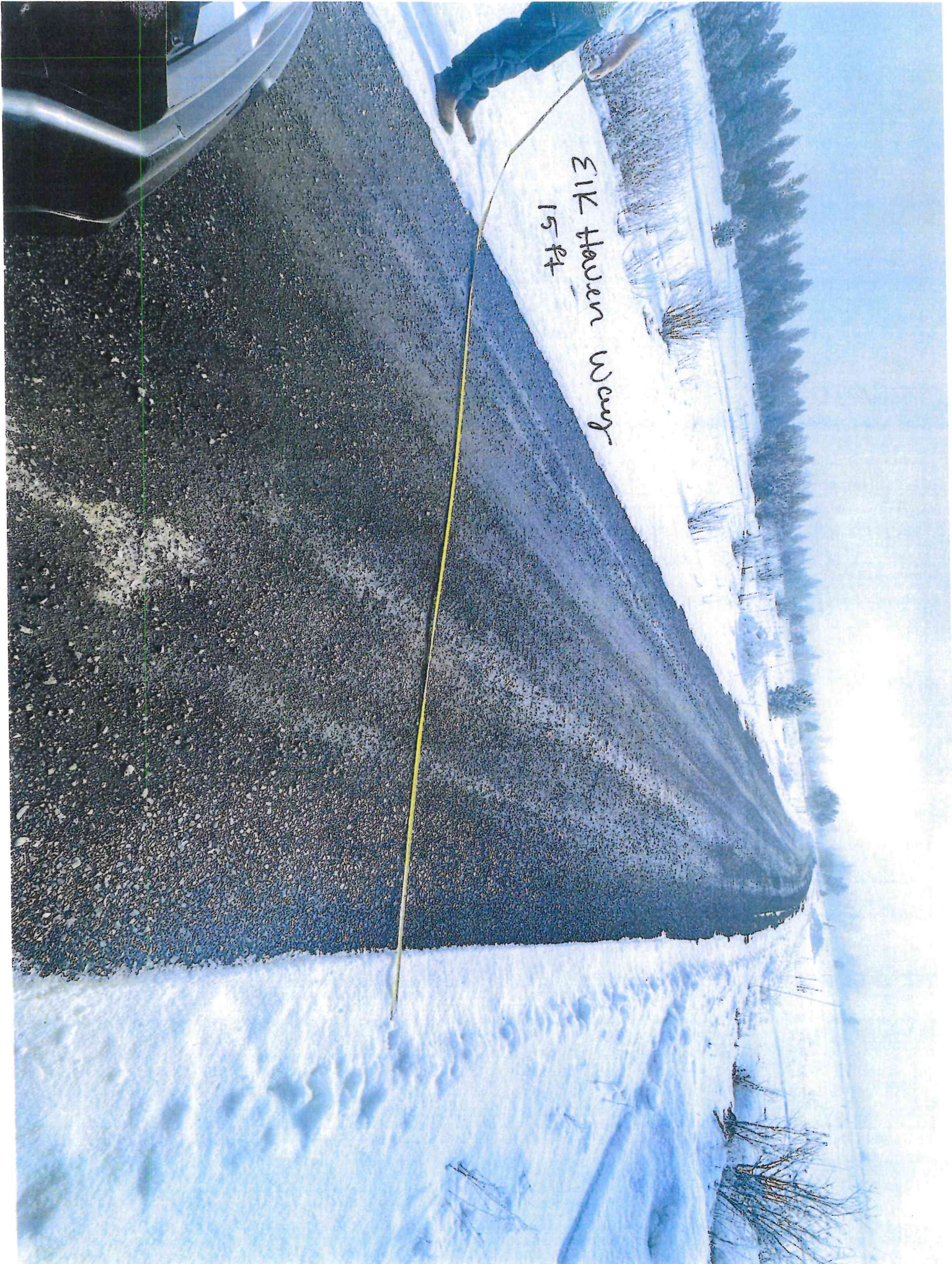
→ connecting to
Sampson Trail





Sik Haven Ln
20 ft

long woven mat
15 ft
E1K Haven Way



Fwd: Ilka Lane

3 messages

Bennett Childs <bennettchilds@cornerstonebuildanddesign.com>

Fri, Dec 12, 2025 at 10:03 AM

To: Sasha Childs [REDACTED]

Forwarded message

From: Jeff Mcfadden <jmcfadden@valleycountyid.gov>
Date: Thu, Dec 11, 2025 at 7:59 AM
Subject: Re: Ilka Lane
To: Bennett Childs <bennettchilds@cornerstonebuildanddesign.com>
Cc: Kerstin Dettrich <KDettrich@valleycountyid.gov>

Bennett,

I was asked to help with your question.

We have no documentation on Ilka Lane. It was not considered a subdivision when split. Where that is a private road, I'm not sure why that would even be a question for us, but we are here to help. There have been lot splits in the last couple years, in different areas of the county, that did not require bringing the private road up to a standard. If Ilka Ln. was being built now, or in the last 15 years, it would have to be built to a county standard. I hope this helps. If you have any other questions, please let us know.

Thank you,

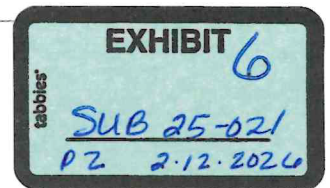
Jeff McFadden, Superintendent
Valley County Road Department

From: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Sent: Tuesday, December 9, 2025 5:31 PM
To: Jeff Mcfadden <jmcfadden@valleycountyid.gov>
Subject: Fw: Ilka Lane

Help

Kerstin Dettrich
Road & Bridge Director
Valley County Idaho
Office: (208) 382-7195
Cell: (208) 315-0635
Email: kdettrich@valleycountyid.gov

From: Bennett Childs <bennettchilds@cornerstonebuildanddesign.com>
Sent: Tuesday, December 9, 2025 1:52:08 PM
To: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Subject: Ilka Lane



CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi
I was told to email you with questions about our road. We are working through splitting our lot off of Ilka Lane and we needed to know if Ilka lane was built to county standards?

Thank you
Bennett Childs

Sasha Childs [REDACTED]
To: Cynda Herrick <cherrick@co.valley.id.us>

Wed, Feb 4, 2026 at 4:13 PM

Hi Cynda,

Just for your records and I will bring this email from Jeff to the P&Z meeting as well. I also have an engineer helping me as well. Can you please forward me the information from the fire department? We met with them and they said our subdivision was fine according to them but I didn't receive their official response. Thank you.

Sasha
[REDACTED]

Sasha Childs [REDACTED]
To: trevor@timberlandassociates.org

Wed, Feb 4, 2026 at 4:16 PM

We called the County Road Department to ask about the road standards and this is the email we received back from Jeff McFadden.

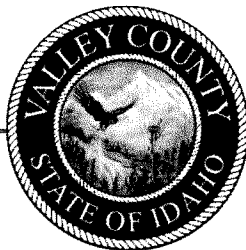
----- Forwarded message -----

From: **Bennett Childs** <bennettchilds@cornerstonebuildanddesign.com>
Date: Fri, Dec 12, 2025 at 10:03 AM
Subject: Fwd: Ilka Lane
To: Sasha Childs <[REDACTED]>

[REDACTED]

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

March 11th, 2026

To whom it may concern,

The **Wildfire Mitigation Director** has reviewed the Wildfire Mitigation Plan submitted for the **SB 25-021 Hummingbird Haven Subdivision**. 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 only additional request for mitigation treatment includes:**

It is recommended individual lot owners be responsible for Firewise standard for the Home Ignition Zone;

1. Immediate Zone- 0 to 5 feet around the building structures.
 - Recommend using rock or gravel instead of flammable vegetation or mulches next to the house.
 - Trim branches from large trees or shrubs that overhang the home, porch, or deck.
 - Do not stack firewood on or under decks.
2. Intermediate Zone- the next 5 to 30 feet from the building structures.
 - 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.
 - Shrubs can be limited to small clusters or groups of a few each to break up the continuity of vegetation across the landscape.
 - 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.
 - Space trees to have a minimum of 15-20 feet between the crowns.
 - 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.
 - Remove dead trees and shrubs. Also remove large accumulations of ground litter/debris.

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 shall occur prior to final plat approval and/or issuance of building permits, as determined by Valley County.

Inspections for water, access and commercial development requirements shall be requested to Respective Fire District. This decision is effective on the date of approval and shall remain in effect unless modified or revoked in accordance with Valley County Code.

Mara Hlawatschek

Mara Hlawatschek

Valley County Road and Bridge

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



Phone (208) 382-7195
roaddept@valleycountyid.gov

Wednesday, March 18, 2026

Sasha Childs & Bennett Childs
62 Ilka Lane
McCall, Idaho 83638

bennetchilds@cornerstonebuildanddesign.com

Cc: Planning & Zoning Administrator
Cynda Herrick cherrick@valleycountyid.gov

RE: SUB 25-021 Hummingbird Haven Subdivision [P&Z Application Meeting Date 2-12-2026]

Parametrix Inc. (Road Department Engineer) reviewed the Hummingbird Haven subdivision plat. The proposal creates two single-family residential lots, one of which is already developed with an existing home. Both lots are designed as flag lots with narrow frontage extending to Ilka Lane, a private road. Access to both lots will be provided by a shared driveway connecting to Ilka Lane. The driveway configuration appears adequate for shared use.

The application notes that Ilka Lane is a private road constructed to Valley County Private Road Standards. County ordinance generally requires new subdivisions to connect to a public road but allows access via a private road if it meets County standards.

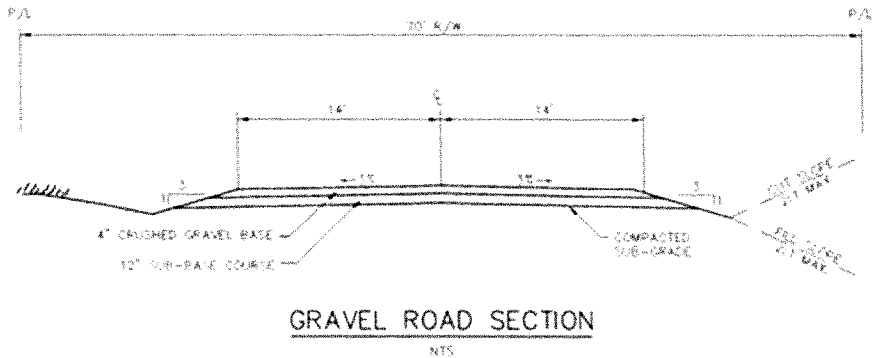
After submitting the application, the owner provided field measurements of the road width and grade. Due to snow conditions, multiple width measurements were not possible; however, the engineer measured a width of 24 feet at one location and observed the width to be consistent along the approximately one-third mile stretch from Samson Trail to Hummingbird Haven. Valley County standards require a 28-foot width for a local private road (two 12-foot travel lanes with 2-foot shoulders on each side). While the existing 24-foot width is slightly narrower than the full standard, it provides compliant travel lane widths with intermittent shoulder areas.

Valley County Road and Bridge

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



Phone (208) 382-7195
roaddept@valleycountyid.gov



The measured maximum grade is less than 8 percent, which complies with the maximum allowed slope of 10 percent. Available sight distance appears adequate.

Ilka Lane was constructed prior to adoption of the current County Road standards. Based on the owner's engineer's assessment and our review of available imagery, the road appears adequate to serve the limited additional traffic generated by this two-lot subdivision, so at this time, we see no reason to impose improvements to Ilka Lane and recommend the County allow the subdivision to access the road in its current condition. If further subdivision of properties or changes in land-use along Ilka Lane occurs in the future, the County may wish to reevaluate whether upgrades are warranted.

Thank you,

Kerstin Dettrich

Kerstin Dettrich
Valley County Road & Bridge Director

From: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Sent: Wednesday, March 18, 2026 7:42 PM
To: bennettchilds@cornerstonebuildanddesign.com <bennettchilds@cornerstonebuildanddesign.com>; Alexandria Childs [REDACTED]
Cc: Paul Ashton <PAshton@parametrix.com>; Cody Janson <CJanson@parametrix.com>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Fw: Ilka Lane: Hummingbird Haven Subdivision SUB 25-021

Sasha,

Apologies for the delay here. See attached to close this out for roads.

Thank you,



Kerstin Dettrich
Road & Bridge Director
Valley County Idaho
Office: (208) 382-7195
Cell: (208) 315-0635
Email: kdettrich@valleycountyid.gov

From: Paul Ashton <PAshton@parametrix.com>
Sent: Thursday, March 5, 2026 9:27 AM
To: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Cc: Cody Janson <CJanson@parametrix.com>
Subject: RE: Ilka Lane: Hummingbird Haven Subdivision SUB 25-021

Parametrix

Paul Ashton, PE

Senior Engineer

[208-906-1155](tel:208-906-1155) | direct

[208-891-1995](tel:208-891-1995) | mobile



From: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Sent: Monday, March 2, 2026 12:28 PM
To: Alexandria Childs [REDACTED] Cynda Herrick <cherrick@valleycountyid.gov>; Paul Ashton <PAshton@parametrix.com>; Cody Janson <CJanson@parametrix.com>
Cc: Bennett Childs <bennettchilds@cornerstonebuildanddesign.com>
Subject: Re: Ilka Lane: Hummingbird Haven Subdivision SUB 25-021

Sasha,

Apologies for the delay here. Your initial question came right after I started at Valley County, and I was triaging many items/Jeff McFadden was assisting with that. I have our engineers (Parametrix-

copied) providing a letter on roads requirements from my department to assist in closing this out for you. Standby and we will get you a letter shortly.

Generally, I do not have an issue with the access point, but the road department will define requirements for you given that Ilka Lane is private.

Thank you,



Kerstin Dettrich
Road & Bridge Director
Valley County Idaho

Office: (208) 382-7195

Cell: (208) 315-0635

Email: kdettrich@valleycountyid.gov

From: Sasha Childs [REDACTED]

Sent: Monday, March 2, 2026 11:04 AM

To: Kerstin Dettrich <KDettrich@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Bennett Childs <bennettchilds@cornerstonebuildanddesign.com>

Subject: Fwd: Ilka Lane: Hummingbird Haven Subdivision SUB 25-021

Good morning Kirsten and Cynda,

We have been trying to reach the road department since before our meeting a few weeks ago. This (email below) is communication from Jeff in December regarding the use of Ilka Lane for our two lot subdivision. We would like to start a conversation with the road department and meet on the lane as soon as possible so we can be fully prepared for our P&Z meeting in April.

Kirsten, We have no other hold up on the approval of the subdivision other than from the road department - at the request of a less than capable P&Z Commission. Please respond to this email or call me so we can discuss this and set up a time to meet on the lane.

I will be sending the report from our engineer regarding the lane as well... that the commission just threw information from him out since we hired him. The P&Z commission is lacking in some abilities at the moment so we all get to add this to our plates.

Thank you.

Sasha

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

From: **Bennett Childs** <bennettchilds@cornerstonebuildanddesign.com>

Date: Fri, Dec 12, 2025 at 10:03 AM

Subject: Fwd: Ilka Lane

To: Sasha Childs [REDACTED]

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

From: **Jeff Mcfadden** <jmcfadden@valleycountyid.gov>

Date: Thu, Dec 11, 2025 at 7:59 AM

Subject: Re: Ilka Lane

To: Bennett Childs <bennettchilds@cornerstonebuildanddesign.com>
Cc: Kerstin Dettrich <KDettrich@valleycountyid.gov>

Bennett,

I was asked to help with your question.

We have no documentation on Ilka Lane. It was not considered a subdivision when split. Where that is a private road, I'm not sure why that would even be a question for us, but we are here to help. There have been lot splits in the last couple years, in different areas of the county, that did not require bringing the private road up to a standard. If Ilka Ln. was being built now, or in the last 15 years, it would have to be built to a county standard. I hope this helps. If you have any other questions, please let us know.

Thank you,

Jeff McFadden, Superintendent
Valley County Road Department
From: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Sent: Tuesday, December 9, 2025 5:31 PM
To: Jeff Mcfadden <jmcfadden@valleycountyid.gov>
Subject: Fw: Ilka Lane

Help



Kerstin Dettrich
Road & Bridge Director
Valley County Idaho
Office: (208) 382-7195
Cell: (208) 315-0635
Email: kdettrich@valleycountyid.gov

From: Bennett Childs <bennettchilds@cornerstonebuildanddesign.com>
Sent: Tuesday, December 9, 2025 1:52:08 PM
To: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Subject: Ilka Lane

Hi

I was told to email you with questions about our road. We are working through splitting our lot off of Ilka Lane and we needed to know if Ilka lane was built to county standards?

Thank you
Bennett Childs

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



To: Valley County Planning and Zoning
Re: SUB 23-021, "Hummingbird Haven" subdivision



Dear P&Z Commissioners:

We wish to withdraw our objections to SUB 23-021, primarily because we do not want to have Ilka Lane reconstructed to meet full current Valley County Private Road standards, nor do we believe anyone else on the Lane wants this. We ask that the Childs be granted a variance from having to do so. I must relay the history leading up to this request.

We have been united with the other residents on Ilka Lane for the past 45 years we have lived here with a common desire to downplay and reduce the appearance of the lane to represent more of a "country lane" aesthetic while still maintaining a safe passageway which allows vehicles to pass by each other on those rare occasions this is necessary.

Leland and Leonard Ilka subdivided the family homestead into large parcels in 1977, and began construction of a 28 foot wide roadway, which they named "Ilka Lane", with the intent of turning it over to the County. We joined with the other property owners along the lane to ask that he stop construction and not turn the road over to the county. Connie and I paid for constructing the final 1/8 mile, 12 feet wide, of Ilka Lane to our driveway. Leland agreed, and as he was moving from the area, ultimately legalized this turnover by recording "Instrument, 169699", a Quitclaim Deed recorded October 11, 1989, granting "...a non-exclusive right of use for utility and access purposes" to the 10 listed family owners along the Lane at the time. By then, we had all assumed shared maintenance costs.

While we do not have a formal registered road maintenance agreement among the 9 current owners, we have functioned well for the past 20 years with a simple informal agreement to split maintenance costs. I was asked to assume coordination of plowing and maintenance, and have been doing so during that time, using group emails to outline plans, receive input, and obtain approvals. Those emails are available for review, if desired.

The original roadway was flat in cross section, and became dished in the center with use. Water accumulated in the low areas, creating intermittent muddy spots and instability of the surface and facilitating pothole formation. This necessitated frequent grading, sometimes twice or more per year. Additionally, toxic and corrosive magnesium chloride was applied annually for dust control. Vehicles were being damaged by corrosion. Vegetation and trees alongside the lane were dying. We realized MgCl was untenable.

In planning with the Morells, and on advice of Substrata (below) I proposed a plan to improve drainage and reduce pothole formation, by pulling road mix material from the sides of the roadway to a crowned center, and then focusing passage of traffic on that

central 16 feet. We then focused on this 16 feet for primary maintenance of grading and dust control while still leaving the original 28 foot wide roadway intact and easily useable if needed. This plan was approved by all, and is reviewed as maintenance is required.

MgCl became more and more expensive, doubling in price almost annually, and Toby Olsen, who was applying it, was having difficulty even obtaining it. I was told by Ryan Miller about a non-toxic, soil stabilizing product called Perma-Zyme which is a proteinaceous organic enzyme formula that binds to surface soil and clay in the road mix, forming a hard, smooth surface very much like pavement. Not only was it considerably less expensive than MgCl, a single application can last 10 years, requiring only regrading, watering and rolling, as needed, without reapplication of the product. In fact, the first application, on the central 16 feet has produced a durable hard, smooth surface. After three years it finally formed a few, much smaller, shallower potholes in three damp spots, requiring attention, but only spot maintenance on those areas, involving grading, watering and rolling. The hard surface quickly reformed well. Now two years later, we are seeing only a few potholes again in the wetter areas but they are much fewer, are small, shallow and easily avoidable, and not presently growing as the roadway has seasonally dried and re-hardened, and we can probably just watch them for now, at least or another year or two.

Average maintenance costs now are less than ¼ the amount we were paying previously.

We are happy with our Ilka Lane configuration, our maintenance, and with the functioning of our informal maintenance arrangement, and ask you to consider a variance.

Respectfully,
Scott and Connie Harris
86 Ilka Lane
McCall, Idaho
March 21, 2026

Further, Valley County might do well looking into use of Perma_Zyme on county dirt roads:
[Perma-Zyme Soil Stabilization](#)

"Perma-Zyme is a unique soil stabilizer that will Stabilize your Soil, Stabilize your Budget, and Stabilize your Future. Perma-Zyme permanently bonds the soil particles together to create a concrete like surface ideal for unpaved road construction and the base layer to paved road construction. Uses include paved roads, unpaved roads, and pond lining. Lasts over 10 years. Compatible with a variety of soils. Increases soil strength over 13x "