

## Valley County Planning and Zoning

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**STAFF REPORT:** SUB 26-003 Green Acres Subdivision - Preliminary Plat  
**MEETING DATE:** April 9, 2026  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT:** Andrew Wheeler, The Land Architect  
9201 W State ST Ste 102, Boise, ID 83714  
**PROPERTY OWNER:** JK Green Holdings LLC, c/o Josh Green  
3566 East 1840 South, Heber, Ut 83042  
**SURVEYOR:** Ronald Hodge, HMM Engineering LLC  
680 S Progress Ave, Meridian, ID 83642  
**LOCATION:** 12850 Vickery Court  
Parcels RP16N03E279491 and RP16N03E279505 located in the SESE  
Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho  
**SIZE:** 1.76 acres  
**REQUEST:** Single-Family Residential Subdivision – 4 Residential Lots  
**EXISTING LAND USE:** Two (2) Single-Family Residential Parcels

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Andrew Wheeler is requesting a conditional use permit for a single-family residential subdivision with four buildable lots and two common lots on 1.76 acres. Proposed buildable lot sizes range from 12,031-sqft to 15,156-sqft. Existing buildings would be demolished. Proposed Lot 1 is a common area

A variance from the maximum 35% lot coverage has been requested, specifically for proposed Lot 4. Sheet A101 in the application shows concrete driveways; concrete driveways area included in the lot coverage calculation. See attached email from applicant.

Individual wells are proposed. Central sewer would be provided by North Lake Recreational Sewer and Water District.

The lots would be accessed from a new private road onto Vickery Court, a private road, and then onto Westwind Lane, a public road. The application submittal letter states that Vickery CT is proposed to be improved with new grading and road base to a requested 28-ft driving surface width due to the additional sewer infrastructure proposed.

A Wildland Urban Interface Fire Protection Plan (short form and Sheet A101)), a Seasonal Groundwater Study, a Wetland Investigation Summary, and Soil Report, were submitted. No wetlands were found on the site.

## FINDINGS:

1. A neighborhood meeting was held virtually using Zoom on February 9, 2026, as required. (VCC 9-5H-1.D). A summary is attached.
2. The application was submitted on January 28, 2026; neighborhood meeting information was submitted on February 11, 2026; lot coverage information was submitted on March 18, 2026; and a summary of the neighborhood meeting was submitted on March 23, 2026.
3. Legal notice was posted in the *Star News* on March 19, 2026, and March 26, 2026. Potentially affected agencies were notified on March 10, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent March 10, 2026. The site was posted on March 19, 2026. The notice and application were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on March 10, 2026, and updated on March 13, 2026.
4. Agency comment received:

Mara Hlawatschek, Valley County Wildfire Mitigation Director, approved the Wildfire Mitigation Plan. Approval is contingent upon the full implementation of all wildfire mitigation measures identified in the plan and verification through inspection that the work has been completed as stated. Required inspections shall occur prior to final plat approval and/or issuance of building permits. Ongoing maintenance of defensible space, vegetation management, and Firewise practices shall remain the responsibility of lot owners. (March 12, 2026)

Email correspondence between Kathy Riffie, Valley County Cadastral Specialist Technician II, Megan Myers, Valley County Communications Supervisor, and Lori Hunter, PZ Planner II, approved a road name of Green Acres Place. (March 23, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (March 16, 2026)

Parametrix stated detailed site grading and drainage plans and drainage design documentation signed by a licensed PE are required for improvements to Vickery Court and Green Acres DR. BMPs are required. The proposed 26-foot width for Green Acres DR does NOT meet the 28-ft minimum required; a variance would be required. A TIS is not required, but a development agreement may be required. (March 31, 2026)

Central District Health stated subdivision application fees and engineering report are required. Their records indicate there is a septic system at 12850 Vickery CT. (March 27, 2026)

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

5. Public comment received: None
6. Physical characteristics of the site: The site is relatively flat and forested. No standing water, streams, waterways, or wetlands on the site according to the application.

7. The surrounding land use and zoning includes:  
 North: Single-Family Residential Parcel and Lots (Westwind Landing Subdivision)  
 South: Land Managed by U.S. Bureau of Reclamation; Lake Cascade  
 East: Land Managed by U.S. Bureau of Reclamation; Lake Cascade  
 West: Single-Family Residential Lots; "Grandfathered" Church Camp
9. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
- 2. Residential Uses (c) Subdivision for single-family subdivision.

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

## TITLE 9 LAND USE AND DEVELOPMENT

### 9-1-10 DEFINITIONS

**Lot Coverage:** That portion of a lot that is occupied by the principal building and its accessory buildings, including overhangs, along with any structures requiring a building permit, and other impervious surfaces, such as driveways, patios, and accessory structures.

#### 9-4-3-2: SETBACKS (Revised – Ordinance 2025-07, effective January 1, 2026):

- A. Buildings Exceeding Three Feet In Height: The setbacks for all buildings exceeding three feet (3') in height shall be in accordance with section 9-4-8, table 4-A of this chapter.
- B. Setback From Highway 55: All buildings shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
- C. High Water Lines and Ditches: All residential buildings shall be set back at least fifty feet (50') from high water lines and ditches. All other buildings shall be set back at least one hundred feet (100') from high water lines and ditches.
1. The setback shall be from the base flood elevation if there is a determined flood elevation or a high-water line where vegetation is denuded.
  2. In order to provide for ecological function and ensure water quality benefits are preserved, a minimum 25-foot area adjacent to the waterbody must be maintained to reduce erosion and enhance habitat protection. This area may consist of a vegetative buffer, bank stabilization measures, or a combination thereof.
  3. Vegetation shall be native.
  4. No vegetation can be planted that requires fertilizers. Fertilizer shall not be used in the setback area.
  5. A five-ft (5') permeable pathway will be allowed to access through the vegetative buffer. The pathway cannot cause water to flow directly into the waterbody without proper filtration.
  6. See requirements in VCC 9-6-6 Riparian Area Overlay.
- H. Lots Having Common Boundary Line With United States Bureau of Reclamation (USBR) Property Surrounding Lake Cascade: Minimum rear yard setbacks for those lots having a common boundary line with USBR property surrounding Lake Cascade are seven and one-half feet (7.5'), but may not be less than that provided for in subsection C of this section.

#### 9-4-8: TABLE 4-A, STANDARDS FOR PERMITTED USES:

| Use Description  | Building Setbacks (feet) |      |             |      | Minimum Lot Area Acres | Max. Lot Cover | Minimum Street Frontage | Max. Building Height |
|------------------|--------------------------|------|-------------|------|------------------------|----------------|-------------------------|----------------------|
|                  | Front                    | Side | Side Street | Rear |                        |                |                         |                      |
| Residential Uses | 20                       | 7.5  | 20          | 20   | Var.                   | 35%            | 30 ft                   | 35 ft                |

### 9-5-3: STANDARDS:

#### B. Setbacks:

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

### 9-5A-1: GRADING:

A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.

B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.

C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.

D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. Corps of Engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.

#### E. Site Grading Plan:

1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. The Valley County Engineer or assigns shall approval all site grading and stormwater management plans prior to earthwork being don on-site.
2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer or assigns.
3. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less). See VCC 9-6-6C for requirements that apply to detention basins within the Riparian Area Overlays.
  - a. Public Roads Require: 100-yr storm event for major roads, bridges, etc. and 50-year for all other facilities.
  - b. Private Roads Require: 100-yr storm event for major roads, bridges, etc. and 25-year event for all other facilities.
  - c. Site Development not directly specified shall use the 25-year storm event.

- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.
- H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

**9-5A-2: ROADS AND DRIVEWAYS:**

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

**9-5A-5: FENCING:**

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

**9-5A-6: UTILITIES:**

- A. Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.
- B. Central Water Supply And Sewage Systems: Central water supply and sewage systems serving three (3) or more separate users shall meet the requirements of design, operation, and maintenance for central water and sewage systems in the subdivision ordinance.
- C. Probability Of Water Supply: Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.

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

#### **9-5B-2: LIGHTING**

#### **9-5B-4: EMISSIONS:**

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

#### **9-5C-2: MINIMUM LOT AREA:**

##### **B. New Subdivisions:**

- 1. Single-Family Residences: New subdivisions for single-family residences shall provide the following minimum lot sizes:
  - c. Twelve thousand (12,000) square feet where a central sewage collection and disposal system and individual wells are proposed..

- C. Frontage On Public Or Private Road: Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90').

#### **9-5C-5: SITE IMPROVEMENT:**

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

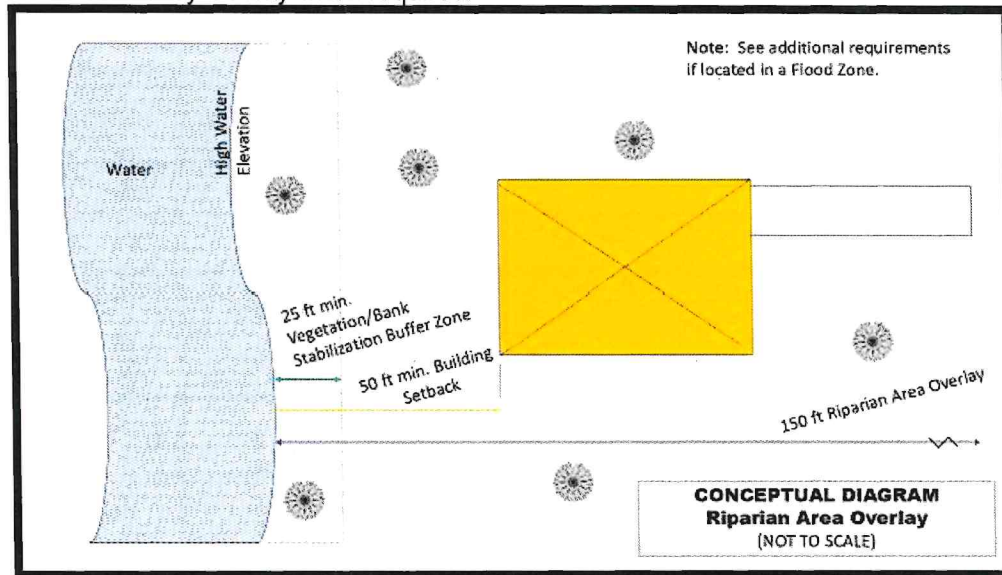
#### **9-5C-6: DENSITY:**

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

#### **9-6-6: Riparian Area Overlay**

- A. Purpose: The purpose of this special overlay is to protect the health and safety of the public, and to minimize damage to property and fragile ecologies by preventing surface and ground water pollution along with protection of waterbodies. It will also serve to protect water quality.
- B. Areas of Application: The standards and procedures for riparian areas shall apply to those lands which are within 150 feet of any lake, pond, river, or year-round flowing creek or stream.
- C. Standards:
  - 1. Setback shall be 50' from high water line for residential buildings and appurtenant structures and 100' for all other buildings and appurtenant structures. If a lot was platted prior to adoption of this standard and there is no area to construct, a variance may be granted by administrators if runoff control measures as prepared by the applicant are recommended for approval by the Valley County Engineer based on stormwater standards.

2. Prior to any excavation or construction, the property owner, general contractor or the responsible party shall provide proof of stormwater certification training or responsible person training. Training and certification must be on an approved training provider list that can be obtained at the Valley County Building Department.
3. Stormwater detention basins, retention basins, swales or other techniques shall be used when recommended or required by the Valley County Engineer.
  - a. Basins must be designed and sized to filter or infiltrate runoff from the construction site and permanent drainage.
  - b. Basins must be designed to accommodate the "first-flush" volume sized to capture the runoff from the initial rainfall depth most responsible for pollutant loading. The "first-flush" volume design storm depth is defined herein as 0.77-inch of rainfall (24-hour 95th-percentile storm).
  - c. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less)
  - d. The storm duration is a 1-hour event when using the Rational Method, or a 24-hour event when using the SCS method.
  - e. Basin design shall be approved by the Valley County Engineer and inspected by the Valley County building department or other qualified inspectors assigned to such duties. Special inspections may be needed in some instances. The applicant's engineer shall also submit a certification that the approved plan was implemented prior to final occupancy.
  - f. Basin design shall comply with Idaho Department of Water Resources (IDWR) water rights requirements.
4. There shall be no filling or dredging of lake bottoms, rivers, or wetlands without proper jurisdictional permits, i.e. IDWR, USACE, Valley County, etc.
5. There shall be no excessive clearing of vegetation.
6. Stormwater harvest and infiltration techniques are encouraged.
7. Riprap for shoreline protection is allowed with the proper turbidity controls and permits from appropriate jurisdictions (IDWR, USACE, USBR, IDL, etc), including a Floodplain Development Permit from Valley County when required.



100' ft min. Building Setback setback for all other buildings.

## TITLE 10 SUBDIVISION REGULATIONS

### 10-4-3: LOTS:

- A. Size, Depth, Shape, Orientation And Setback Lines: The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Every lot shall abut upon a street. Corner lots for

residential use shall have extra width to permit appropriate building setbacks from, and orientation to, both streets.

- B. Double Frontage And Reverse Frontage Lots: Double frontage, and reverse frontage lots, shall be avoided, except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A screening easement of at least ten feet (10'), and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.
- C. Side Lot Lines: Side lot lines shall be within twenty degrees (20°) of right angles or radial to street lines.

**10-4-6: EASEMENTS:**

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

**10-5-1: STREET AND UTILITY IMPROVEMENTS:**

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

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

- C. Private Road Declaration: In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- D. Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or

maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".

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

## CHAPTER 7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

### 10-7-2: DEFINITIONS

**FORESTED:** Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

### 10-7-4: SUBMISSION REQUIREMENTS:

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

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**SUMMARY:**

Staff's compatibility rating is a + 34.

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

**STAFF COMMENTS / QUESTIONS:**

1. This site is within the Donnelly Fire District, Water District 65K, and a herd district. It is not within an irrigation district.
2. Maximum Density is per VCC 9-5C-6 is 2.5 dwelling units per acre. The proposed density is 2.27 dwelling units per acre.
3. A variance from the maximum 35% lot coverage has been requested, specifically for proposed Lot 4. As of January 1, 2026, lot coverage includes concrete driveways, concrete patios, accessory structures, and overhangs. See VCC 9-1-10 and 9-4-8 Table A (above). The setback along land managed by US Bureau of Reclamation is 7.5-ft. The Commission would need to make a recommendation to the Board of County Commissioners.
4. A document vacating the existing 20-ft wide access easement # 330683 must be recorded.
5. Vickery Court is Parcel RP00356000000A within the Vickery Subdivision Plat; the parcel is owned by the applicant for the proposed Green Acres Subdivision. Does the applicant plan to continue ownership of Vickery Court? Private roads should be deeded to a home owner's association.
6. Vickery Court has been validated as a private road for addressing and emergency services. The application states the road will be improved with new grading and road base to a requested 28-ft driving surface width. When will this be done?
7. Based on the GIS aerial map, it appears that a roadway from Vickery CT continues across the narrow flag portion of the property to the lakeshore and a dock. Is there an existing or prescribed access easement? Will access across this property continue; it is unclear from the preliminary plat.
8. A summary of the neighborhood meeting was not received from the applicant with the original application submittal; only information on the meeting time, Zoom link, who was noticed, and who attended. A summary was received on March 23, 2026 (attached).
9. The road name should be Green Acres Place, not Drive, as it is a culdesac.(VCC 5-4-4.C)
10. Applicant should discuss off-site road improvements with the Valley County Road Department sooner, than later.
11. What are plans to demolish existing structures and abandon the existing septic system?

**Question to P&Z Commission:**

1. Does this subdivision meet the minimum standards in Title 9, Chapter 5, of the Valley County Code in regards to frontage, lot size, etc.? If not, which ones does it not comply with?

2. Does this subdivision meet the minimum standards in Title 10 of the Valley County Code in regards to the access road, etc.?
3. Are impacts being properly mitigated? If not, which impacts are not mitigated?

**Standard of Approval:**

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

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

**ATTACHMENTS:**

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Image from Google Maps
- Photos taken March 19, 2026
- Assessor Plat – T.16N R.3E Section 27
- Vickery Subdivision Plat
- Record of Survey 15-047 and 10-029
- Declaration of Private Roads for Vickery Subdivision – Instrument 127730
- Responses
- Additional Submittals from Applicant
  - Neighborhood Meeting Summary Received March 23, 2026
  - Lot Coverage and Variance Request Received March 18, 2026
- Preliminary Plat

## **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. Must have a will serve letter from the North Lake Recreational Sewer and Water District guaranteeing that sewer capacity is available for immediate service prior to recordation of the final plat.
8. A letter of approval is required from Donnelly Fire District.
9. A letter of approval of the Wildland Urban Interface Fire Protection Plan is required from the Valley County Wildfire Mitigation Director or assignee prior to recording the plat.
10. Required inspections by the Valley County Wildfire Mitigation Director or assignee shall occur prior to final plat approval and/or issuance of building permits.
11. Fertilizer on lawns shall be wildlife friendly and not contribute to degradation of water quality.
12. Must construct a single-rail fence, on U.S. Bureau of Reclamation lands, along the subdivision boundary. No encroaching of lawns or personal property is allowed.
13. Final plat must include, "In accordance with Idaho Code Section 42-1102, no person or entity shall cause or permit any encroachments onto Reclamation lands, including public or private roads, utilities, fences, gates, pipelines, structure, or other construction or placement of objects, without the written permission of Reclamation".
14. 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.
15. Shall contact the USPS Postmaster in Donnelly to determine if a Cluster Box Unit for mail delivery is appropriate for this development. Results shall be submitted to Staff.
16. All easements shall be shown on the final plat.
17. A deed transferring ownership of the new private road to lot owners or an homeowner association is required.

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

- Floodplain Note:

FEMA FIRM panel(s): # \_\_\_\_\_ FIRM effective date(s): \_\_\_\_\_  
Flood Zone(s): Zone \_\_\_\_\_ Base Flood Elevation(s): \_\_\_\_\_ (NAVD'88)  
Flood Zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.

- "Declaration of Installation of Utilities recorded as instrument # \_\_\_\_\_."  
(shall reference electrical, phone, and fiber; along with a fire tank maintenance if applicable)
- "Declaration of Private Roads recorded as instrument # \_\_\_\_\_."
- "Wildfire Urban Interface Protection Plan recorded as instrument # \_\_\_\_\_."
- "Development Agreement recorded as instrument # \_\_\_\_\_."
- "CCR's recorded as instrument # \_\_\_\_\_."
- "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."

19. CCR's, if recorded:

- Shall address lighting, noxious weeds, fertilizer, wildfire prevention, prohibiting yews in landscaping, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.
- Shall provide for long-term maintenance of requirements identified in the Wildland Urban Interface Fire Protection Plan.
- Should address whether short-term rentals will be allowed per the HOA.

**END OF STAFF REPORT**



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

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

APPENDIX A

MATRIX FOR RATING  
QUESTIONS 1, 2, and 3

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

RATE THE SOLID SQUARES AS +2

### Compatibility Questions and Evaluation

Matrix Line # / Use:   #3  

Prepared by:   CH  

| YES/NO      | X             | Response Value |
|-------------|---------------|----------------|
| (+2/-2)     | <u>+2</u> X 4 | <u>+8</u>      |
| (+2/-2)     | <u>+2</u> X 2 | <u>+4</u>      |
| (+2/-2)     | <u>+2</u> X 1 | <u>+2</u>      |
| (+2/-2)     | <u>+1</u> X 3 | <u>+3</u>      |
| (+2/-2)     | <u>+1</u> X 1 | <u>+1</u>      |
| (+2/-2)     | <u>+2</u> X 2 | <u>+4</u>      |
| (+2/-2)     | <u>+2</u> X 2 | <u>+4</u>      |
| (+2/-2)     | <u>+2</u> X 2 | <u>+4</u>      |
| Sub-Total   | (+)           | <u>34</u>      |
| Sub-Total   | (--)          | <u>-</u>       |
| Total Score |               | <u>+34</u>     |

Use Matrix Values:

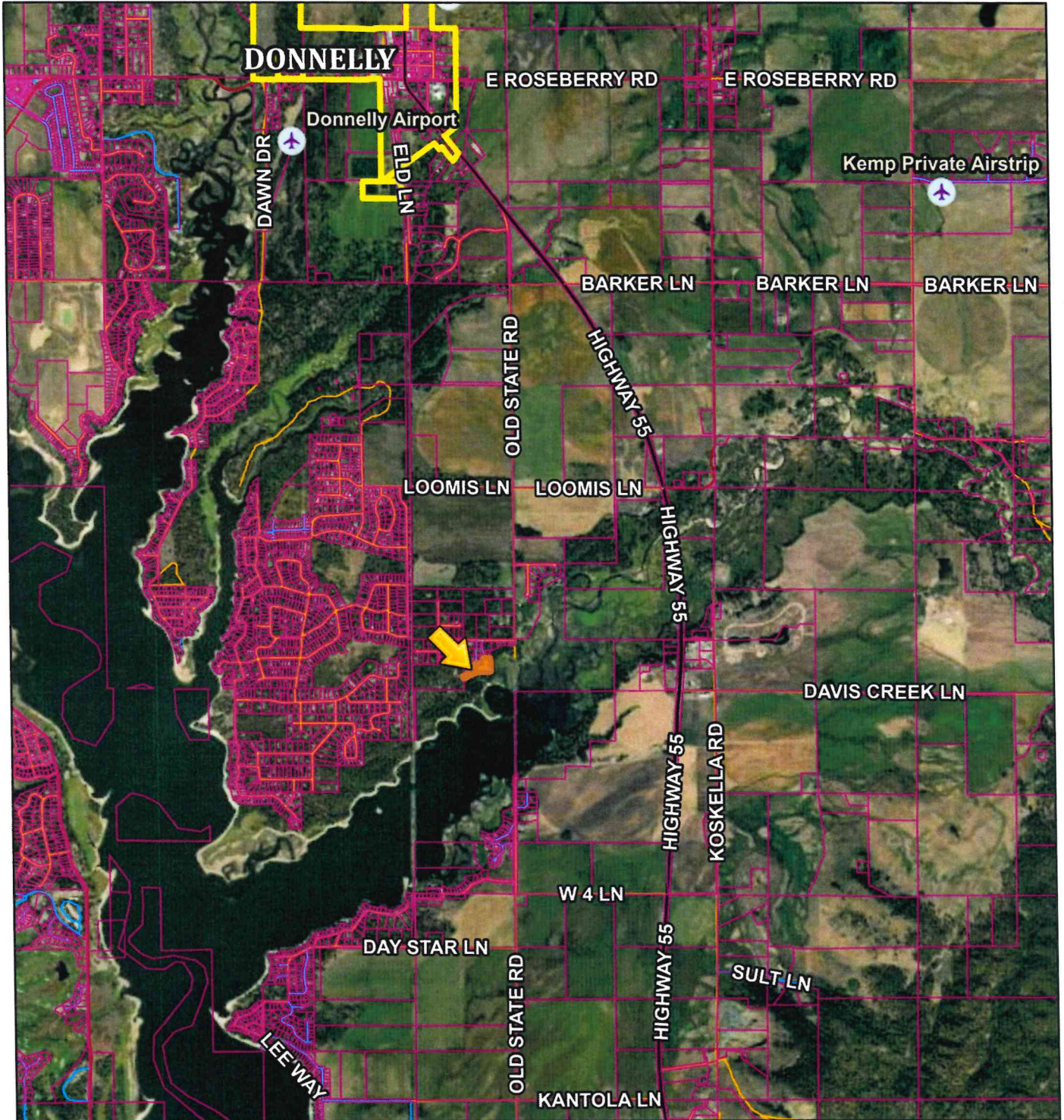
1. Is the proposed use compatible with the dominant adjacent land use?  
*S.F. Subdivision*
2. Is the proposed use compatible with the other adjacent land uses (total and average)?  
*BOR (Public Recreation)*
3. Is the proposed use generally compatible with the overall land use in the local vicinity?  
*See #1 + 2*

Site Specific Evaluation (Impacts and Proposed Mitigation)










4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?  
*Very small site and trees will be removed*
5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?  
*Small Lots*
6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?  
*Yes*
7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?  
*Yes*
8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?  
*Yes - will pull in sewer*
9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?  
*Yes*

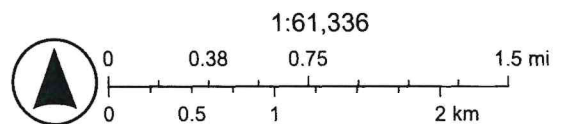
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

# SUB 26-003 - Location Map



2/23/2026, 4:34:22 PM

- |   |                      |   |                 |
|---|----------------------|---|-----------------|
|  | Airstrips            |  | MINOR COLLECTOR |
|  | Municipal Boundaries |  | COLLECTOR       |
|  | Parcel Boundaries    |  | URBAN/RURAL     |
| <b>Roads</b>  |                      |  | PRIVATE         |
|  | MAJOR                |  | Other           |



Earthstar Geographics

# SUB 26-003 - Aerial Map



2/23/2026, 4:41:45 PM

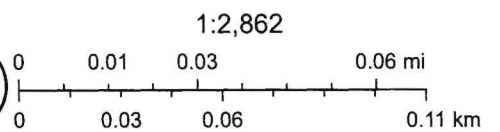
### Permits

- ◆ GF
- ◆ STR

Parcel Boundaries

### Roads

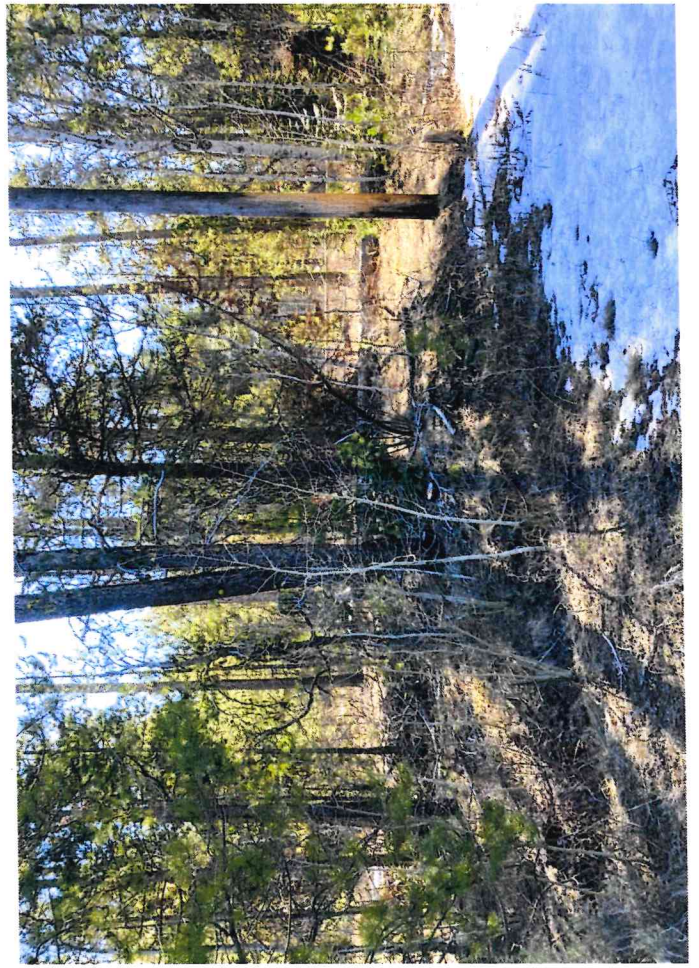
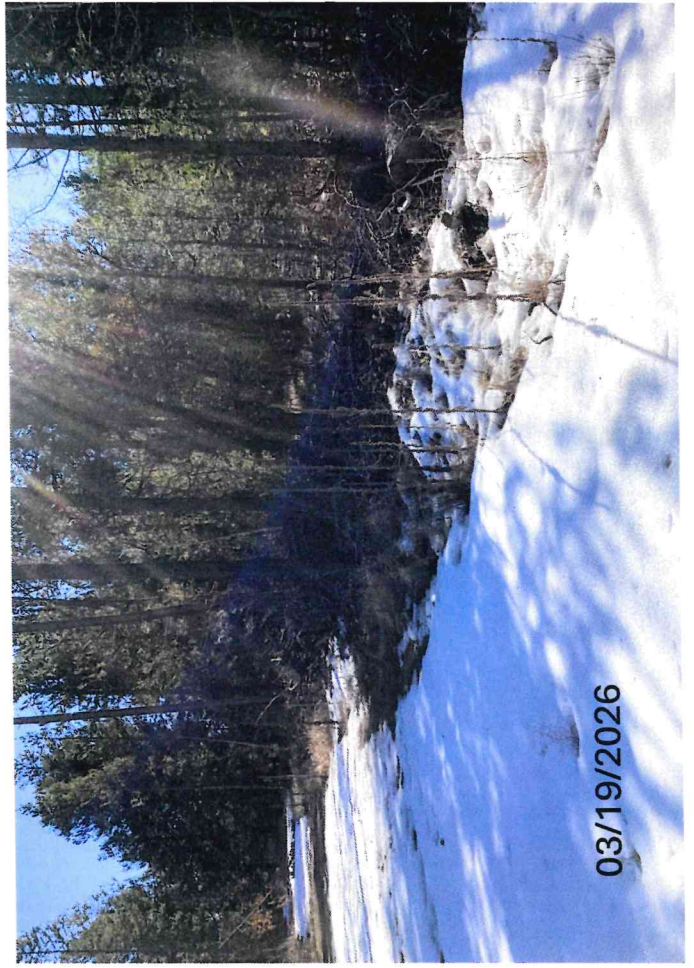
- URBAN/RURAL
- PRIVATE



Vantor

Google Maps – Aerial View





PLAT TITLE

T W P . 1 6 N R O 3 E S E C . 2 7

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

Filename:  
Valley County Base Map  
Scale: 100ft.  
Date: 8/25/2025  
Drawn by: L. Frederick



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

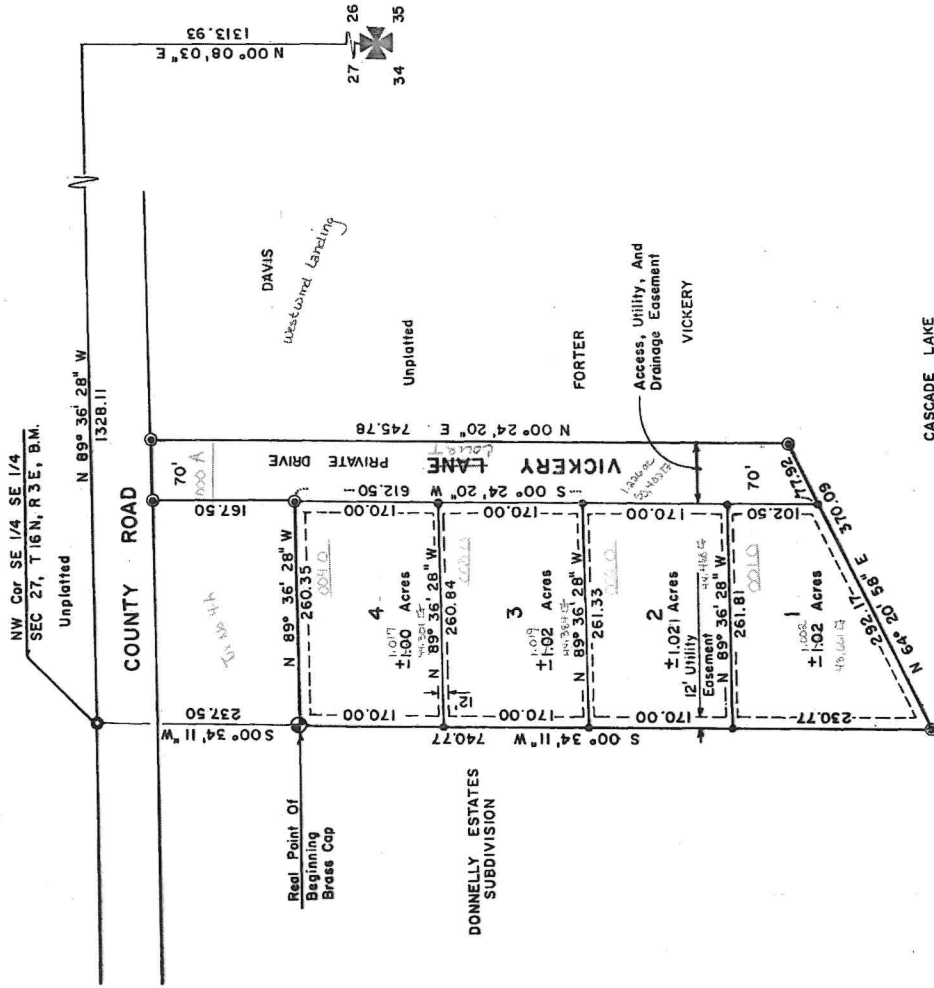
RP 00356

BK 7 P. 37 1st. No. 127794 5-9-83  
Road's divisions are Private.  
Private Road. Dedication inst. No. 127790 5-9-83

# VICKERY SUBDIVISION

A SUBDIVISION IN  
A PORTION OF THE SE 1/4 SE 1/4 SECTION 27, T. 16 N., R. 3 E., B.M.

VALLEY COUNTY, IDAHO  
SMITH & KANGAS ENGINEERS INC.  
1983



### SCALE



### LEGEND



- BRASS CAP
- SECTION CORNER
- FOUND 2" PIPE
- SET 5/8" STEEL PIN
- SET 1/2" STEEL PIN
- 12' UTILITY EASEMENT
- 12' INSIDE ALL LOT LINES ALONG
- SUBDIVISION BOUNDARY
- 12' CENTERED ON ALL INTERIOR LOT LINES

### NOTES

Sanitary restrictions of this plat are hereby enforced according to Idaho Code 50-1526 through 50-1529 as per letter on file with the County Recorder.

All street rights of ways shown on this plat are private roads and are not dedicated to the use of the public.

**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS: that the undersigned do hereby certify that they are owners of the real property hereinafter described and declare their intent to include said property in Vickery Subdivision.

A parcel of land in the SE 1/4 SE 1/4 Section 27, T.16 N., R.3 E., B.M., Valley County, Idaho more particularly described as follows: Commencing at the corner common to Sections 26, 27, 34, and 35; thence along the section line between Sections 26 and 27 N 00° 08' 03" E 1313.93 feet to the South 1/16 corner; thence along the 1/16 Section line N 89° 36' 28" W 1328.11 feet to the SE 1/16 corner; thence along the 1/16 Section line S 00° 34' 11" W 740.77 feet to the Real Point Of Beginning; thence further along said 1/16 Section line S 00° 34' 11" W 740.77 feet; thence N 64° 20' 56" E 3700.9 feet; thence N 00° 24' 20" E 745.78 feet to the South Right-Of-Way line of the County Road; thence along said Right-Of-Way line N 89° 36' 28" W 70.00 feet; thence S 00° 24' 20" W 167.50 feet; thence N 89° 36' 28" W 260.35 feet to the Real Point Of Beginning, containing 5.27 acres more or less.

All street Rights-Of-Way shown on this plat are private roads and are not dedicated to the use of the public, but are reserved for the use of the landowners of Vickery Subdivision, Donnelly Estates Subdivision No. 1, Donnelly Estates Subdivision No. 2, and the Forrer and Vickery tracts shown on the east side of the private road. The County has no responsibility in connection herewith. Public utility and drainage easements are not dedicated to the public, but the right to access to and the use of public utility easements required to secure all lots and parcels within this platting is perpetually reserved.

**OWNERS**

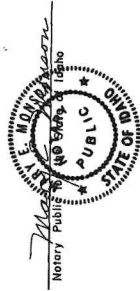
- Lot 4 { CHARLES H. CRUMP  
BONNIE CRUMP  
CHARLES C. CRUMP  
FAE CRUMP
- Lot 1 { DUANE NOORDA  
JULIA NOORDA
- Lot 3 { GAIL E. TAM  
KATHERYN C. TAM
- Lot 2 { HERBERT V. KOERLIN  
JESSIE E. KOERLIN
- George Melvin Vickery  
GEORGE MELVIN VICKERY
- Edna Lorraine Vickery  
EDNA LORRAINE VICKERY
- George Melvin Vickery  
GEORGE MELVIN VICKERY  
ATTORNEY-IN-FACT

**ACKNOWLEDGEMENT**

STATE OF IDAHO SS  
COUNTY OF ADA

On this 23 day of February, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared GEORGE MELVIN VICKERY, known to me to be the person whose name is subscribed to the foregoing certificate as the Attorney-in-Fact for CHARLES H. CRUMP, BONNIE CRUMP, CHARLES C. CRUMP, FAE CRUMP, HERBERT V. KOERLIN, JESSIE E. KOERLIN, DUANE NOORDA, JULIA NOORDA, GAIL E. TAM and KATHERYN C. TAM, and acknowledged to me that he subscribed those names there to as principals, and his name as ATTORNEY-IN-FACT.

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



**ACKNOWLEDGEMENT**

STATE OF IDAHO SS  
COUNTY OF ADA

On this 23 day of February, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared GEORGE MELVIN VICKERY and EDNA LORRAINE VICKERY, whose names are subscribed to the foregoing certificate, and acknowledged to me that they executed the same.

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



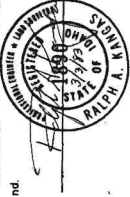
**CERTIFICATE OF THE COUNTY TREASURER**

I, the undersigned, County Treasurer in and for the County of Valley, State of Idaho, do hereby certify that any and all current and / or delinquent Property Tax for the property included in this subdivision have been paid in full. This certification is valid for the next thirty days only.

County Treasurer  
Date 22nd day of February 1983

**CERTIFICATE OF SURVEYOR**

This is to certify that I, Ralph A. Kangas, a registered Land Surveyor in the State of Idaho, personally supervised the preparation of the drawing of this plat of Vickery Subdivision and that the said plat is a true and correct representation of a survey of said land.



**CERTIFICATE OF COUNTY ENGINEER**

This is to certify that I have examined this plat of Vickery Subdivision and determined that it conforms with the laws of the State of Idaho relating thereto.



**COUNTY PLANNING AND ZONING COMMISSION ACCEPTANCE**

Accepted and approved this 17 day of April, 1983, by the Valley County Planning and Zoning Commission.

By Walter ...  
Chairman

**COUNTY COMMISSIONER'S ACCEPTANCE**

Accepted and approved this 9 day of May, 1983, by the Board of County Commissioners of



By Edoff ...  
Chairman

**CENTRAL DISTRICT HEALTH DEPARTMENT APPROVAL**

Sanitary restrictions of this plat are hereby enforced according to the letter to be read on file with the County Recorder.

12782

Jeffrey ...  
5-7-83

**COUNTY RECORDER'S CERTIFICATE**

State of Idaho  
County of

This is to certify that the foregoing plat was filed in the office of the recorder of Valley County, Idaho, this 9 day of May, 1983 at 2:58 o'clock P.M. at the request of George Melvin Vickery and was duly recorded in plat book 7 on page 87.

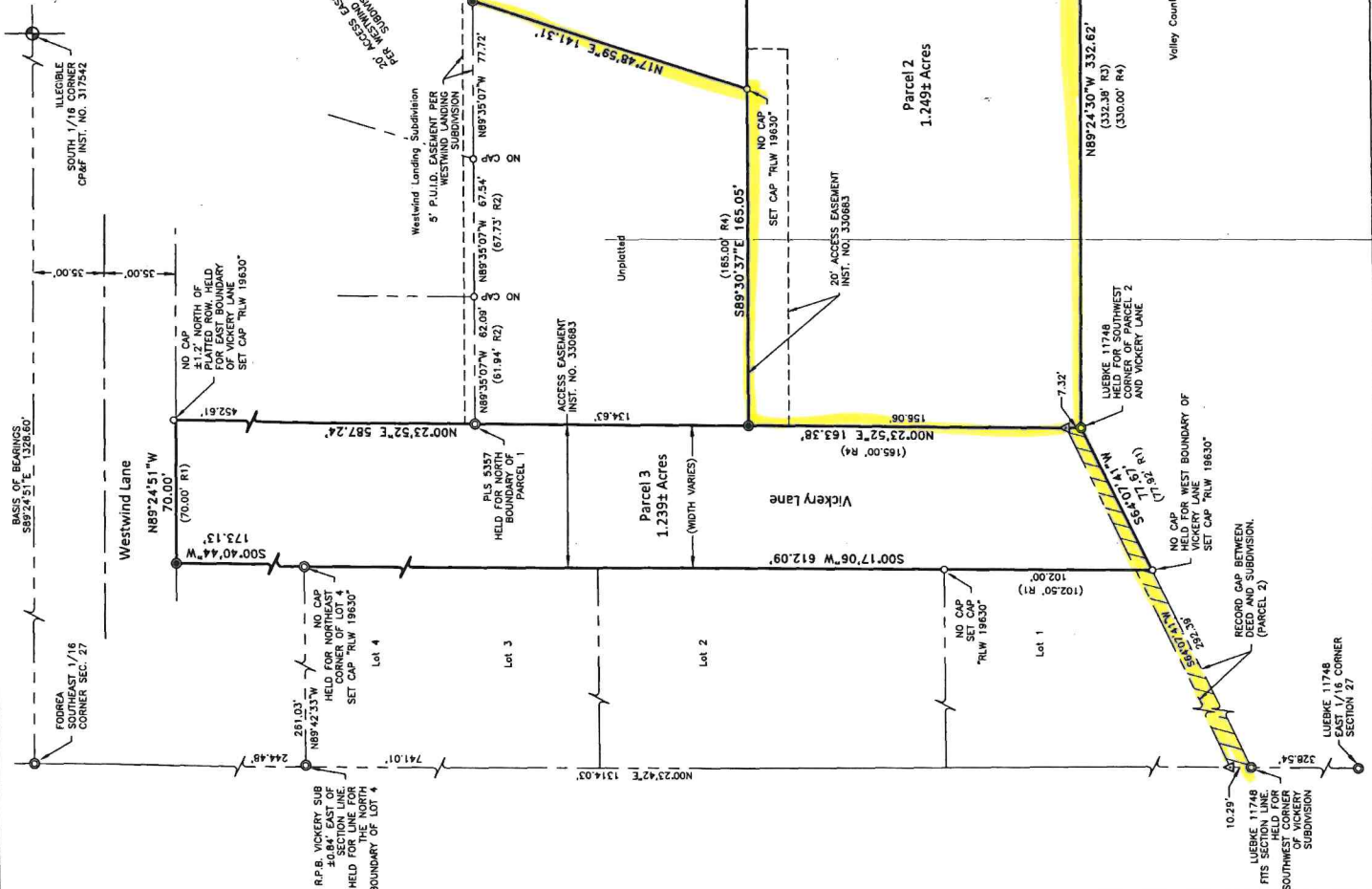
Deputy  
Ex-Officio Recorder

Feb 10 1983

RECORD OF SURVEY  
JK GREEN HOLDINGS LLC.

A PARCEL OF LAND SITUATED IN THE SE1/4 OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF CASCADE, VALLEY COUNTY, IDAHO. 2024

VALLEY COUNTY, IDAHO  
CITY OF CASCADE  
RECORD OF SURVEY NO. 2024



- LEGEND**
- FOUND ALUMINUM CAP AS NOTED
  - FOUND 5/8" REBAR AS NOTED
  - FOUND 1/2" REBAR AS NOTED
  - SET 5/8" REBAR MARKED "RLW 19630"
  - △ CALCULATED POINT
  - CENTER LINE
  - ADJACENT PARCEL LINE
  - BOUNDARY LINE
  - EASEMENT LINE AS NOTED
  - RIGHT OF WAY
  - ▨ PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT
  - ▨ GAP BETWEEN DEED (R#) AND VICKERY SUBDIVISION (R1)

- REFERENCES**
- R1. VICKERY SUBDIVISION, BOOK 7 AT PAGE 87, RECORDS OF VALLEY COUNTY, IDAHO.
  - R2. WESTWIND LANDING SUBDIVISION, BOOK 7 AT PAGE 93, RECORDS OF VALLEY COUNTY, IDAHO.
  - R3. RECORD OF SURVEY INSTRUMENT NO. 323982, BOOK 10 PAGE 29, RECORDS OF VALLEY COUNTY, IDAHO.
  - R4. WARRANTY DEED INSTRUMENT NO. 482268, RECORDS OF VALLEY COUNTY, IDAHO.

**SURVEY NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO RE-TRACE THE BOUNDARY OF PARCEL 1, PARCEL 2 AND PARCEL 3 AND TO DETERMINE THE EXISTING MONUMENTS AND RECORD DATA AND FOUND MONUMENTATION AS SHOWN HEREON. I PRIORITIZED THE EXISTING RECORDS WHERE IT WAS SENSIBLE TO DO SO. DISCREPANCIES BETWEEN THE SUBJECT WARRANTY DEED AND THE ADJACENT SUBDIVISION IS A MATTER OF RECORD. IT IS MY OPINION THAT IT WAS NOT THE ORIGINAL INTENT AND THEREFORE I NEGLECTED TO MONUMENT IT. WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

**CERTIFICATE OF SURVEYOR**

I, RON WRIGHT, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT THIS MAP HAS BEEN PREPARED FROM A PERSONAL SURVEY AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT IN TITLE 55, CHAPTER 16, IDAHO CODE.



# RECORD OF SURVEY

Instrument # 323962  
 VALLEY COUNTY, CALIFORNIA  
 DATED 11/11/1988  
 Recorded by: D.J.A.  
 ARCHIE N. BARSBURY  
 REGISTERED PROFESSIONAL SURVEYOR  
 No. 11748, STATE OF IDAHO

**BASIS OF BEARING**  
 BEARINGS FOR THIS SURVEY ARE STATE PLANE GRID - IDAHO STATE PLANE WEST ZONE, NORTH AMERICAN DATUM (NAD) 1983(CORS).  
 BEARINGS FOR THIS SURVEY ARE REFERENCED TO THE MERIDIAN AT NAD83 NORTH LATITUDE 44°44'41.18216" AND WEST LONGITUDE 116°04'04.54397".  
 BEING THE COMMON ONE-QUARTER SECTION CORNER FOR SECTIONS 26 & 27 OF T16N, R3E.

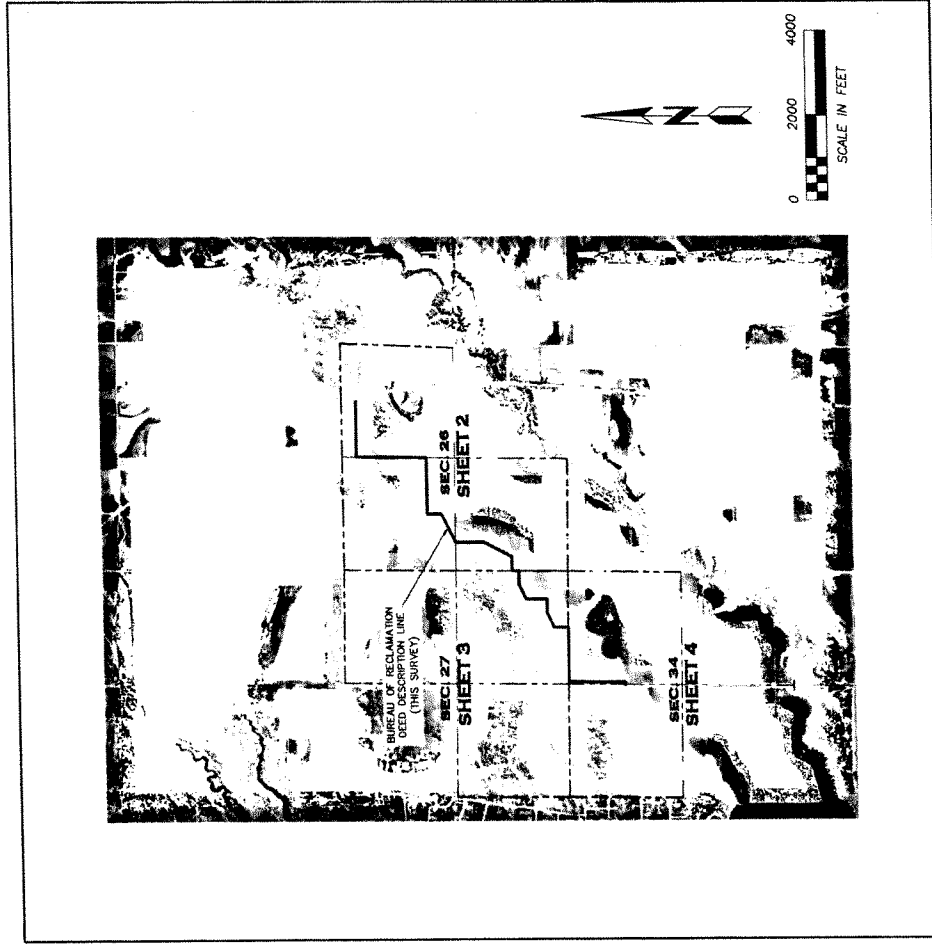
**PURPOSE OF SURVEY**  
 THE PURPOSE OF THIS SURVEY IS TO FIND AND OR SET MONUMENTS AT THE CORNERS OF THE BUREAU OF RECLAMATION PROPERTY AND TO POST AND MARK THE DEED DESCRIPTION LINES. ORANGE AND WHITE CONCRETE MONUMENTS WITH USBR BOUNDARY DECAL AND 1/2" ALUMINUM CAPS WERE SET AT APPROXIMATELY EVERY 50' UPON THE USBR BOUNDARY LINE.  
 "USBR LINE MARKER 2007" ON 1/2" X 24" ROBBR WERE SET AT APPROXIMATELY EVERY 50' UPON THE USBR BOUNDARY LINE.

**RECORDS RESEARCH**  
 RECORD DEEDS WERE PROVIDED BY AMERITITLE, DATED MARCH 5, 2007 AND WERE USED IN THE PREPARATION OF THIS SURVEY.

**SURVEYOR'S NOTE**  
 THIS RECORD OF SURVEY DOES NOT ATTEMPT TO SHOW ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD, AND FENCE LINES SHOWN ON THIS SURVEY ARE FOR INFORMATIONAL PURPOSES ONLY.

## SURVEYS OF RECORD & PRIOR SURVEYS

|   | AUG-SEPT. 1880 | TOWNSHIP & RANGE LINES  |
|---|----------------|---|
| (R1) ALLEN M. THOMPSON - G.L.O.                         | NOV. 1889      | SUBDIVISION T16N, R3E   |
| (R2) SAMUEL C. RHOADES - G.L.O.                         | SEPT. 1976     | UNRECORDED RETRACEMENT SURVEY                                     |
| (R3) BILL CHRONIC, PE 8368 - U.S. BUREAU OF RECLAMATION | AUG. 1996      | BK. 5, PG. 423 - SW1/4 NW1/4 & NW1/4 SW1/4 SEC. 26, T16N, R3E     |
| (R4) KIPTON C. HANES - PLS 4996                         | SEPT. 2000     | BK. 7, PG. 4 - NW1/4 NE1/4 SEC. 34, T16N, R3E                     |
| (R5) ROBERT W. FODREA PLS 5618                          | MARCH 1983     | BK. 7, PG. 87 - WICKERY SUBDIVISION                               |
| (R6) RALPH A. KANGAS PLS 1890                           | JUNE 1983      | BK. 7, PG. 93 - WESTWIND LANDING SUBDIVISION                      |
| (R7) ROY B. JOHNSON PE/PLS 2824                         | MAR. 2003      | BK. 7, PG. 170 - N1/2 SEC. 34, T16N, R3E                          |
| (R8) ROBERT W. FODREA PLS 5618                          | SEPT. 2003     | BK. 7, PG. 204 - W1/2 SEC. 26, T16N, R3E                          |
| (R9) ROD M. SHIFTON PLS 9585                            | AUG. 2006      | BK. 9, PG. 89 - SW1/4 NE1/4 SEC. 27, T16N, R3E                    |
| (R10) ROBERT W. FODREA PLS 5618                         | SEPT. 2006     | BK. 9, PG. 103 - N1/2 NW1/4 & N1/2 SW1/4 NW1/4 SEC. 26, T16N, R3E |
| (R11) ROBERT W. FODREA PLS 5618                         | JAN. 2007      | BK. 9, PG. 140 - W1/2 SEC. 26, T16N, R3E                          |
| (R12) ROD M. SHIFTON PLS 9585                           |                |   |



| SEC. | T.    | R.   |
|------|-------|------|
| 26   | 16 N. | 3 E. |
| 27   | 16 N. | 3 E. |
| 34   | 16 N. | 3 E. |

BOISE MERIDIAN  
 VALLEY COUNTY, IDAHO  
 SHEET 1 OF 4

**SURVEYOR'S CERTIFICATE**  
 I, KURT LUEBKE, PROFESSIONAL LAND SURVEYOR NO. 11748, IN THE STATE OF IDAHO, DO HEREBY STATE THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION FOR THE U.S. BUREAU OF RECLAMATION.

*Kurt Luebke*  
 KURT LUEBKE, PLS 11748 DATE 8-2-2007

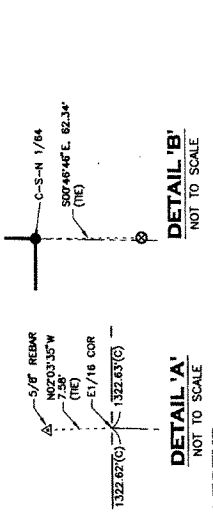


## SHEET INDEX

PREPARED FOR:  
 U.S. BUREAU OF RECLAMATION  
 PACIFIC NORTH WEST AREA  
 TASK ORDER NO. 02489CT023

**D&A, P.C.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 1201 North 10th Street, Suite 100  
 Boise, Idaho 83702-1307 Phone 4087113377 Fax 408946401

# RECORD OF SURVEY



**LEGEND**

SECTION CORNER, MONUMENTED AS NOTED

1/4 SECTION CORNER, MONUMENTED AS NOTED

CADASTRAL CORNER, CALCULATED OR PROJECTED

FOUND 1 1/4" YELLOW PLASTIC CAP, MARKED "USBR PC 636 1975" - REPLACED YPC WITH 2 1/2" ALUM. CAP MARKED "LUEBKE 11748 5"

FOUND 5/8" REBAR, (NO CAP) - PLACED 2 1/2" ALUM. CAP, MARKED "LUEBKE 11748 5" ON EXISTING REBAR

SET 2 1/2" ALUMINUM CAP ON 5/8" X 24" REBAR, MARKED "LUEBKE 11748 5"

FOUND 1 1/4" YELLOW PLASTIC CAP, MARKED "FOOREA PLS 3618"

FOUND 1" YELLOW PLASTIC CAP, MARKED "T. KERR PLS 998"

FOUND 1 1/4" YELLOW PLASTIC CAP, MARKED "USBR PC 636 1975" - NOT REPLACED

FOUND 1" ORANGE PLASTIC CAP, MARKED "R. SNUFTUN PLS 9545"

FOUND 1 1/2" REBAR

FOUND WITNESS CORNER, AS NOTED

FOUND MONUMENT AS SHOWN

DENOTES EXISTING FENCE

DENOTES SECTION LINE

DENOTES BUREAU OF RECLAMATION DEED DESCRIPTION LINE (AS POSTED AND MARKED THIS SURVEY)

FOUND

CALCULATED

SET

CORNER PERPETUATION & FILING RECORD INSTRUMENT NUMBER

CHAIN

RECORD OF SURVEY

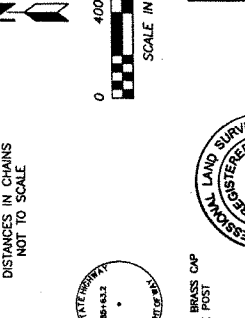
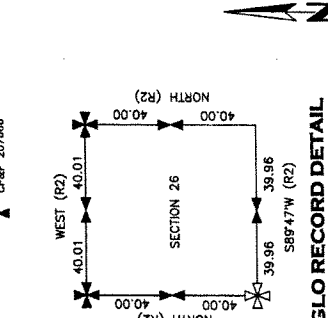
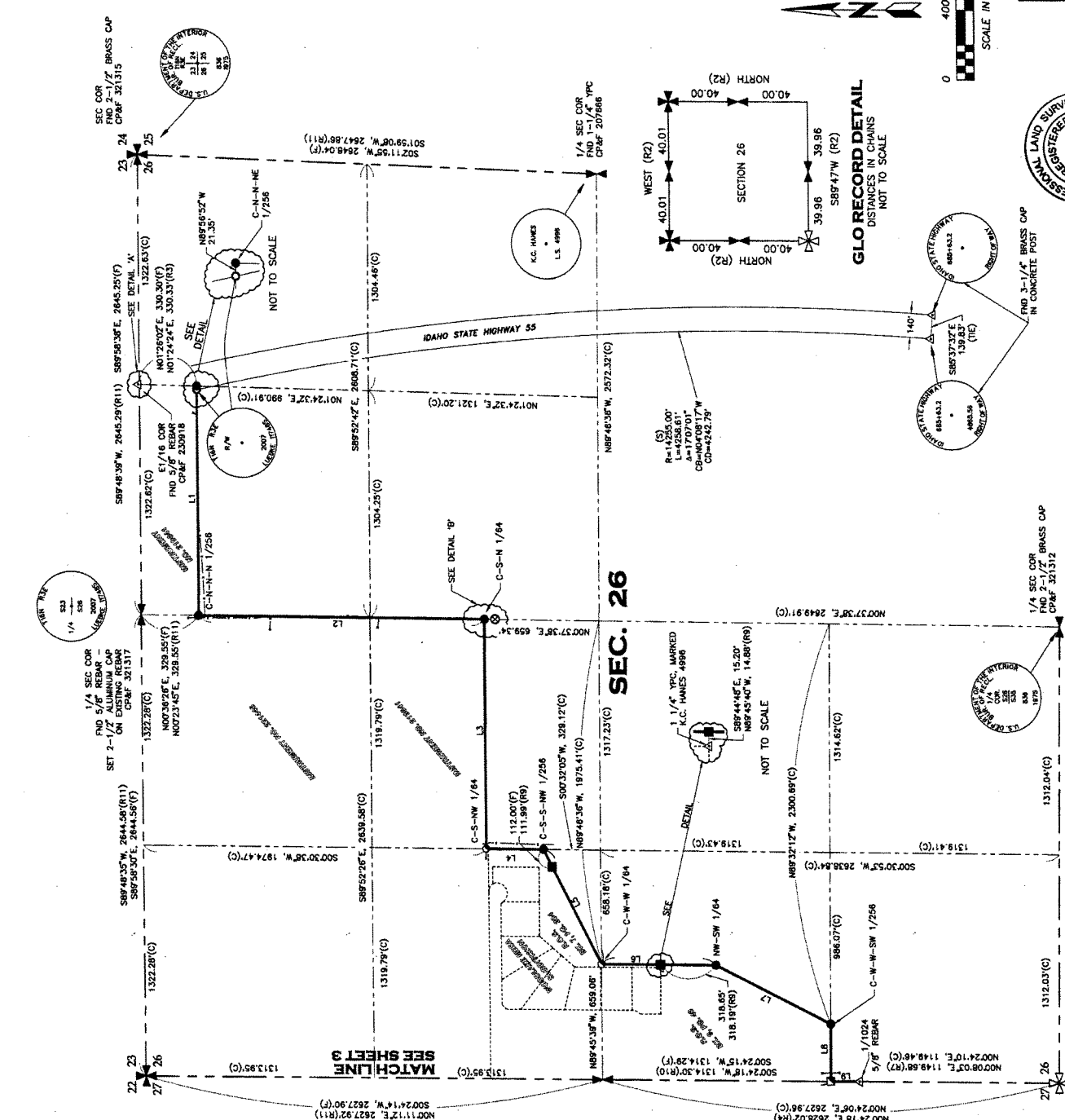
R.O.S.

(TYPICAL) SEE LINE TABLE ON SHEET 3

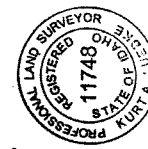
YELLOW PLASTIC CAP

**LINE TABLE**

| LINE | MEASURED OR SET       | RECORD                       |
|------|-----------------------|------------------------------|
| L1   | N85°56'32"W, 1286.50' | N007241°07'E, 1648.24' (R11) |
| L2   | N00°37'23"E, 1648.40' | N89°57'07"E, 1318.57' (R11)  |
| L3   | N89°49'32"W, 1318.48' | S00°30'55"W, 328.08' (R8)    |
| L4   | S00°30'28"W, 328.08'  | N65°44'08"E, 737.47' (R8)    |
| L5   | N63°43'06"E, 737.48'  | S00°30'46"W, 658.54' (R12)   |
| L6   | S00°29'43"W, 658.55'  | S27°00'00"W, 735.84' (R12)   |
| L7   | S26°59'51"W, 735.82'  | N89°33'44"W, 328.49' (R12)   |
| L8   | N89°34'21"W, 328.61'  | S00°08'03"W, 184.25' (R7)    |
| L9   | S00°22'27"W, 184.21'  | N89°38'48"W, 332.32' (R7)    |
| L10  | N89°20'25"W, 332.25'  | N89°20'25"W, 332.25' (R7)    |
| L11  | S84°15'06"W, 370.17'  | S64°01'36"W, 370.06' (R7)    |
| L12  | N00°22'36"E, 482.77'  | N00241°00'E, 482.84' (R3)    |
| L13  | S89°25'19"E, 332.38'  | S89°25'24"E, 332.13' (R3)    |
| L14  | N64°11'24"E, 369.80'  | N64°20'56"E, 370.09' (R6)    |
| L15  | N00°22'18"E, 328.87'  | N002351°1'E, 328.76' (R3)    |
| L16  | S89°33'20"E, 1278.60' | S89°26'26"E, 1275.94' (R3)   |
| L17  | S00°42'27"W, 1323.77' | S00°42'11"W, 1323.66' (R6)   |
| L18  | S89°28'28"E, 49.85'   | S89°28'34"E, 50.00' (R5)     |



|                      |       |      |
|----------------------|-------|------|
| SEC.                 | T.    | R.   |
| 26                   | 16 N. | 3 E. |
| BOISE MERIDIAN       |       |      |
| VALLEY COUNTY, IDAHO |       |      |
| SHEET 2 OF 4         |       |      |



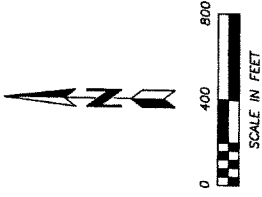
*Kurt Luebke*  
KURT LUEBKE, PLS 11748  
DATE 8-2-2007

SEE SHEET 3

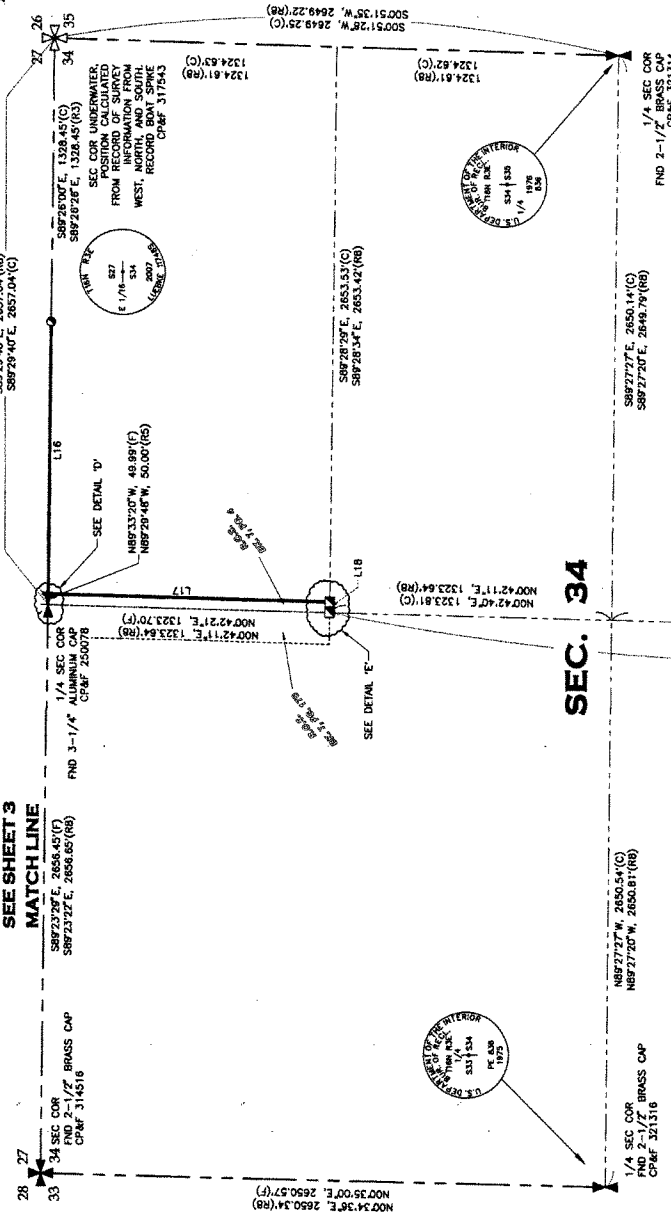
**D&A PC**  
CONSULTING SURVEYORS & LAND SURVEYORS  
2021 North 20th Street, Boise, Idaho 83704  
Phone 407-711-1331 Fax 407-654-0571



# RECORD OF SURVEY

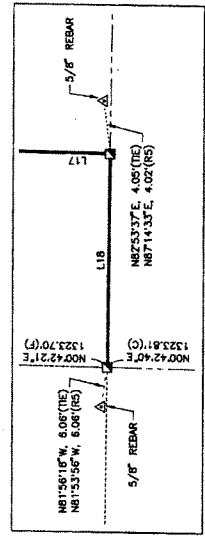


SEE SHEET 3  
MATCH LINE

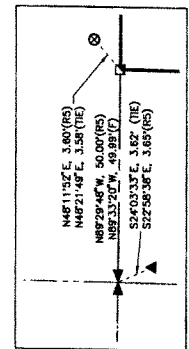


| LINE | MEASURED OR SET        | RECORD                       |
|------|------------------------|------------------------------|
| L1   | N87°56'52" W, 1286.50' | N00724'10" E, 1848.24' (R11) |
| L2   | N00°37'23" E, 1648.40' | N87°57'07" E, 1318.57' (R11) |
| L3   | N87°48'37" W, 1318.48' | S00°30'56" W, 329.08' (R8)   |
| L4   | S00°30'26" W, 329.08'  | N83°43'06" E, 737.47' (R8)   |
| L5   | N83°43'06" E, 737.47'  | S07°30'45" W, 658.35'        |
| L6   | S07°30'45" W, 658.35'  | S27°00'07" W, 715.84' (R12)  |
| L7   | S27°00'07" W, 715.84'  | N87°33'44" W, 328.89' (R12)  |
| L8   | N87°33'44" W, 328.89'  | S00°03'31" W, 184.25' (R7)   |
| L9   | S00°03'31" W, 184.25'  | N87°38'49" W, 332.52' (R7)   |
| L10  | N87°38'49" W, 332.52'  | S64°01'36" W, 370.09' (R7)   |
| L11  | S64°01'36" W, 370.09'  | N00°24'00" E, 492.84' (R3)   |
| L12  | N00°24'00" E, 492.84'  | S89°25'19" E, 332.36'        |
| L13  | S89°25'19" E, 332.36'  | N64°20'58" E, 370.09' (R6)   |
| L14  | N64°20'58" E, 370.09'  | N00°22'19" E, 328.82'        |
| L15  | N00°22'19" E, 328.82'  | S89°33'20" E, 1278.60'       |
| L16  | S89°33'20" E, 1278.60' | S00°42'27" W, 1323.77'       |
| L17  | S00°42'27" W, 1323.77' | S89°28'29" E, 48.95'         |
| L18  | S89°28'29" E, 48.95'   |                              |

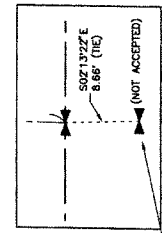
GLO RECORD DETAIL  
DISTANCES IN CHAINS  
NOT TO SCALE



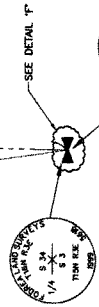
DETAIL 'E'  
NOT TO SCALE



DETAIL 'D'  
NOT TO SCALE



DETAIL 'F'  
NOT TO SCALE



NO RECORDS FOUND FOR THIS MONUMENT (NOT ACCEPTED)

|      |       |      |
|------|-------|------|
| SEC. | T.    | R.   |
| 34   | 16 N. | 3 E. |

BOISE MERIDIAN  
VALLEY COUNTY, IDAHO

8-2-2007  
DATE  
KURT LUEBKE, PLS 11748

D&A P.C.  
CONSULTING ENGINEERS & LAND SURVEYORS  
3000 Power Street, Meridian, Idaho 83681-0011  
Phone: (208) 733-1001 Fax: (208) 733-0011

DECLARATION OF PRIVATE ROADS FOR  
VICKERY SUBDIVISION  
VALLEY COUNTY, IDAHO

THIS DECLARATION, made on the date hereinafter set forth, by  
George Melvin Vickery and Edna Lorraine Vickery, owners of the Subdivision  
known as VICKERY SUBDIVISION, hereafter referred to as "Declarant";

W I T N E S S E T H :

WHEREAS, Declarant did on this 5 day of May,  
1983, record in the office of the Recorder of Valley County, in BOOK 7  
Number PAGE 87, of Official Records, a Subdivision Plat of the real  
property located in the Southeast of the Southeast quarter of Section 27,  
Township 16 North, Range 3 East B. N., Valley County, Idaho;

WHEREAS, Declarant is the owner of the real property described as  
VICKERY SUBDIVISION.

NOW, THEREFORE, Declarant hereby declares that all roads, streets,  
and ways shall be private and remain private property until otherwise dedicated,  
and as each lot is conveyed by Declarant the individual purchasing such lot in  
VICKERY SUBDIVISION shall have the obligation to improve and maintain the roads,  
streets and ways, contributing an amount of money and manpower commensurate to  
the parcel of land owned by that owner, as compared to the total land area of  
the Subdivision until such time, if ever, as the common easements are formally  
accepted by Valley County or another appropriate governmental entity. Until  
such formal acceptance, Valley County or any other entity shall not have any  
obligation whatsoever for improvements or maintenance of the roads, streets  
and ways, and the total responsibility for improvement and maintenance shall  
be incumbent upon the Declarant and the respective owners of the lots contained  
in VICKERY SUBDIVISION, Valley County, Idaho.

IN WITNESS WHEREOF, the undersigned, being the Declarant, has hereunto set their hands and seals this 5th day of May, 1933.

George Melvin Vickery  
George Melvin Vickery

Edna Lorraine Vickery  
Edna Lorraine Vickery

STATE OF IDAHO )  
                  )ss.

County of Valley)

On this 5th day of May, 1933, before me, the undersigned, a Notary Public in and for said State, personally appeared George Melvin Vickery and Edna Lorraine Vickery, Husband and Wife, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that they executed the same.

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

James M. Garrison  
Notary Public for Idaho

Residing at Emmett Idaho

STATE OF IDAHO, )  
County of Valley, } ss.

127730

I hereby certify that this instrument was filed for record at the request of Geo. Melvin Vickery

at 51 minutes past 2 o'clock P.M. This 5 day of May 1933

in my office and they recorded in Dr. # 1 of 1933

Will O'Connell  
Ex-Officio Recorder  
By A. Swann Deputy

Fee \$ 4.00  
802 Holt Blvd. Rm 205  
Emmett Idaho

# 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](mailto: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 **Green Acres 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](http://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.

**This final plat approval is contingent upon the full implementation of all wildfire mitigation measures identified in the approved plan and verification through inspection that the work has been completed as stated in the plan.**

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 request to Donnelly Fire District. Wildfire Mitigation treatments shall be requested during the months of **May through November** and approved by Wildfire Mitigation Director.

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

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

Thank you

*Mara Hlawatschek*

Mara Hlawatschek  
Wildfire Mitigation Director

**From:** Kathy Riffie <kriffie@valleycountyid.gov>

**Sent:** Monday, March 23, 2026 4:24 PM

**To:** Megan Myers <mmyers@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>; Laurie Frederick <lfrederick@valleycountyid.gov>

**Subject:** Re: Proposed Private Road Name

I don't see any issues either.

**Kathy Riffie**

Cadastral Specialist Technician II

Valley County Assessor - Cartography Department

kriffie@valleycountyid.gov

PH (208) 382-7127 | FX (208) 382-7187

700 S Main St | PO Box 1350

Cascade, ID 83611

**S**ERVICE  
**T**RANSSPARENT  
**A**CCOUNTABLE  
**R**ESPONSIVE

---

**From:** Megan Myers <mmyers@valleycountyid.gov>

**Sent:** Monday, March 23, 2026 3:38 PM

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

**Subject:** Re: Proposed Private Road Name

No issues on my end

Megan Myers

Communications Supervisor

Valley County Sheriff's Office

208-382-5160

---

**From:** Lori Hunter <lhunter@valleycountyid.gov>

**Sent:** Monday, March 23, 2026 2:17 PM

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

**Subject:** Proposed Private Road Name

SUB Green Acres Subdivision is proposing a new private road from Vickery Court. See attached preliminary plat. Proposed road name would be Green Acres Drive. Due to the length of the roadway, I will suggest the name be Green Acres Place. Do you have any issues with road name?

Lori Hunter

Valley County Planning & Zoning Planner II

208-382-7115

700 South Main Street • P.O. Box 1350

Cascade, ID 83611

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



March 16, 2026

Cynda Herrick, Planning & Zoning Director  
Valley County Planning & Zoning  
700 S. Main Street, Cascade, ID 83611  
cherrick@valleycountyid.gov

Subject: VC PZ Commission - April 9, 2026

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).  
For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**2. WASTEWATER AND RECYLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

### **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

### **4. SURFACE WATER**

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

#### 5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**

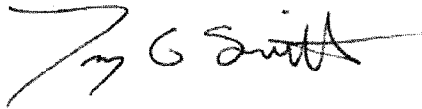
- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy G. Smith". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Troy Smith  
Regional Administrator

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





Valley County Transmittal  
Division of Community and Environmental Health

- Return to:
- Cascade
  - Donnelly
  - McCall
  - McCall Impact
  - Valley County

Rezoning # \_\_\_\_\_

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat Sub 26-003 Green Acres Sub

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water
  - bedrock from original grade
  - waste flow characteristics
  - other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage
  - interim sewage
  - individual sewage
  - community sewage system
  - central water
  - individual water
  - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage
  - sewage dry lines
  - community sewage system
  - central water
  - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment
  - beverage establishment
  - swimming pools or spas
  - grocery store
  - child care center

14. Subdivision application, fees and engineering report required. CDH's records indicate that a septic system was installed and approved 8/27/93, system is on 12850 Vickery Ct. Reviewed By: B.W. Cope  
Date: 3/27/26

## Subdivision Recommendations

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

To:Lori Hunter

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

Thu 11/21/2024 10:00 AM

Hi Lori,

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

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

- Residents should control pets, including cats, at all times (fenced yard, keep indoors, kenneled, leashed, etc.). Pets, at-large, dramatically increase a residential subdivision's negative effects on wildlife.
- Avoiding or minimizing the potential for wildlife depredations in a subdivision is the responsibility of the individual property owner.
  - Prohibit the feeding of wildlife and require that potential wildlife attractants (pet food, trash cans, gardens, hay stacks, bird feeders, etc.) be maintained in a way to reduce attraction of wildlife species (skunks, foxes, raccoons, magpies, big game, etc.).
    - For example, leaving livestock feed outside will attract big game animals. Make sure any feed is stored in a closed barn or shed.
  - The developer and individual homeowners should be made aware that ornamental plants can attract big game animals and they will eat those plants. Therefore, protecting ornamental plants is the responsibility of the individual property owner.
  - Yew species are highly toxic to wildlife, pets, and humans and should not be used as landscaping plants.
- Native vegetation should be retained to the extent possible during project implementation to support native birds, small mammals, and pollinator species.
- Retain buffers of riparian vegetation that surround any wetland resources on the project property.
- If ponds exist or are developed on the project property, legal water rights issued by the Idaho Department of Water Resources are required for the appropriate beneficial use (storage, irrigation, recreation, etc.). If the ponds will be used for fishing, a private pond permit from IDFG is required to stock the ponds with fish, and a live fish transport permit from IDFG may also be required.
- All fencing within and around the subdivision should be wildlife friendly. IDFG can provide additional details upon request.

Please let me know if you have additional questions.

### Brandon Flack

Regional Technical Assistance Manager

Idaho Dept. of Fish and Game

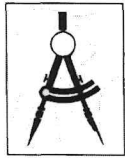
Southwest Region

15950 N. Gate Blvd.

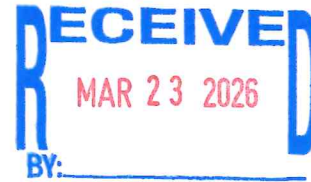
Nampa, ID 83687

Ph: (208) 854-8947





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Andrew Wheeler  
9201 W. State St. Ste. 102  
Boise, ID 83714  
andrew@thelandarchitect.com  
855-787-6636  
02/09/26

RE: Green Acres Subdivision  
Neighborhood meeting

This letter summarizes the neighborhood meeting held on February 9 regarding the proposed Green Acres Subdivision located at the terminus of Vickery Court. The purpose of the meeting was to present the proposed subdivision, gather feedback from neighboring property owners, and identify key concerns to be addressed as part of the entitlement process.

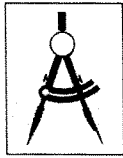
The meeting was conducted virtually and attended by nearby property owners and stakeholders.

---

## 2. Project Overview Presented

The following key elements of the project were presented:

- Subdivision of two existing parcels into a 6-lot subdivision
  - 4 buildable single-family residential lots
  - 1 private access lane lot
  - 1 lot dedicated for a sewer pump station
- Intended use:
  - Development of four single-family homes
  - Initial intent described as a family-oriented (legacy) development
- Utilities:
  - Individual private wells for each lot
  - No septic systems proposed
  - Connection to public sewer via a pressurized (pump) system
- Sewer infrastructure:
  - New sewer line extending along Vickery Court to connect to the existing system near West Wind Lane / North Wind Lane tie in point
- Access:
  - Continued use of existing private lane (Vickery Court)
  - Creation of a new private lane serving the four lots



### 3. Summary of Public Questions & Comments

#### A. Roadway Impacts & Maintenance

- Concerns regarding:
  - Potential road widening
  - Construction impacts during sewer installation
  - Long-term road maintenance responsibilities
- Discussion included:
  - Improvements to meet applicable standards
  - Coordination with the County for requirements
  - Clarification that access will be maintained during construction, with temporary impacts possible

#### B. Private Road, Gate, and Access Control

- Neighbors noted:
  - Existing private gate system at Vickery Court
  - Longstanding practice of controlled access for privacy and security
- Requests:
  - Maintain controlled/private access
  - Clarify how new development and utilities may impact gate operations
- Additional consideration:
  - Need to allow access for utilities (e.g., sewer maintenance, power providers)

#### C. Sewer Infrastructure

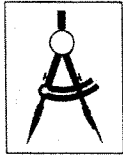
- Significant discussion regarding:
  - Location and routing of the new sewer line
  - Depth and extent of installation
  - Potential disruption during construction
- Additional topics:
  - Ability for existing properties to connect in the future
  - Potential latecomer fees associated with future connections

#### D. Water, Septic, and Environmental Considerations

- Clarification provided:
  - No septic systems proposed
  - All lots will utilize public sewer via pump system
- Neighbors expressed interest in:
  - Protection of groundwater and proximity to the lake
  - Long-term infrastructure reliability

#### E. CC&Rs and Long-Term Use

- Questions raised regarding:



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- Whether CC&Rs will be established
  - Potential restrictions on:
    - Building size
    - Use (e.g., rentals vs. family use)
  - Response:
    - CC&Rs are in progress but not yet finalized or recorded
    - Final provisions may be influenced by County requirements
- 

#### F. Density & Future Ownership

- Neighbors asked:
    - Whether lots would remain under single ownership or be sold individually
  - Response:
    - Current intent is a family-oriented development
    - Future ownership structure has not been finalized
- 

#### G. Dock & Boat Ramp Access (Bureau of Reclamation Permits)

- A key concern raised:
    - Existing dock and boat ramp permits tied to Bureau of Reclamation
    - Importance of maintaining permits to preserve access
  - Neighbors emphasized:
    - Permits must remain active and current
    - Loss of permits could result in permanent loss of water access
- 

#### H. Setbacks and Building Placement

- Discussion included:
    - County setback requirements (approximate ranges discussed)
    - Relationship of future homes to existing neighboring structures
  - Clarified:
    - Layout shown is conceptual only and subject to change
- 

#### 4. Next Steps Communicated

- Project will proceed through:
    - Planning & Zoning review
    - Public hearing process
  - Property owners will receive:
    - Formal notification of hearings
    - Opportunity to provide public comment
  - Project team committed to:
    - Responding to follow-up questions via email
    - Continuing coordination with agencies and neighbors
-



#### 5. Conclusion

The neighborhood meeting provided an opportunity for adjacent property owners to better understand the proposed subdivision and to raise questions regarding access, infrastructure, long-term use, and neighborhood compatibility.

*Andrew R. Wheeler*

Andrew Wheeler  
Architect

**From:** Andrew Wheeler <andrew@thelandarchitect.com>  
**Sent:** Wednesday, March 18, 2026 12:24 PM  
**To:** Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>; Joseph Dodson <[REDACTED]>  
**Cc:** Hannah Smith <hsmith@valleycountyid.gov>; Nikka Toledo <nikkat@thelandarchitect.com> [REDACTED]; Kurt Norrell <kurt.norrell@wcgid.com>; Tawna Barnes <tawna.barnes@wcgid.com>  
**Subject:** RE: Green Acres Subdivision - Valley County, Idaho

Lori,

Looks like we are under 35% on the site as a whole and at each separate lot, with the exception of lot 4 at 38%.

Attached is an exhibit showing the lot coverages currently as proposed.

**LOT COVERAGE:**  
OVERALL TOTAL LOT AREA = 77,082 SF  
OVERALL LOT COVERAGE = 26,949 SF

26,949 / 77,082 = 34.9% ~ 35%

**PROPOSED INDIVIDUAL LOT COVERAGE**

LOT 1 = 4,203 SF

LOT 2 = 12,065 SF  
LOT 2 COVERAGE = 4,093 SF  
4,093 / 12,065 = 34%

LOT 3 = 15,152 SF  
LOT 3 COVERAGE = 5,074 SF  
5,074 / 15,152 = 33%

→ LOT 4 = 12,082 SF  
LOT 4 COVERAGE = 4,616 SF  
4,616 / 12,082 = 38%

LOT 5 = 14,819 SF  
LOT 5 COVERAGE = 4,866 SF  
4,866 / 14,819 = 33%

**PROPOSED BUILDINGS**

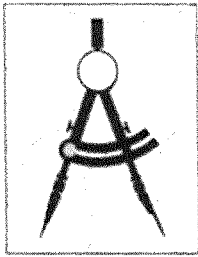
SHIPPY RESIDENCE UNIT = APPROX. 2,525 SF

Thanks,  
Andrew

Andrew Wheeler, Architect  
The Land Architect  
855-787-6636

[Andrew@thelandarchitect.com](mailto:Andrew@thelandarchitect.com)

[www.thelandarchitect.com](http://www.thelandarchitect.com)



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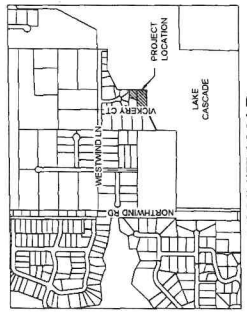
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For project coordination or support,  
kindly direct all inquiries to [support@thelandarchitect.com](mailto:support@thelandarchitect.com)  
for timely assistance.

| NO. | REVISIONS     | BY | DATE       |
|-----|---------------|----|------------|
| 1   | AGENCY REVIEW | TS | 10/22/2025 |

**PRELIMINARY PLAT FOR  
GREEN ACRES SUBDIVISION**  
SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27,  
TOWNSHIP 16 NORTH, RANGE 3 EAST, BOISE MERIDIAN  
VALLEY COUNTY, IDAHO  
2025



**OWNER:**  
WESTERN CONSULTING GROUP  
1452 W BANNOCK ST  
BOISE, ID 83702  
TEL: (208) 333-3333  
WWW.WCGROUP.COM

**ARCHITECT:**  
THE LAND ARCHITECT  
12850 VICKERY COURT, STE 102  
BOISE, ID 83714  
ANDREW WHEELER  
ANDREW@THELANDARCHITECT.COM

**SURVEYOR:**  
HMH ENGINEERING, LLC  
12850 VICKERY COURT, STE 102  
BOISE, ID 83714  
RONALD HODGE, PLS  
RONALD@HMH-LLC.COM  
RHODGE@HMH-LLC.COM

**DEVELOPMENT FEATURES:**

- 1. 3.00 ACRES (INCLUDES VICKERY COURT IMPROVEMENTS)
- 2. 1.33 ACRES (COMMON LOT)
- 3. 0.28 ACRES (COMMON LOT)
- 4. 0.28 ACRES (COMMON LOT)
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- NOTES:**
1. PRIVATE ROAD DECLARATION.
  2. RECALCULATION OF UTILITIES.
  3. ALL UTILITIES MUST BE DARK SKY COMPLIANT.
  4. ONLY ONE ROAD BURNING CHOICE PER LOT.
  5. THE LEVEL OF SERVICE BASED ON COMMISSIONERS HAVE THE SOLE DISCRETION TO SET. THE LEVEL OF SERVICE FOR ANY PUBLIC ROAD, THE LEVEL OF SERVICE CAN BE CHANGED.
  6. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
  7. PRELIMINARY PLAT IS BASED OFF RECORD OF SURVEY (ROS) DATED 09/26/24. PREPARED BY HM ENGINEERING & MAPPING, INSTRUMENT # 2024-46596.
  8. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
  9. FEMA FLOODPLAIN NOT WITHIN 100 FEET OF THE PROJECT AREA.

- OWNER:**  
WESTERN CONSULTING GROUP  
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BOISE, ID 83702  
TEL: (208) 333-3333  
WWW.WCGROUP.COM
- ARCHITECT:**  
THE LAND ARCHITECT  
12850 VICKERY COURT, STE 102  
BOISE, ID 83714  
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- SURVEYOR:**  
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