

Valley County Planning and Zoning

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



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

STAFF REPORT: VAR 26-002 Koskella Shared Driveway Variance
MEETING DATE: May 14, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Kenneth Koskella
PO Box 985, Cascade, ID 83611
LOCATION: 12714 Koskella Road
Parcel RP16N03E366005 in the SWSW Section 36, T.16N, R.3E,
Boise Meridian, Valley County, Idaho
SIZE: 0.66-Acre Lot
REQUEST: Shared Driveway for Four (4) Residences
EXISTING LAND USE: Single-Family Residential Parcels

Kenneth Koskella is requesting a variance for a shared driveway for four residences. The driveway currently accesses three homes addressed at 12704, 12710, and 12714 Koskella Road.

An allowed parcel line adjustment would occur between parcels RP16N03E366005 and RP15N03E013030. A new home would then be constructed within the current boundaries of parcel RP16N03E366005.

The shared driveway accesses Koskella Road, a public road.

FINDINGS:

1. The application was submitted on March 26, 2026.
2. Legal notice was posted in the *Star News* on April 23, 2026; and April 30, 2026. Potentially affected agencies were notified on April 14, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent April 16, 2026. The notice and extension request were posted online at www.co.valley.id.us on April 14, 2026.
3. The agenda that was sent to the applicant, agencies, and neighbors and posted online stated the meeting started at 4:00 p.m., the fact sheet stated 6:00 p.m. Therefore, on April 22, 2026, the applicant, potentially affected agencies, and neighbors within 300 feet of the property line were noticed that the meeting start time was 4:00 p.m.
4. The site was posted on April 21, 2026. The meeting time was corrected to 4:00 p.m. on April 22, 2026.

5. Agency comment received:

Brent Copes, Central District Health, has no objection. A septic permit must be obtained for the new home. CDH requests a copy of the lot split or record of survey after completion of split. (April 14, 2026)

Jerry Holenbeck, Donnelly Fire Marshal, stated the driveway satisfies all requirements set by Donnelly Fire Department, the 2018 International Fire Code and IRSB, and is approved. (May 6, 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. (May 4, 2026)

Brandon Flack, Idaho Dept of Fish and Game, had no comments. (May 6, 2026)

6. Public comment received: *none*

5. Valley County Code:

6-1-9: PERMIT REQUIREMENTS:

E. Approach Permit:

1. An approach permit shall be required from the road department prior to the issuance of building permits for any structures on lots that have not previously had buildings constructed and require access onto a public right of way.
2. Driveways should not exceed ten percent (10%) grade and have a minimum of a fifty foot (50') plus/minus four percent ($\pm 4\%$) runout. If this is not achievable on lots platted prior to August 28, 2013, then the road superintendent will work with the applicant on a safe approach. If a safe approach cannot be constructed, the applicant may need to obtain an easement to a public or private road across other property. On lots platted after August 28, 2013, the developer shall assure that all lots can achieve this standard or apply for a variance as part of the conditional use permit/preliminary platting process.
3. Driveway plans or constructed driveways that are over one hundred fifty (150) feet from an access road will need to be approved by the appropriate fire code official or assigns prior to issuance of a building permit to assure that firefighting apparatus can access the site.
 - a. The driveway shall be an all-weather surface and have a minimum of twelve (12) feet of width.
 - b. Clearance shall be an unobstructed height of thirteen (13) feet six (6) inches.
 - c. Driveways over one hundred fifty (150) feet long shall be provided with turnarounds.
 - (1) Turnarounds shall meet the requirements in IFC appendix D 103.4.
 - (2) Turnarounds shall have an inside turning radius of not less than thirty (30) feet and an outside turning radius of not less than forty-five (45) feet, as required by IDAPA 18.
 - d. Driveway gradient shall not exceed ten (10) percent unless approved by the fire code official.
 - e. Driveways shall be designed and maintained to support the imposed loads of responding fire apparatus.

10-4-4: STREETS:

Any parcel of land that is intended to be used, or is actually used, to provide vehicular access to more than one building site, whether said street is public or private and whether the parcel is set aside by deed, easement, or other means, unless an administrative variance is allowed for a

shared driveway to adjacent properties, all having the required frontage on an existing street if in a platted subdivision or a legal parcel, is in the best interest of all parties involved due to unusual circumstances or topographic reasons, as determined by the administrator.

Administrative variances cannot be given for more than three (3) building sites and shall at a minimum require the shared driveway to be built to the satisfaction of the fire department and have a shared driveway agreement.

9-5H-10: VARIANCES:

- A. Conditions: Pursuant to Idaho Code section 67-6516, the commission shall be empowered to grant variances relaxing or modifying the requirements of this title with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this title affecting the size or shape of a structure upon lots, and other land use requirements of this title. In the case of a PUD involving variations from the requirements of this title, it shall not be necessary for the applicant to file a separate application for such variances. Variances may also be heard simultaneously with conditional use permit applications.
- B. Application:
1. A variance may be granted to an applicant only upon a showing of undue hardship as a result of characteristics of the site.
 2. A written application for a variance shall be submitted to the administrator or staff containing:
 - a. Description of the nature of the variance requested.
 - b. A narrative statement and graphic material demonstrating:
 - (1) That special conditions and circumstances exist which are not a result from any action of the applicant, which are peculiar to the land use or structure involved, and which are not applicable to other similar or adjacent lands, uses, or structures.
 - (2) That granting the variance requested will not result in any special privilege otherwise denied to other similar or adjacent lands, uses, and structures.
 - c. A site plan showing the location of the variance and the special characteristics of the site.
 - d. A list of adjoining property owners within three hundred feet (300') of the site.
 - e. The fee set by resolution of the board shall accompany the application for a variance.
- C. Procedure: An application for a variance shall be reviewed by the administrator or staff and the commission in accordance with section 9-5H-11 of this article. The administrator shall post notice of the public hearing to the applicant, adjoining property owners, on site, and the public in accordance with subsection 9-5H-6B of this article.
- D. Granting Of Variance:
1. A variance may be granted if the commission makes specific findings of fact based directly on the particular evidence in the application which supports the conclusion that the above conditions have been met by the applicant.
 2. Within ten (10) days after a decision has been rendered, the administrator or staff shall provide the applicant with written notice of the action by regular mail if so requested by the applicant.
 3. The commission's decision shall be a recommendation to the board.
 4. The clerk, upon receipt of a recommendation from the commission, shall set the item on the agenda of the board at the earliest possible regular meeting of the board.
 5. The board shall consider and act upon the commission's recommendations by following the procedures outlined in section 9-5H-11 of this article. However, if the commission's recommendation is unanimous and there is no opposition to approval of the variance, then the board need not hold a public hearing, but may make a decision as a regular agenda item. Only the applicant must be notified as to the time on the agenda of the public meeting.
 6. A permit for the variance may be issued by the administrator or staff only after approval by the board.

7. The variance approval is valid for five (5) years, unless a more specific date is specified.

STAFF COMMENTS / QUESTIONS:

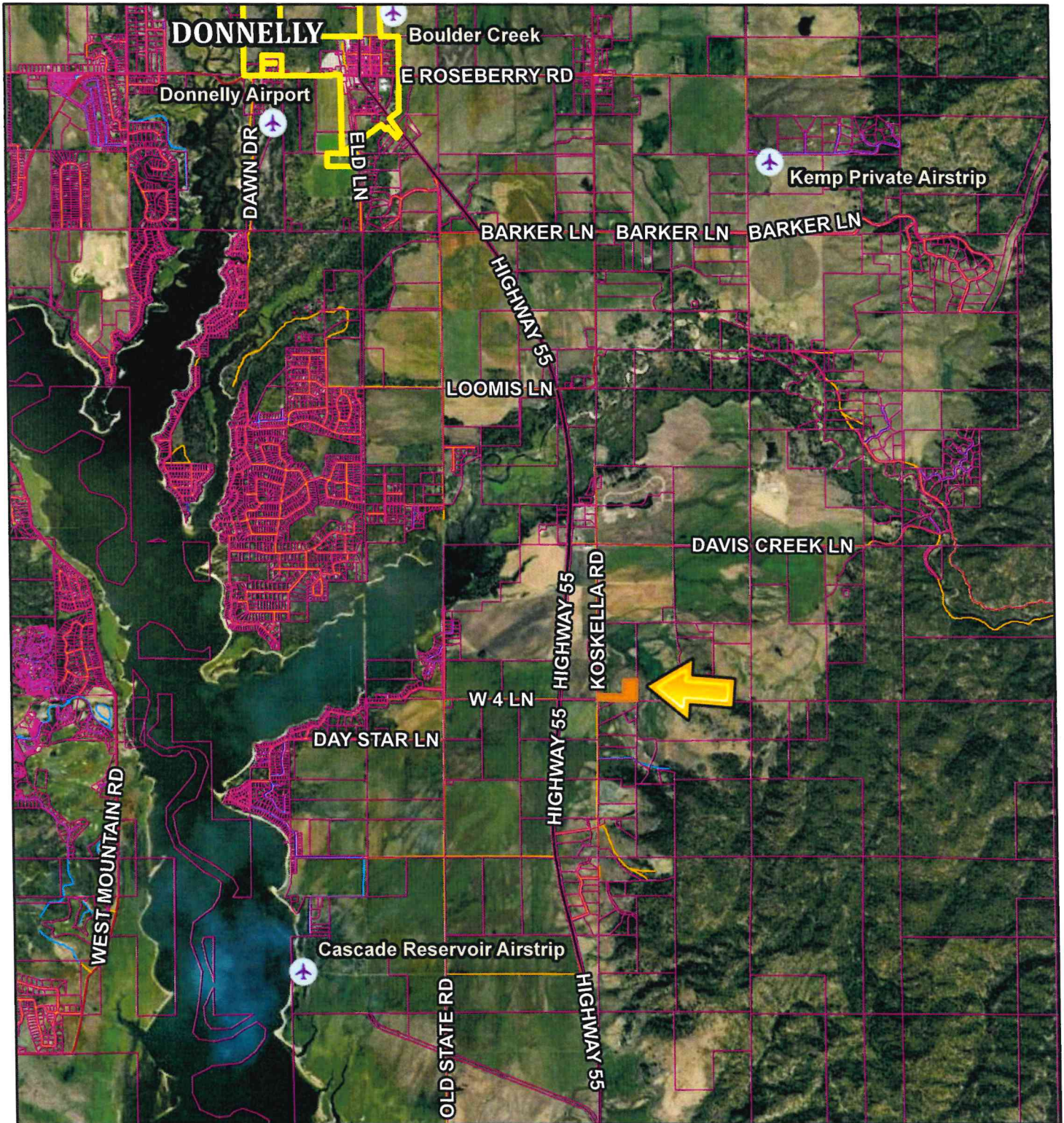
1. This site is within the Donnelly Fire District, Water District 65K, and a herd district. It is not within an irrigation district. However, the existing driveway does cross the Gold Fork Canal.
2. If approved, a shared driveway maintenance agreement shall be recorded.
3. Approval from Donnelly Fire Department is required.
4. The Planning and Zoning Commission needs to determine if the future development of the neighborhood would be inhibited by the variance.
5. The Planning and Zoning Commission decision would be a recommendation to the Board of County Commissioners.

ATTACHMENTS:

- Location Map
- Aerial Map
- Google Maps – Aerial View
- Google Maps – Street View – August 2024
- Photos Taken April 21, 2026, and April 22, 2026
- Assessor Plat – T.16N R.3E Section 36
- Assessor Plat – T.15N R.3E Section 1
- Site Plan
- Declaration and Grant of Limited Easements - Instruments 408582 and 408583
- Responses












END OF STAFF REPORT

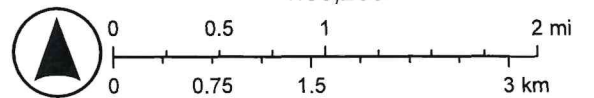
VAR 26-002 Location Map



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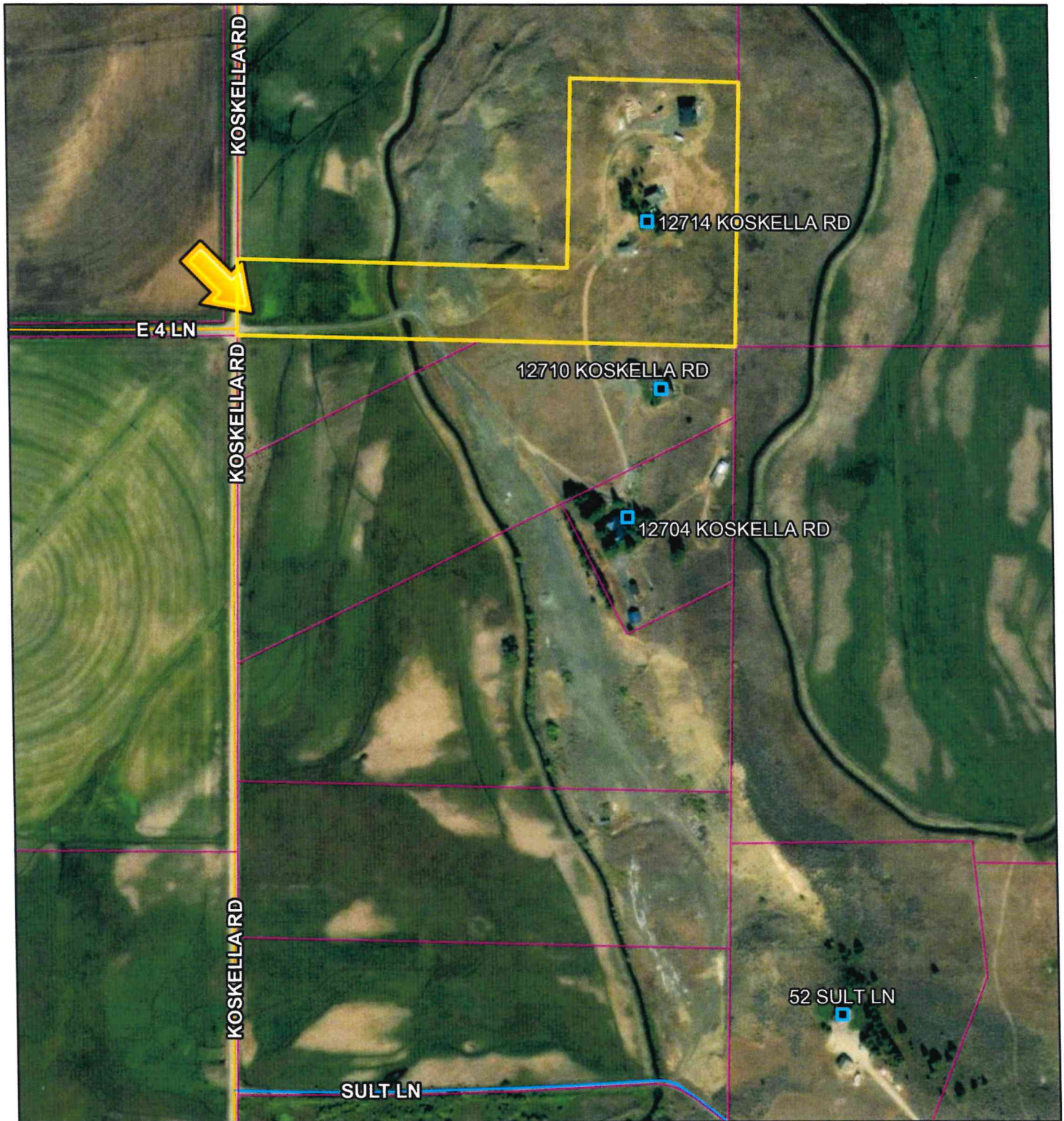
1:80,283

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

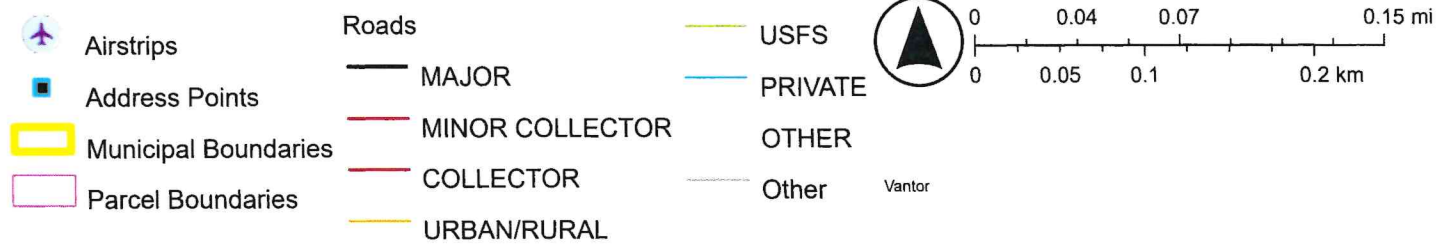


Earthstar Geographics

VAR 26-002 - Aerial Map



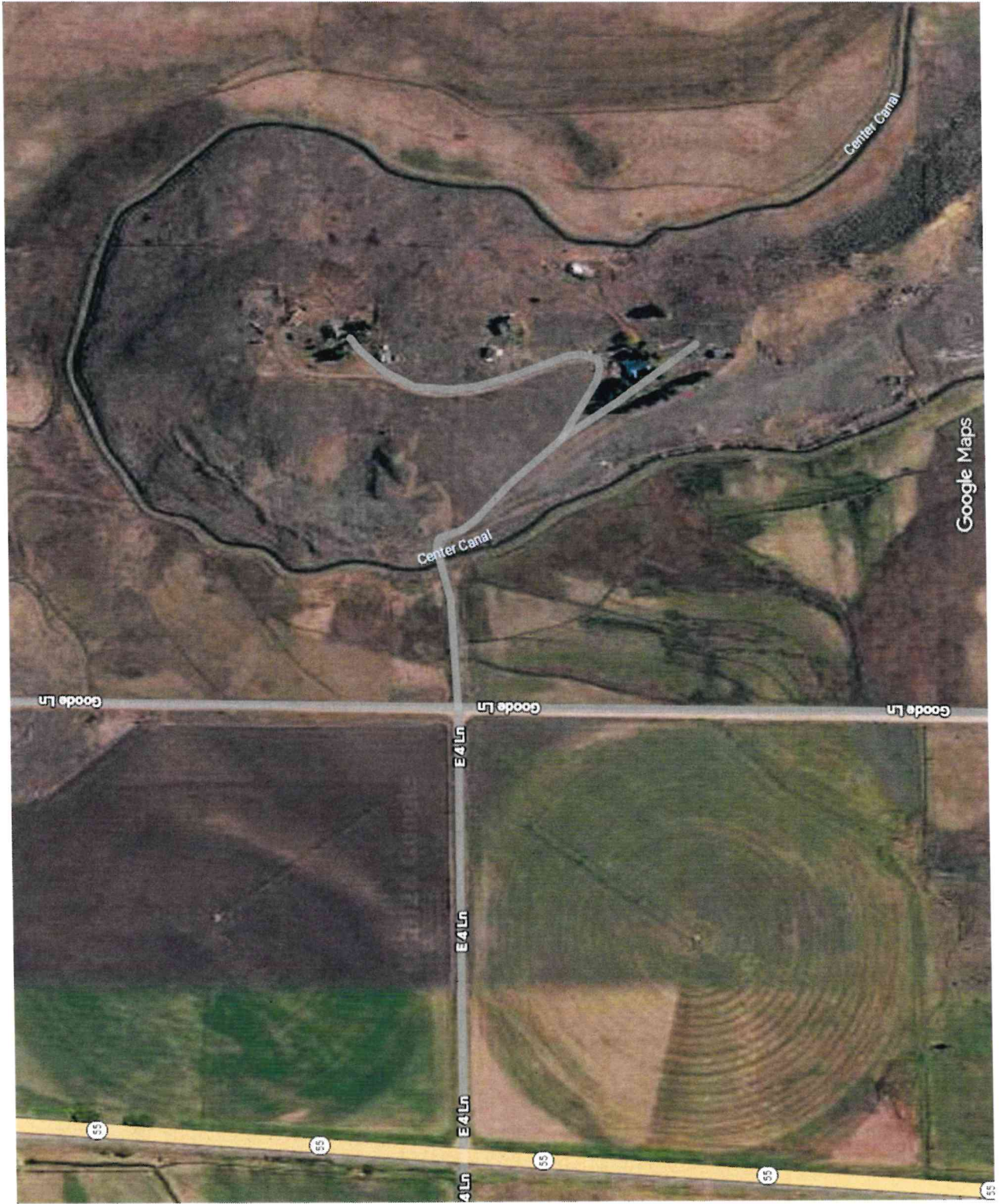
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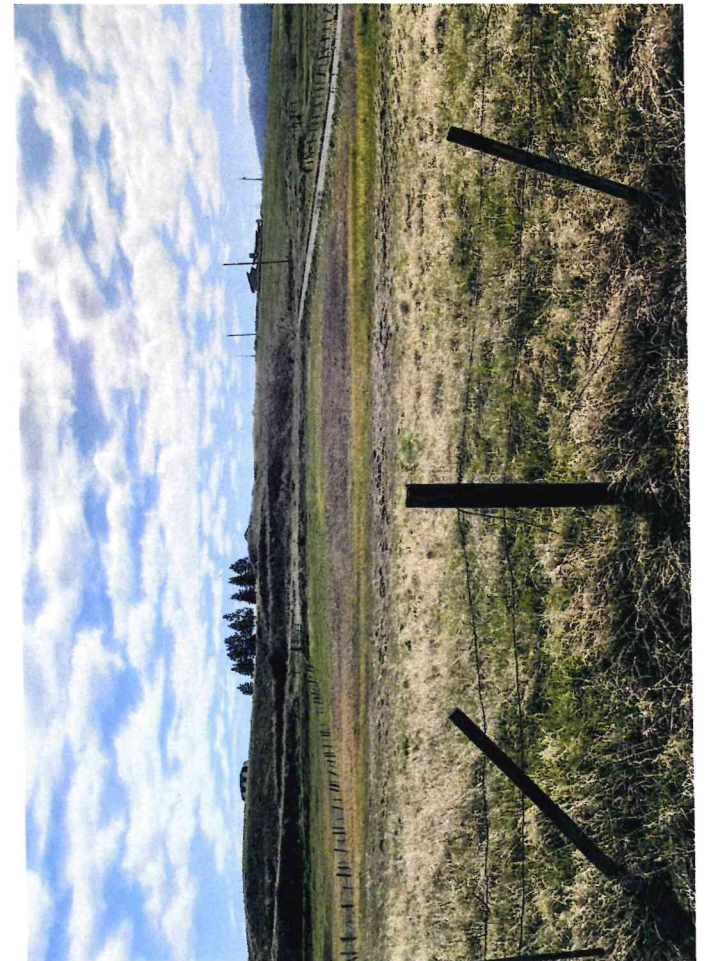
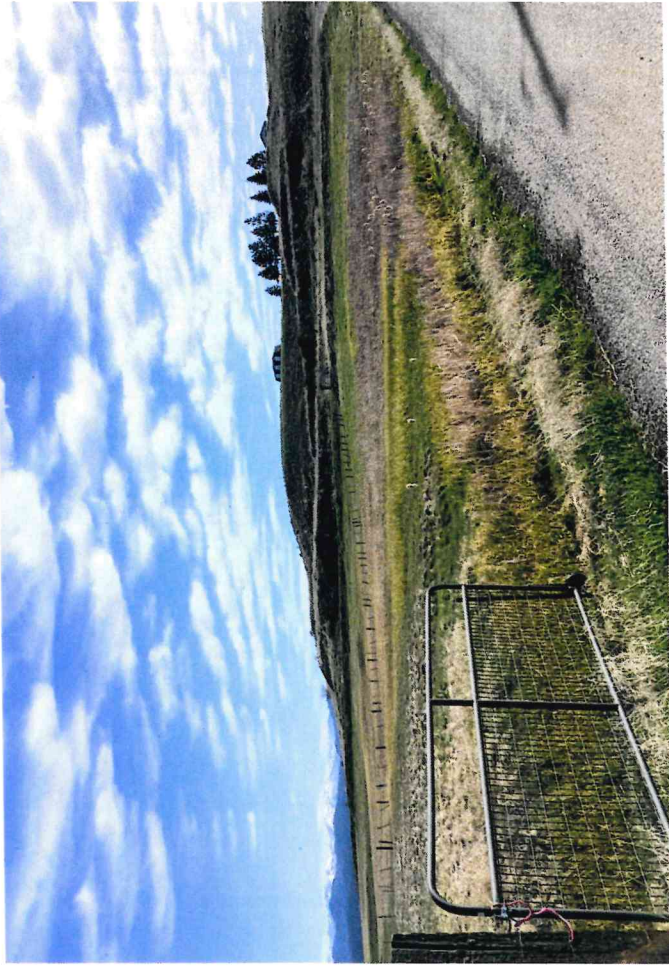


Looking Easterly from Koskella Road
(Source Google Maps – Street View, August 2024)



Google Maps – Aerial View





Instrument # 408582
VALLEY COUNTY, CASCADE, IDAHO
09-07-2017 16:44:48 No. of Pages: 11
Recorded for: FIRST AMERICAN TITLE - MCCALL
DOUGLAS A. MILLER Fee: \$40.00
Ex-Officio Recorder Deputy: JLM
Electronically Recorded by Simplifile

RECORDATION REQUESTED BY AND
WHEN RECORDED MAIL TO:

Sandra L. Clapp
Sandra L. Clapp & Associates, P.A.
PO Box 2660
Eagle, Idaho 83616

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

DECLARATION AND GRANT OF LIMITED EASEMENT
(Perpetual Ingress and Egress Only)

This Declaration and Grant of Limited Easement ("Declaration") is made by KIMBERLY J. WOODHOUSE and RODERICK G. WOODHOUSE (collectively referred to as the "Grantor") in favor of KRISTIN M. KOSKELLA and FLOYD A. LOOMIS (collectively referred to as the "Grantee").

WHEREAS, KIMBERLY J. WOODHOUSE and RODERICK G. WOODHOUSE are the owners of real property known as Parcel B consisting of 13.62 acres located in the County of Valley, State of Idaho, which property is more fully described on **Exhibit A** attached hereto and made a part hereof (referred to herein as "Parcel B");

WHEREAS, KRISTIN M. KOSKELLA and FLOYD A. LOOMIS are the owners of real property known as Revised Tax #6 and Parcel C consisting of 3.71 acres and 16.02 acres, respectively, located in the County of Valley, State of Idaho, which property is more fully described on **Exhibit B** attached hereto and made a part hereof (collectively referred to herein as "Parcel C");

WHEREAS, attached hereto and marked as **Exhibit C** is a legal description for a 50 foot wide easement (referred to herein as the "Easement Area");

WHEREAS, Grantor desires to grant to Grantee a limited easement for ingress and egress across Parcel B using the Easement Area; and

WHEREAS, Grantor and Grantee desire to formalize the grant, terms, conditions and restrictions arising from or relating to the easement to be granted pursuant to this Declaration.

NOW THEREFORE, in consideration of the mutual promises of the parties hereto and other valuable consideration, receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. Easement. Grantor hereby grants an easement for ingress and egress across and along Parcel B for reasonable access to Parcel C using the designated Easement Area identified on Exhibit C. After this grant, Parcel B shall be subject to and together with the Easement Area described on Exhibit C. It is intended by Grantor that all ingress, egress, or use of the Easement Area for any purpose or of any nature shall be limited to reasonable non-commercial travel using standard motorized vehicles or agricultural implements. The Easement Area is expressly restricted and limited from being used by Grantee for any commercial travel or use. The Grantor executes this Declaration with the intent and understanding that Grantee shall utilize the rights granted in this Declaration over, through and across Parcel B in a manner that will not disturb the quiet enjoyment of the occupants of Parcel B. The Grantor further executes this Declaration with the intent and understanding that Grantee shall not allow access over, through or across the Easement Area with any vehicle, machinery, equipment or other motorized transportation that will cause harm or damage to Parcel B or the Easement Area that is more than ordinary wear and tear. The Grantor and Grantee shall share the cost to repair and maintain the Easement Area based upon relative usage as determined by the parties from time to time. Grantor shall have the

right to utilize the Easement Area in any manner that will not interfere with the easement granted herein.

The parties hereto agree that they shall each use the rights granted by this Declaration with due regard for the rights of any successor in interest and their use of such easement, and shall not use the Easement Area in any way that will impair the rights of any other person entitled to use it, and shall not obstruct passage thereon.

2. Indemnification. Grantee hereby agrees to indemnify and hold the Grantor harmless from and against any and all losses, claims, damages, liabilities and obligations of any kind and description, including any reasonable attorney's fees incurred by Grantee, arising out of any matter relating to the Easement Area including, without limitation, any access, use or passage on Parcel B by Grantee or Grantee's agents or invitees.

3. Perpetual. All provisions of this Declaration, including the benefits and burdens, will run with the land.

4. No Gift to General Public. Nothing in this Declaration shall, or shall be deemed to, constitute a gift or dedication of any portion of Parcel B for the general public or for any public purpose whatsoever, it being the intention that this Declaration will be strictly limited to and for the purposes expressed herein.

5. Construction. The rule of strict construction does not apply to this Declaration of Easement. This Declaration shall be given a reasonable construction so that the intentions of the Grantor and the Grantee hereunder to confer a useable right of enjoyment for access across Parcel B as provided herein, are carried out.

6. Entire Agreement. This Declaration shall constitute the entire agreement with respect to the subject matter hereof and any prior understanding or representation of any kind preceding the date of this Declaration shall not be binding except to the extent incorporated in this Declaration.

7. Modification of Agreement. Any modification of this Declaration shall be binding only if evidenced in writing signed by Grantor and Grantee, or their respective heirs, successors and assigns.

8. Governing Law. It is agreed that this Declaration shall be governed by, construed, and enforced in accordance with the laws of the State of Idaho.

9. Counterparts. This Declaration may be executed in two or more counterparts, each of which shall be deemed an original document but all of which together shall be one and the same instrument.

IN WITNESS WHEREOF, the undersigned have caused this Declaration and Grant of Limited Easement to be executed the day and year set forth below.

Dated this 28th day of August, 2017.

GRANTOR:


KIMBERLY J. WOODHOUSE


RODERICK G. WOODHOUSE

Dated this 7 day of ~~August~~^{Sept}, 2017.

GRANTEE:

Kristin M. Koskella
KRISTIN M. KOSKELLA

Floyd A. Loomis
FLOYD A. LOOMIS

STATE OF IDAHO)
) ss.
County of ADA)

On this 28th day of August, 2017, before me, a notary public, personally appeared KIMBERLY J. WOODHOUSE, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.



Lisa Arnold

Notary Public for Idaho
Commission Expires: 5/20/2020

STATE OF IDAHO)
) ss.
County of ADA)

On this 28th day of August, 2017, before me, a notary public, personally appeared RODERICK G. WOODHOUSE, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



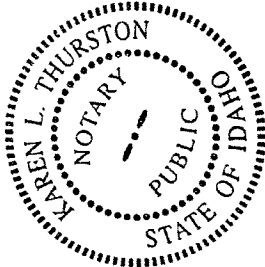
Lisa Arnold

Notary Public for Idaho
Commission Expires: 5/20/2020

STATE OF IDAHO)
) ss.
County of Valley)

On this 7 day of ~~August~~^{Sept}, 2017, before me, a notary public, personally appeared KRISTIN M. KOSKELLA, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.



Karen L. Thurston
Notary Public for Idaho
Commission Expires: 5-13-21
Residing: Cascade, ID
Exp: 05/13/2021

STATE OF IDAHO)
) ss.
County of Valley)

On this 7 day of ~~August~~^{Sept}, 2017, before me, a notary public, personally appeared FLOYD A. LOOMIS, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Karen L. Thurston
Notary Public for Idaho
Commission Expires: _____
Residing: Cascade, ID
Exp: 05/13/2021

EXHIBIT A

 **Fodrea Land Group** Surveyors. Engineers. Planners.

P.O. Box 188, 105 N. Main, Cascade, Idaho 83611 Phone (208) 382-4902 Fax (208) 382-3410

www.fodrealandgroup.com

**Parcel B,
13.62 Acres
A Portion of the
W1/2 of the NW1/4 of Section 1,
T. 15 N., R. 3 E., B.M.,
Valley County, Idaho**

A parcel of land located in a portion of the W1/2 of the NW1/4 of Section 1, T. 15 N., R. 3 E, B.M., Valley County, Idaho being more particularly described as follows:


Commencing at the Northwest corner of said Section 1, a found brass cap monument, C.P.F. Inst No. 99670, corner records of said Valley County; Thence a bearing of S 01°00'00" W, a distance of 333.63 feet, on the west boundary line of said Section 1, to a point (witnessed by a set 5/8 inch rebar which bears N 64°05'18" E, a distance of 28.04 feet) said point being the **TRUE POINT OF BEGINNING**.

Thence a bearing of N 64°05'18" E, a distance of 724.75 feet to a set 5/8 inch rebar on the north boundary line of said Section 1; Thence a bearing of S 88°30'14" E, a distance of 680.30 feet, on said north boundary line of Section 1, to a set 5/8 inch rebar being the W 1/16 corner of said Section 1; Thence a bearing of S 01°31'41" W, a distance of 187.19 feet on the east boundary line of the W1/2NW1/4 of said Section 1, to a set 5/8 inch rebar; Thence a bearing of S 64°05'18" W, a distance of 517.68 feet, on the north boundary line of Tax No. 6, to a set 5/8 inch rebar being the northwest corner of said Tax No. 6; Thence a bearing of S 64°05'18" W, a distance of 968.03 feet to a point on the west boundary line of said Section 1 (said point being witnessed by a set 5/8 inch rebar which bears N 64°05'18" E, a distance of 28.04 feet); Thence a bearing of N 01°00'00" E, a distance of 537.49 feet, on said west boundary line of Section 1, to the **POINT OF BEGINNING**.

Said described parcel of land contains 13.62 acres, more-or-less, together with and subject to rights-of-way and easements of record and/or use.



EXHIBIT B

 **Fodrea Land Group** Surveyors. Engineers. Planners.

P.O. Box 188, 105 N. Main, Cascade, Idaho 83611 Phone (208) 382-4902 Fax (208) 382-3410

www.fodrealandgroup.com

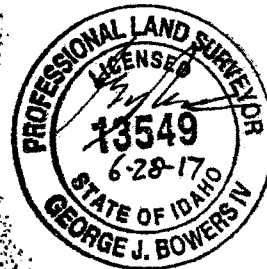
**Parcel C,
16.02 Acres
A Portion of the
W1/2 of the NW1/4 of Section 1,
T. 15 N., R. 3 E., B.M.,
Valley County, Idaho**

A parcel of land located in a portion of the W1/2 of the NW1/4 of Section 1, T. 15 N., R. 3 E, B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the Northwest corner of said Section 1, a found brass cap monument, C.P.F. Inst. No. 99670, corner records of said Valley County; Thence a bearing of S 01°00'00" W, a distance of 333.63 feet, on the west boundary line of said Section 1, to a point (witnessed by a set 5/8 inch rebar which bears N 64°05'18" E, a distance of 28.04 feet); Thence a bearing of S 01°00'00" W, a distance of 537.49 feet, on said west boundary line of Section 1, to a point (witnessed by a set 5/8 inch rebar which bears N 64°05'18" E, a distance of 28.04 feet) said point being the **TRUE POINT OF BEGINNING**.

Thence a bearing of N 64°05'18" E, a distance of 968.03 feet to a set 5/8 inch rebar being the northwest corner of Tax No. 6; Thence a bearing of S 25°54'42" E, a distance of 387.00 feet, on the west boundary line of said Tax No. 6, to a set 5/8 inch rebar being the southwest corner of said Tax No. 6; Thence a bearing of N 64°05'18" E, a distance of 316.73 feet to a set 5/8 inch rebar on the east boundary line of the W1/2NW1/4 of said Section 1; Thence a bearing of S 01°31'41" W, a distance of 557.84 feet, on said east boundary line of the W1/2NW1/4 of Section 1, to a set 5/8 inch rebar; Thence a bearing of N 88°30'14" W, a distance of 1315.70 feet to a point on the west boundary line of said Section 1 (witnessed by a set 5/8 inch rebar which bears S 88°30'14" E, a distance of 25.00 feet); Thence a bearing of N 01°00'00" E, a distance of 310.01 feet, on said west boundary line of Section 1, to the **POINT OF BEGINNING**.

Said described parcel of land contains 16.02 acres, more-or-less, together with and subject to rights-of-way and easements of record and/or use.



 **Fodrea Land Group** Surveyors. Engineers. Planners.

P.O. Box 188, 105 N. Main, Cascade, Idaho 83611 Phone (208) 382-4902 Fax (208) 382-3410

www.fodrealandgroup.com

**Revised Tax Number 6,
3.71 Acres
A Portion of the
W1/2 of the NW1/4 of Section 1,
T. 15 N., R. 3 E., B.M.,**

A parcel of land located in a portion of the W1/2 of the NW1/4 of Section 1, T. 15 N., R. 3 E, B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the Northwest corner of said Section 1, a found brass cap monument, C.P.F. Inst No. 99670, corner records of said Valley County; Thence a bearing of S 01°00'00" W, a distance of 333.63 feet, on the west boundary line of said Section 1, to a point (witnessed by a set 5/8 inch rebar which bears N 64°05'18" E, a distance of 28.04 feet); Thence a bearing of S 01°00'00" W, a distance of 537.49 feet, on said west boundary line of Section 1, to the a point (witnessed by a set 5/8 inch rebar which bears N 64°05'18" E, a distance of 28.04 feet); Thence a bearing of N 64°05'18" E, a distance of 968.03 feet to a set 5/8 inch rebar being the northwest corner of Tax No. 6 and the **TRUE POINT OF BEGINNING**.

Thence a bearing of S 25°54'42" E, a distance of 387.00 feet, on the west boundary line of said Tax No. 6, to a set 5/8 inch rebar being the southwest corner of said Tax No. 6; Thence a bearing of N 64°05'18" E, a distance of 316.73 feet to a set 5/8 inch rebar on the east boundary line of the W1/2NW1/4 of said Section 1; Thence a bearing of N 01°31'41" E, a distance of 436.06 feet, on said east boundary line of the W1/2NW1/4 of Section 1, to a set 5/8 inch rebar; Thence a bearing of S 64°05'18" W, a distance of 517.68 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 3.71 acres, more-or-less, together with and subject to rights-of-way and easements of record and/or use.



EXHIBIT C

 **Fodrea Land Group** Surveyors, Engineers.

P.O. Box 188, 105 N. Main, Cascade, Idaho 83611 Phone (208) 382-4902 Fax (208) 382-3410

www.fodrealandgroup.com

**Easement 2,
50 foot-wide Easement
Located in a Portion of the
W1/2 of the NW1/4 of Section 1, T. 15 N., R. 3 E., B.M.,
Valley County, Idaho**

A 50 foot-wide shared driveway easement located in a portion of the W1/2 of the NW1/4 of Section 1, T. 15 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the Northwest corner of said Section 1, a found brass cap monument, C.P.F. Inst. No. 99670, corner records of said Valley County; Thence a bearing of N 69°42'33" E, a distance of 28.75 feet to a point on the easterly prescribed right-of-way boundary of Koskella Road and on the centerline of a shared driveway easement;

Thence the following courses along the centerline of said shared driveway easement:

A bearing of N 88°26'16" E, a distance of 254.65 feet to a point;

A curve to the left, having a length of 160.09 feet, a radius of 400.00 feet and a chord which bears N 76°58'20" E, a distance of 159.02 feet to a point;

A curve to the right, having a length of 83.29 feet, a radius of 50.00 feet and a chord which bears S 66°46'15" E, a distance of 73.99 feet to a point;

A curve to the left, having a length of 95.13 feet, a radius of 200.00 feet and a chord which bears S 32°40'28" E, a distance of 94.24 feet to a point;

A bearing of S 46°18'02" E, a distance of 93.29 feet to a point;

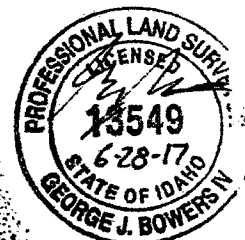
A curve to the right, having a length of 20.40 feet, a radius of 200.00 feet and a chord which bears S 43°22'44" E, a distance of 20.39 feet to a point;

A bearing of S 40°27'26" E, a distance of 184.92 feet to the POINT OF BEGINNING of said Easement 2.

Thence the following courses along the centerline of said Easement 2:

A curve to the right, having a length of 80.15 feet, a radius of 675.00 feet and a chord which bears S 37°03'20" E, a distance of 80.10 feet to a point;

A bearing of S 33°39'13" E, a distance of 120.59 feet to a point on the northerly boundary line of Tax No. 6 and the POINT OF ENDING of said Easement 2.



Instrument # 408583
VALLEY COUNTY, CASCADE, IDAHO
09-07-2017 16:44:48 No. of Pages: 16
Recorded for: FIRST AMERICAN TITLE - MCCALL
DOUGLAS A. MILLER Fee: \$62.00
Ex-Officio Recorder Deputy: JLM
Electronically Recorded by Simplifile

RECORDATION REQUESTED BY AND
WHEN RECORDED MAIL TO:

Sandra L. Clapp
Sandra L. Clapp & Associates, P.A.
PO Box 2660
Eagle, Idaho 83616

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

DECLARATION AND GRANT OF LIMITED EASEMENT
(Perpetual Ingress and Egress Only)

This Declaration and Grant of Limited Easement ("Declaration") is made by KRISTIN M. KOSKELLA, FLOYD A. LOOMIS, KIMBERLY J. WOODHOUSE, RODERICK G. WOODHOUSE, and KENNETH R. KOSKELLA (collectively referred to as the "Grantor") in favor of KENNETH R. KOSKELLA, KRISTIN M. KOSKELLA, FLOYD A. LOOMIS, KIMBERLY J. WOODHOUSE, and RODERICK G. WOODHOUSE (collectively referred to as the "Grantee").

WHEREAS, KENNETH R. KOSKELLA is the owner of real property known as Parcel A consisting of 2.47 acres located in the County of Valley, State of Idaho, which property is more fully described on **Exhibit A** attached hereto and made a part hereof (referred to herein as "Parcel A");

WHEREAS, KENNETH R. KOSKELLA is the owner of real property commonly known as 12714 Koskella Road, Donnelly, Valley County, Idaho, which property is more fully described on **Exhibit A-1** attached hereto and made a part hereof (referred to herein as "Parcel A-1");

WHEREAS, KIMBERLY J. WOODHOUSE and RODERICK G. WOODHOUSE are the owners of real property known as Parcel B consisting of 13.62 acres located in the County of

Valley, State of Idaho, which property is more fully described on **Exhibit B** attached hereto and made a part hereof (referred to herein as "Parcel B");

WHEREAS, KRISTIN M. KOSKELLA and FLOYD A. LOOMIS are the owners of real property known as Revised Tax Number 6 consisting of 3.71 acres located in the County of Valley, State of Idaho, which property is more fully described on **Exhibit C** attached hereto and made a part hereof (referred to herein as "Tax No. 6");

WHEREAS, attached hereto and marked as **Exhibit D** is a legal description for a 50 foot wide shared driveway easement (referred to herein as the "Easement Area");

WHEREAS, Grantor desires to grant to Grantee a limited easement for ingress and egress across Parcel A, Parcel A-1, Parcel B and Tax No. 6 using the Easement Area; and

WHEREAS, Grantor and Grantee desire to formalize the grant, terms, conditions and restrictions arising from or relating to the easement to be granted pursuant to this Declaration.

NOW THEREFORE, in consideration of the mutual promises of the parties hereto and other valuable consideration, receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. Easement. Grantor hereby grants an easement for ingress and egress across and along Parcel A, Parcel A-1, Parcel B and Tax No. 6 for reasonable access to Parcel A, Parcel A-1, Parcel B and Tax No. 6 using the designated Easement Area identified on Exhibit D. After this grant, Parcel A, Parcel A-1, Parcel B and Tax No. 6 shall be subject to the Easement Area described on Exhibit D. It is intended by Grantor that all ingress, egress, or use of the Easement Area for any purpose or of any nature shall be limited to reasonable non-commercial travel using standard motorized vehicles or agricultural implements. The Easement Area is expressly

restricted and limited from being used by Grantee for any commercial travel or use. The Grantor executes this Declaration with the intent and understanding that Grantee shall utilize the rights granted in this Declaration over, through and across Parcel A, Parcel A-1, Parcel B and Tax No. 6 in a manner that will not disturb the quiet enjoyment of the occupants of Parcel A, Parcel A-1, Parcel B and Tax No. 6. The Grantor further executes this Declaration with the intent and understanding that Grantee shall not allow access over, through or across the Easement Area with any vehicle, machinery, equipment or other motorized transportation that will cause harm or damage to Parcel A, Parcel A-1, Parcel B, Tax No. 6 or the Easement Area that is more than ordinary wear and tear. The Grantor and Grantee shall share the cost to repair and maintain the Easement Area based upon relative usage as determined by the parties from time to time. Grantor shall have the right to utilize the Easement Area in any manner that will not interfere with the easement granted herein.

The parties hereto agree that they shall each use the rights granted by this Declaration with due regard for the rights of any successor in interest and their use of such easement, and shall not use the Easement Area in any way that will impair the rights of any other person entitled to use it, and shall not obstruct passage thereon.

2. Indemnification. Grantee hereby agrees to indemnify and hold the Grantor harmless from and against any and all losses, claims, damages, liabilities and obligations of any kind and description, including any reasonable attorney's fees incurred by Grantee, arising out of any matter relating to the Easement Area including, without limitation, any access, use or passage on Parcel A, Parcel A-1, Parcel B and Tax No. 6 by Grantee or Grantee's agents or invitees.

3. Perpetual. All provisions of this Declaration, including the benefits and burdens, will run with the land.

4. No Gift to General Public. Nothing in this Declaration shall, or shall be deemed to, constitute a gift or dedication of any portion of Parcel A, Parcel A-1, Parcel B or Tax No. 6 for the general public or for any public purpose whatsoever, it being the intention that this Declaration will be strictly limited to and for the purposes expressed herein.

5. Construction. The rule of strict construction does not apply to this Declaration of Easement. This Declaration shall be given a reasonable construction so that the intentions of the Grantor and the Grantee hereunder to confer a useable right of enjoyment for access across Parcel A, Parcel A-1, Parcel B and Tax No. 6 as provided herein, are carried out.

6. Entire Agreement. This Declaration shall constitute the entire agreement with respect to the subject matter hereof and any prior understanding or representation of any kind preceding the date of this Declaration shall not be binding except to the extent incorporated in this Declaration.

7. Modification of Agreement. Any modification of this Declaration shall be binding only if evidenced in writing signed by Grantor and Grantee, or their respective heirs, successors and assigns.

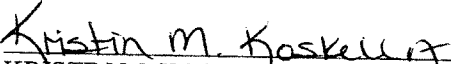
8. Governing Law. It is agreed that this Declaration shall be governed by, construed, and enforced in accordance with the laws of the State of Idaho.

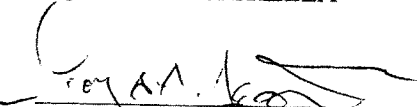
9. Counterparts. This Declaration may be executed in two or more counterparts, each of which shall be deemed an original document but all of which together shall be one and the same instrument.

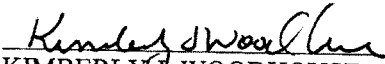
IN WITNESS WHEREOF, the undersigned have caused this Declaration and Grant of Limited Easement to be executed the day and year set forth below.


Dated this 28th day of August, 2017.

GRANTOR:



KRISTIN M. KOSKELLA


FLOYD A. LOOMIS


KIMBERLY G. WOODHOUSE


RODERICK G. WOODHOUSE


KENNETH R. KOSKELLA

By: 
Kevin L. Koskella, as agent under
Power of Attorney dated July 17, 2017

Dated this 28th day of August, 2017.

GRANTEE:

Kristin M. Koskella
KRISTIN M. KOSKELLA

Floyd A. Loomis
FLOYD A. LOOMIS

Kimberly J. Woodhouse
KIMBERLY J. WOODHOUSE

Roderick G. Woodhouse
RODERICK G. WOODHOUSE

Kenneth R. Koskella
KENNETH R. KOSKELLA

By: Kevin L. Koskella
Kevin L. Koskella, as agent under
Power of Attorney dated July 17, 2017

STATE OF IDAHO)
) ss.
County of Valley)

On this 7 day of ~~August~~^{Sept}, 2017, before me, a notary public, personally appeared KRISTIN M. KOSKELLA, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.

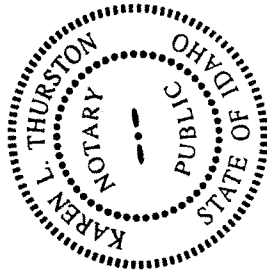


Karen L. Thurston
Notary Public for Idaho
Commission Expires: _____ Residing: Cascade, ID
Exp: 05/13/2021

STATE OF IDAHO)
) ss.
County of Valley)

On this 7 day of ~~August~~^{Sept}, 2017, before me, a notary public, personally appeared FLOYD A. LOOMIS, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

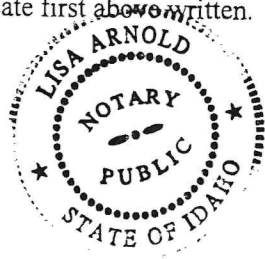


Karen L. Thurston
Notary Public for Idaho
Commission Expires: _____ Residing: Cascade, ID
Exp: 05/13/2021

STATE OF IDAHO)
) ss.
County of ADA)

On this 28th day of August, 2017, before me, a notary public, personally appeared KIMBERLY J. WOODHOUSE, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that she 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.

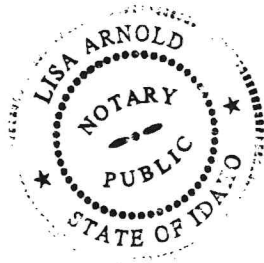


Lisa Arnold
Notary Public for Idaho
Commission Expires: 5/20/2020

STATE OF IDAHO)
) ss.
County of ADA)

On this 28th day of August, 2017, before me, a notary public, personally appeared RODERICK G. WOODHOUSE, known or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Lisa Arnold
Notary Public for Idaho
Commission Expires: 5/20/2020

EXHIBIT A



Fodrea Land Group

Surveyors. Engineers. Planners.

P.O. Box 188, 105 N. Main, Cascade, Idaho 83611 Phone (208) 382-4902 Fax (208) 382-3410

www.fodrealandgroup.com

Parcel A,

2.47 Acres

A Portion of the

W1/2 of the NW1/4 of Section 1,

T. 15 N., R. 3 E., B.M.,

Valley County, Idaho

A parcel of land located in a portion of the W1/2 of the NW1/4 of Section 1, T. 15 N., R. 3 E, B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the Northwest corner of said Section 1, a found brass cap monument, C.P.F. Inst. No. 99670, corner records of said Valley County said corner being the **TRUE POINT OF BEGINNING**.

Thence a bearing of S 01°00'00" W, a distance of 333.63 feet, on the west boundary line of said Section 1, to a point (witnessed by a set 5/8 inch rebar which bears N 64°05'18" E, a distance of 28.04 feet); Thence a bearing of N 64°05'18" E, a distance of 724.75 feet to a set 5/8 inch rebar on the north boundary line of said Section 1; Thence a bearing of N 88°30'14" W, a distance of 646.29 feet, on said north boundary line of Section 1, to the **POINT OF BEGINNING**.

Said described parcel of land contains 2.47 acres, more-or-less, together with and subject to rights-of-way and easements of record and/or use.



EXHIBIT A-1
Legal Description of Parcel A-1

Beginning at the Southwest corner of Section 36 common to the Southeast corner of Section 35, in Township 16 North, Range 3 East of Boise Meridian, thence due East along the Southerly boundary line of Section 36 a distance of 1320 feet; thence due North 700 feet; thence due West 450 feet; thence South 500 feet; thence due West 870 feet more or less to the Westerly boundary line of said Section 36; thence South along the Westerly boundary line of Section 36 a distance of 200 feet to the Southwest Section corner of Section 36 and the place of beginning.

EXHIBIT B



Fodrea Land Group

Surveyors. Engineers. Planners.

P.O. Box 188, 105 N. Main, Cascade, Idaho 83611 Phone (208) 382-4902 Fax (208) 382-3410

www.fodrealandgroup.com

Parcel B,

13.62 Acres

A Portion of the

W1/2 of the NW1/4 of Section 1,

T. 15 N., R. 3 E., B.M.,

Valley County, Idaho

A parcel of land located in a portion of the W1/2 of the NW1/4 of Section 1, T. 15 N., R. 3 E, B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the Northwest corner of said Section 1, a found brass cap monument, C.P.F. Inst No. 99670, corner records of said Valley County; Thence a bearing of S 01°00'00" W, a distance of 333.63 feet, on the west boundary line of said Section 1, to a point (witnessed by a set 5/8 inch rebar which bears N 64°05'18" E, a distance of 28.04 feet) said point being the **TRUE POINT OF BEGINNING**.

Thence a bearing of N 64°05'18" E, a distance of 724.75 feet to a set 5/8 inch rebar on the north boundary line of said Section 1; Thence a bearing of S 88°30'14" E, a distance of 680.30 feet, on said north boundary line of Section 1, to a set 5/8 inch rebar being the W 1/16 corner of said Section 1; Thence a bearing of S 01°31'41" W, a distance of 187.19 feet on the east boundary line of the W1/2NW1/4 of said Section 1, to a set 5/8 inch rebar; Thence a bearing of S 64°05'18" W, a distance of 517.68 feet, on the north boundary line of Tax No. 6, to a set 5/8 inch rebar being the northwest corner of said Tax No. 6; Thence a bearing of S 64°05'18" W, a distance of 968.03 feet to a point on the west boundary line of said Section 1 (said point being witnessed by a set 5/8 inch rebar which bears N 64°05'18" E, a distance of 28.04 feet); Thence a bearing of N 01°00'00" E, a distance of 537.49 feet, on said west boundary line of Section 1, to the **POINT OF BEGINNING**.

Said described parcel of land contains 13.62 acres, more-or-less, together with and subject to rights-of-way and easements of record and/or use.



EXHIBIT C

 **Fodrea Land Group** Surveyors. Engineers. Planners.
P.O. Box 188, 105 N. Main, Cascade, Idaho 83611 Phone (208) 382-4902 Fax (208) 382-3410
www.fodrealandgroup.com

**Revised Tax Number 6,
3.71 Acres
A Portion of the
W1/2 of the NW1/4 of Section 1,
T. 15 N., R. 3 E., B.M.,**

A parcel of land located in a portion of the W1/2 of the NW1/4 of Section 1, T. 15 N., R. 3 E, B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the Northwest corner of said Section 1, a found brass cap monument, C.P.F. Inst. No. 99670, corner records of said Valley County; Thence a bearing of S 01°00'00" W, a distance of 333.63 feet, on the west boundary line of said Section 1, to a point (witnessed by a set 5/8 inch rebar which bears N 64°05'18" E, a distance of 28.04 feet); Thence a bearing of S 01°00'00" W, a distance of 537.49 feet, on said west boundary line of Section 1, to the a point (witnessed by a set 5/8 inch rebar which bears N 64°05'18" E, a distance of 28.04 feet); Thence a bearing of N 64°05'18" E, a distance of 968.03 feet to a set 5/8 inch rebar being the northwest corner of Tax No. 6 and the **TRUE POINT OF BEGINNING.**

Thence a bearing of S 25°54'42" E, a distance of 387.00 feet, on the west boundary line of said Tax No. 6, to a set 5/8 inch rebar being the southwest corner of said Tax No. 6; Thence a bearing of N 64°05'18" E, a distance of 316.73 feet to a set 5/8 inch rebar on the east boundary line of the W1/2NW1/4 of said Section 1; Thence a bearing of N 01°31'41" E, a distance of 436.06 feet, on said east boundary line of the W1/2NW1/4 of Section 1, to a set 5/8 inch rebar; Thence a bearing of S 64°05'18" W, a distance of 517.68 feet to the **POINT OF BEGINNING.**

Said described parcel of land contains 3.71 acres, more-or-less, together with and subject to rights-of-way and easements of record and/or use.

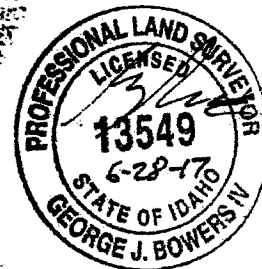


EXHIBIT D

Fodrea Land Group Surveyors, Engineers.

P.O. Box 188, 105 N. Main, Cascade, Idaho 83611 Phone (208) 382-4902 Fax (208) 382-3410

www.fodrealandgroup.com

**Easement 1,
50 foot-wide Shared Driveway Easement
Located in Portions of the
W1/2 of the NW1/4 of Section 1, T. 15 N., R. 3 E., B.M.,
And W1/2 of the SW1/4 of Section 36, T. 16 N. R. 3 E., B.M.,
Valley County, Idaho**

A 50 foot-wide shared driveway easement located in portions of the W1/2 of the NW1/4 of Section 1, T. 15 N., R. 3 E., B.M., and the W1/2 of the SW1/4 of Section 36, T. 16 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the Northwest corner of said Section 1, a found brass cap monument, C.P.F. Inst. No. 99670, corner records of said Valley County; Thence a bearing of N 69°42'33" E, a distance of 28.75 feet to a point on the easterly prescribed right-of-way boundary of Koskella Road and on the centerline of said easement, said point being the **POINT OF BEGINNING** of said easement;

Thence the following courses along the centerline of said easement:

A bearing of N 88°26'16" E, a distance of 254.65 feet to a point;

A curve to the left, having a length of 160.09 feet, a radius of 400.00 feet and a chord which bears N 76°58'20" E, a distance of 159.02 feet to a point;

A curve to the right, having a length of 83.29 feet, a radius of 50.00 feet and a chord which bears S 66°46'15" E, a distance of 73.99 feet to a point;

A curve to the left, having a length of 95.13 feet, a radius of 200.00 feet and a chord which bears S 32°40'28" E, a distance of 94.24 feet to a point;

A bearing of S 46°18'02" E, a distance of 93.29 feet to a point;

A curve to the right, having a length of 20.40 feet, a radius of 200.00 feet and a chord which bears S 43°22'44" E, a distance of 20.39 feet to a point;

A bearing of S 40°27'26" E, a distance of 184.92 feet to a point;

A curve to the left, having a length of 23.05 feet, a radius of 100.00 feet and a chord which bears S 47°03'42" E, a distance of 23.00 feet to a point;

A bearing of S 53°39'59" E, a distance of 109.29 feet to a point;

A curve to the left, having a length 105.76 feet, a radius of 1000.00 feet and a chord which bears S 56°41'47" E, a distance of 105.71 feet to a point;

A curve to the left, having length of 40.00 feet, a radius of 80.00 feet and a chord which bears S 74°03'00" E, a distance of 39.58 feet to a point;

A curve to the left, having a length of 22.22 feet, a radius of 50.00 feet and a chord which bears N 78°53'36" E, a distance of 22.04 feet to a point;

 Fodrea Land Group Surveyors. Engineers.

P.O. Box 188, 105 N. Main, Cascade, Idaho 83611 Phone (208) 382-4902 Fax (208) 382-3410

www.fodrealandgroup.com

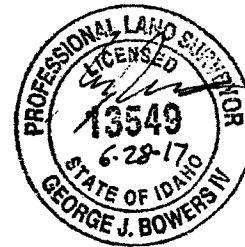
A curve to the left, having a length of 36.89 feet, radius of 40.00 feet and a chord which bears N 39°44'37" E, distance of 35.59 feet to a point;

A curve to the left, having a length of 57.81 feet, a radius of 120.00 feet and a chord which bears N 00°28'26" W, a distance of 57.25 feet to a point;

A curve to the left, having a length of 77.67 feet, a radius of 600.00 feet and a chord which bears N 17°58'58" W, a distance of 77.62 feet to a point;

A bearing of N 21°41'29" W, a distance of 99.21 feet to a point;

A curve to the right, having a length of 150.34 feet, a radius of 520.00 feet and a chord which bears N 13°24'31" W, a distance of 149.82 feet to a point on the north boundary line of Section 1 and the POINT OF ENDING of said easement.





Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat _____

VAR 26-002 Koskella Shared Driveway Variance

- 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. CDH has no objection to the variance. Aseptic permit must be obtained for the new home. CDH requests a copy of the lot split or record of survey after completion of split.

Reviewed By: Bruce Cooper

Date: 4/14/26



**Donnelly Fire Department
Fire Marshals Office**

P.O. Box 1178 Donnelly, Idaho 83615
Office: (208) 325-8619 Cell: (208) 849-2438

May 6th, 2026

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: VAR 26-002 Koskella Shared Driveway

The Donnelly Fire Department has completed its review of VAR 26-002 Koskella Shared Driveway. We completed its inspection of the driveway, and it satisfies all requirements set by the Donnelly Fire Department, the 2018 International Fire Code (IFC) and the ISRB and is hereby approved.

We have no additional requirements or comments for this variance. Let me know if you have any questions

Thank you,

A handwritten signature in black ink, appearing to read "Jerry Holenbeck".

Jerry Holenbeck
Fire Marshal
Donnelly Fire Department
firemarshal@donnellyfire.net
Cell: (208) 849-2438



May 4, 2026

Lori Hunter, Planner II
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
lhunter@valleycountyid.gov

Subject: Valley County May 14 2026 Letter Response

Dear Lori Hunter:

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 (C1, C2, D4)

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WATEWER 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

- 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 Conservations 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 Smith". The signature is fluid and cursive, with a large initial "T" and "S".

Troy Smith
Regional Administrator

From: Flack,Brandon <brandon.flack@idfg.idaho.gov>
Sent: Wednesday, May 6, 2026 12:29 PM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Public Hearing Notice - VC PZ Commission - May 14, 2026

Hi Lori,

No comments from IDFG on these items.

Thanks,

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

