

Valley County Planning and Zoning

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



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT: VAC 21-07 Vacation of a Portion of Longhorn Way & Durham Lane
HEARING DATE: January 3, 2022
TO: Board of County Commissioners
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANTS: Daniel Burrup
2284 Piazza ST
Meridian, ID 83646
James Hovren
1928 S Trent Point PL
Boise, ID 83712
LOCATION: Part of the intersection of Longhorn Way and Durham Lane
M & E Wagon Wheel Subdivision No. 3
NE ¼ Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho
REQUEST: Single-Family Residential Subdivision
EXISTING LAND USE: Public road right-of-way

Daniel Burrup and James Hovren are requesting a vacation of a portion of a public road right-of-way, specifically part of the large, curved intersection of Longhorn Way and Durham LN (a 90 degree turn from east-west to north-south).

This part of the public road right-of-way is not maintained by Valley County. The applicants believe that the amount of traffic on this road will never justify such a large turning area.

The plat does not include any utility easements in this section of road right-of-way.

If the public road right-of-way is vacated, the land would become the property of the adjoining lot owners:

- Lot 27 Block 2: Daniel Alan Burrup and Denna Marie Burrup
- Lot 28; Tax No. 17 In Lot 29 Block 2: James D Hovren and Kimberley R Hovren
- Lot 29, Less Tax #17 Block 2: Negrete Jose R Jr & Sarah C Family Trust
- Lot 30, Block 2: Nancy Kimbro Rittenger Separate Property Trust

McLeod and Edwards Wagon Wheel Subdivision No. 3 was recorded on October 18, 1961, at Book 2, Page 43.

FINDINGS:

1. At a properly noticed public hearing on November 10, 2021, the Valley County Planning and Zoning Commission unanimously recommended approval of the proposed vacation. (Facts and Conclusions attached.)
2. Legal notice was posted in the *Star News* on December 16, 2021, and December 23, 2021. Potentially affected agencies were notified on December 3, 2021. Neighbors within 300 feet of the site were notified by fact sheet sent December 3, 2021. The site was posted on December 21, 2021. The notice and application were posted online at www.co.valley.id.us/public-hearing-information on December 3, 2021.

3. Agency comment received:

Laura Lacy, Idaho Power Associate Real Estate Specialist, stated that Idaho Power does maintain electrical facilities within the right-of-way and must retain all existing rights related thereto. Accordingly, Idaho Power requires that any vacation of the right-of-way by Valley County reserve to Idaho Power the continued right to operate, maintain, repair, replace, or otherwise modify or add to Idaho Power's facilities within the right-of-way, including the right of ingress and egress thereto. (Oct. 26, 2021)

Central District Health has no objections to the proposal. (Oct. 12, 2021, and Dec. 6, 2021)

Jeff McFadden, Valley County Road Department Director, has no issues with vacating the wide corner; not a county-maintained road. (Oct. 14, 2021)

Jess Ellis, Donnelly Rural Fire Protection District Fire Marshall, has no comments or concerns. (Nov. 1, 2021)

4. Neighbor comment received: See attached PZ Meeting Minutes

5. Valley County Code:

10-6-2: VACATIONS OF PLATS, PUBLIC RIGHTS OF WAY OR EASEMENTS:

- A. Filing Of Application Required: An applicant wishing to vacate an existing subdivision, portion thereof, public right of way, or easement shall complete and file with the administrator an "application for total or partial vacation of an existing subdivision or other public right of way". This action shall be supplemental to, and in no way in conflict with, the applicant's obligation to comply with the provisions contained in Idaho Code sections 50-1317 through 50-1325.
- B. Placement On Commission Agenda: Upon receipt of the completed application, the administrator shall place said application on the agenda of the commission to be considered at its next regular meeting, subject to the same time limits prescribed for preliminary plat applications.
- C. Commission Review: The commission shall review the proposed vacation with regard to future development of the neighborhood. The commission shall also take into consideration

the interests of adjacent property owners, of utilities, and of various public agencies where pertinent to the application.

- D. Commission Recommendation: Within ten (10) days, the commission shall make its recommendation concerning the application to the board who shall hold a public hearing and give such public notice as required by law.
- E. Board Action: The board may approve, deny or modify the application and shall record its action in the official minute book of the meetings of the board. Whenever public rights of way or lands are vacated, the board shall provide adjacent property owners with a quitclaim deed, as prepared by the applicant, for said vacated rights of way in such proportions as are prescribed by law. (Ord. 10-07, 8-26-2010)

SUMMARY:

- The Planning and Zoning Commission unanimously recommended approval.
- Staff recommends a survey be done to determine exactly where the property line is located in relation to the centerline of the traveled way.
- Staff recommends retaining 25' from centerline of travelled way, not platted right-of-way.
- The Board needs to determine if the future development of the neighborhood would be inhibited by the vacation and/or variance.
- Deeds will need to be prepared by the applicants to convey the property along the road-right-of-way to the adjacent property owners. Valley County will be the grantor.
- The deeds must include a utility easement as requested by Idaho Power.
- The Board of County Commissioners will sign a Declaration of Vacation if approved.
- A copy of the resolution and deed shall be sent to Laura Lacy, Idaho Power, by the Planning and Zoning staff.

Staff's Recommended Motion:

I move to approve Vacation Application No. 21-07 Vacation of a Portion of Longhorn Way & Durham Lane; accept the Planning and Zoning Commission Facts and Conclusions; and authorize the chairman to sign Resolution No. 2022-09 Declaration of Vacation, which directs the applicant to prepare the deed and retains specified easements with the following conditions of approval:

- Prepare a record of survey so as to accurately prepare deeds to adjoining property owners.
- Do not vacate the right-of-way closer than 25-ft of the centerline of traveled roadway.
- The approval is contingent on all Idaho Power easements being included in the deeds.

ATTACHMENTS:

- Resolution 22-09
- Facts and Conclusions
- PZ Meeting Minutes – Nov. 10, 2021
- Vicinity Map
- Aerial Map
- McLeod and Edwards Wagon Wheel Subdivision Plat No. 3 – as recorded
- Assessor Subdivision Plat – M&E Wagon Wheel No. 3
- Assessor Plat for T.16N R.3E Section 28
- Pictures taken October 28, 2021
- Responses

END STAFF REPORT

RESOLUTION NO. 22-09
DECLARATION OF VACATION
A PORTION OF LONGHORN WAY AND DURHAM LN
PUBLIC RIGHT-OF-WAY IN M&E WAGON WHEEL SUBDIVISION NO. 3

VAC-21-07 Vacation of a Portion of Longhorn Way and Durham LN

Location: M&E Wagon Wheel Subdivision No. 3
 NE ¼ Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho

Whereas, the current action is to vacate a portion of the public road right-of-way at the intersection of Longhorn Way and Durham LN;

Whereas, McLeod and Edwards Wagon Wheel Subdivision No. 3 was platted at Book 2, Page 43 on October 18, 1961;

Whereas, it has been determined that vacation of the public road right-of-way will not inhibit future development of the neighborhood.

Therefore, the Board of County Commissioners hereby vacate a portion of a portion of the public road right-of-way at the intersection of Longhorn Way and Durham LN; and, authorize the Chairman to sign this resolution.

This vacation is made with the following conditions:

- The applicant shall have the deed prepared for the Board of County Commissioners to sign and it is to be recorded.
- The vacation shall not be for any of the right-of-way that is within 25' from center of the travelled way as shown on a record of survey;
- Valley County reserves to Idaho Power the continued right to operate, maintain, repair, replace, or otherwise modify or add to Idaho Power's facilities within the Right-of-way, including the right of ingress and egress thereto.

Approved by the Board of County Commissioners of the County of Valley, State of Idaho, on this 3rd day of January 2022.

Board of Valley County Commissioners

Elting G. Hasbrouck, Chairman

State of Idaho)
)SS
County of Valley)

On this ____ day of _____, 2021, before me, _____, the undersigned, a Notary Public in and for said State, personally appeared Elting Hasbrouck known to be the person whose name subscribed to the within Instrument, and acknowledged to me that he, she, they executed the same.

Notary Public, Residing at Cascade, Idaho
My Commission Expires: _____

**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION**

SUBJECT: Vacation Application No. VAC 21-07
Vacation of a portion of Longhorn Way and Durham LN
A Public ROW in M&E Wagon Wheel Subdivision No. 3

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on November 10, 2021. The Commission reached a quorum. Commission members in attendance were Brian Benton, Katlin Caldwell, and Acting-Chairman Neal Thompson.

The applicant, Daniel Burrup, was present and requested a vacation of a portion of the culdesac located at the corner of Longhorn Way and Durham LN, a public road right-of-way, in M & E Wagon Wheel Subdivision No. 3 in the NE ¼ Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

FINDINGS OF FACT

Having given due consideration to the application and evidence presented and marked as exhibits on November 10, 2021, the Valley County Planning and Zoning Commission hereby makes the following findings of fact:

1. That the existing use of the property described in the Petition will not affect the future development of the adjacent neighbors or neighborhood.
2. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance and by the Laws of the State of Idaho.

Legal notice was posted in the *Star News* on October 14, 2021, and October 28, 2021. Potentially affected agencies were notified on October 8, 2021. Neighbors within 300 feet of the site were notified by fact sheet sent October 12, 2021. The site was posted on October 28, 2021. The notice and application were posted online at www.co.valley.id.us/public-hearing-information on October 8, 2021.

3. Other persons in attendance expressed neither approval nor disapproval of the proposed vacation.

CONCLUSIONS

Based on the foregoing findings, the Valley County Planning and Zoning Commission concludes, as follows:

1. That the proposed use is in harmony with the general purpose of Valley County ordinances and policies and would not be otherwise detrimental to the public health, safety and welfare.
2. Future development of the subdivision will not be inhibited by the vacation.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, recommends to the Board of County Commissioners that the application of Daniel Burrup and James Hovren for Vacation No. 21-07 Vacation of a portion of Longhorn Way and Durham LN, a Public Right-of-Way, in the M & E Wagon Wheel Subdivision No. 3, as described in the application, staff report, and minutes of the meeting be approved.

Recommended Conditions:

- 1) Do not vacate the right-of-way closer than 35-ft of the centerline of the traveled roadway.
- 2) The approval is contingent on all Idaho Power easements being included in the deeds.

END FACTS AND CONCLUSIONS

Chairman, Valley County Planning and Zoning

Date

Valley County Planning and Zoning Commission

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



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

, Chairman
Neal Thompson, Vice-Chair

Brian Benton, Commissioner
Katlin Caldwell, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission

November 10, 2021

Valley County Court House - Cascade, Idaho

WORKSESSION – 5:30 p.m.

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 5:30 p.m. by Acting Chairman Thompson. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brian Benton:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Scott Freeman:	Excused
PZ Commissioner – Neal Thompson:	Present
PZ Assistant Planner – Lori Hunter:	Present

B. 5:30 p.m. - WORKSESSION: Fire Code Standards

Jess Ellis, Donnelly Fire Department, Steve Hull, Cascade Fire Department, the Commissioners, and PZ Director Herrick discussed the draft requirements that the Cascade, Donnelly, and McCall Fire Districts are proposing. These standard requirements are based on Fire Code. A set of standards are proposed so all three districts will have the same requirements.

These standard requirements will include roads, access, gates, water supply, water tanks, flow requirements, occupancy, and short-term rentals. Previously, water supply requirements have differed in each Fire District. Valley County Sheriff has jurisdiction in areas that are outside the Fire Districts. Shared driveways are required to be built to Fire Code. Long driveways, water tanks, fire hydrants, short-term rental homes, and sprinkler-system recommendations were also discussed.

Fire wise landscaping and building materials will be discussed at a future time.

Short recess.

6:00 p.m.

C. MINUTES: Commissioner Benton moved to approve the minutes of October 14, 2021. Commissioner Caldwell seconded the motion. Motion carried unanimously.

D. OLD BUSINESS:

1. C.U.P. 21-10 Pearson Landing – Final Plat: BP Properties LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat consists of eight single-family residential lots on approximately 11.8 acres. Access will be from a new private road onto Pearson Lane (public). The site is parcel RP18N03E2289006 in Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. [Not a public hearing.].

Acting Chairman Thompson asked for the staff report. Director Herrick presented the report, displayed the site and GIS map on the projector screen, and summarized the following exhibit:

- **Exhibit 1** – Updated CCRs and road name change to Mulberry Street. (Nov. 10, 2021)

Dusty Bitton, BP Properties, explained that the draft CCRs were modified, primarily to add information for the water tank required by the Fire Department. A yearly checklist for the Homeowners Association will be created for maintenance of the water tank.

Commissioner Benton moved to approve final plat and authorize the Chairman to sign. Commissioner Caldwell seconded. Motion carried unanimously

6:10 p.m.

E. NEW BUSINESS:

1. **VAC 21-07 Vacation of a Portion of Longhorn Way and Durham Lane:** Daniel Burrup and James Hovren are requesting a vacation of a portion of a public road right-of-way, specifically part of the large, curved intersection. The road right-of-way is in McLeod and Edwards Wagon Wheel Subdivision No. 3, in the NE ¼ Section 28, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Acting Chairman Thompson introduced the item and opened the public hearing. Acting Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. There was none.

Acting Chairman Thompson asked for the staff report. Director Herrick presented the report and displayed the submitted site plan and the GIS map of area on the projector screen. A 70-ft right-of-way should be maintained.

Acting Chairman Thompson asked for the applicant's presentation.

Daniel Burrup, 12879 Longhorn Way, is building a new home and wants to include this right-of-way area in his lot. A neighbor's shed was also previously built into the right-of-way area.

Acting Chairman Thompson asked for proponents. There were none.

Acting Chairman Thompson asked for undecided.

Dean Schaecher, part owner of the adjacent lots addressed at 207, 209, and 211 Durham Lane, is wondering how the vacation process works and if this vacation would affect these lots.

Jacque Istok, 12877 Longhorn Way, also wants to know how the proposal would affect his lots.

Acting Chairman Thompson asked for opponents. There were none.

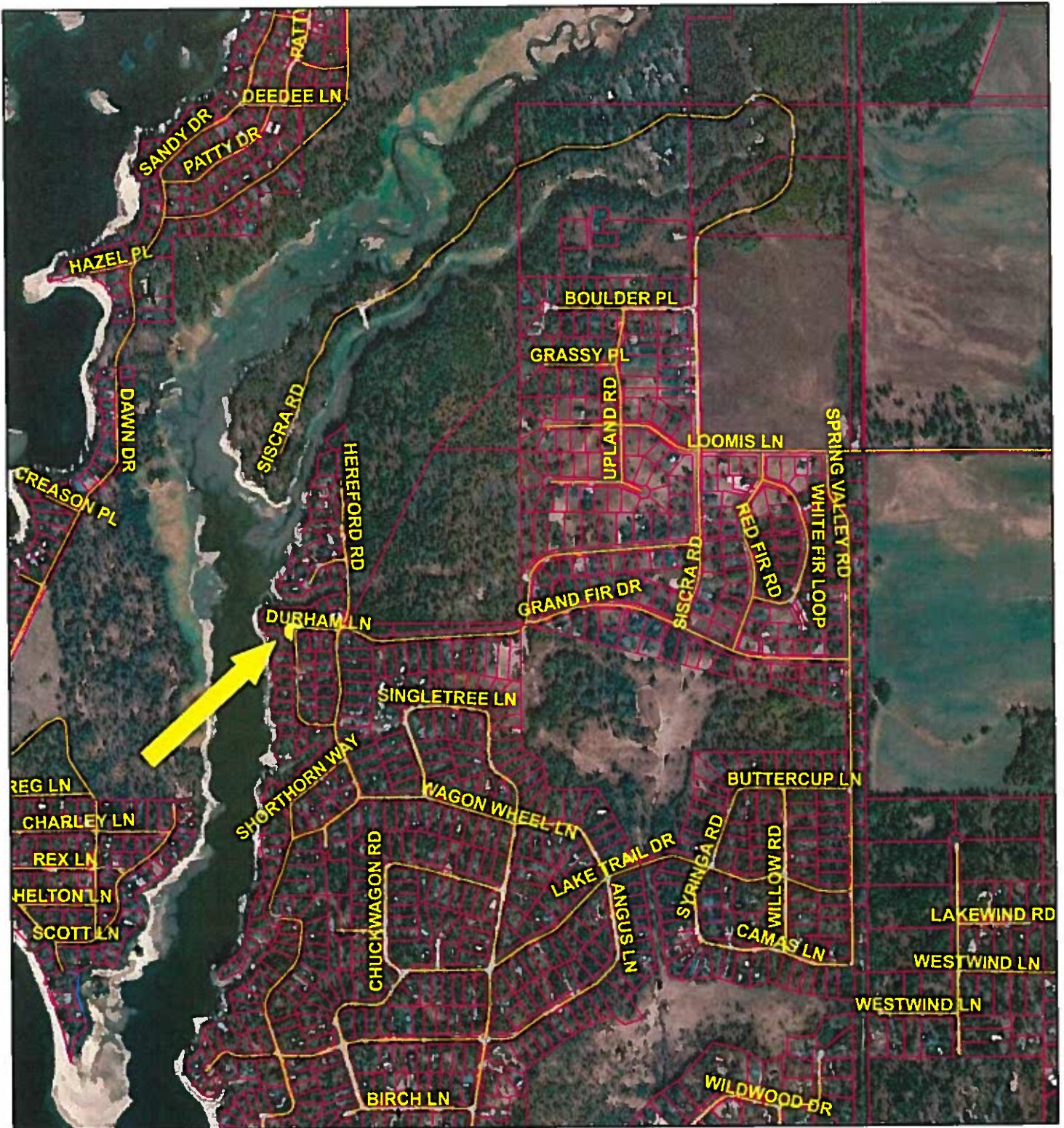
Acting Chairman Thompson closed the public hearing. The Commission deliberated.

COA: Do not vacate the right-of-way closer than 35-ft of the centerline of the traveled roadway.

COA: The approval is contingent on all Idaho Power easements being included in the deeds.

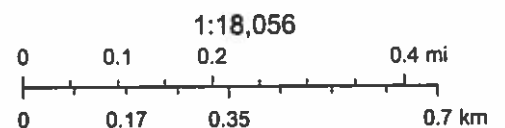
Commissioner Caldwell moved to recommend approval of VAC 21-07 to the Board of County Commissioners with the conditions stated. Commissioner Benton seconded the motion. Motion carried unanimously.

VAC 21-07 Vicinity Map



10/1/2021, 9:24:58 AM

- Parcel Boundaries
- Roads
- All Road Labels
- URBAN/RURAL
- PRIVATE



Maxar

Valley County Planning and Zoning



6/10/2021, 11:46:09 AM

- Parcel Boundaries
- Addresses
- All Road Labels
- Roads
- URBAN/RURAL

1:1,128

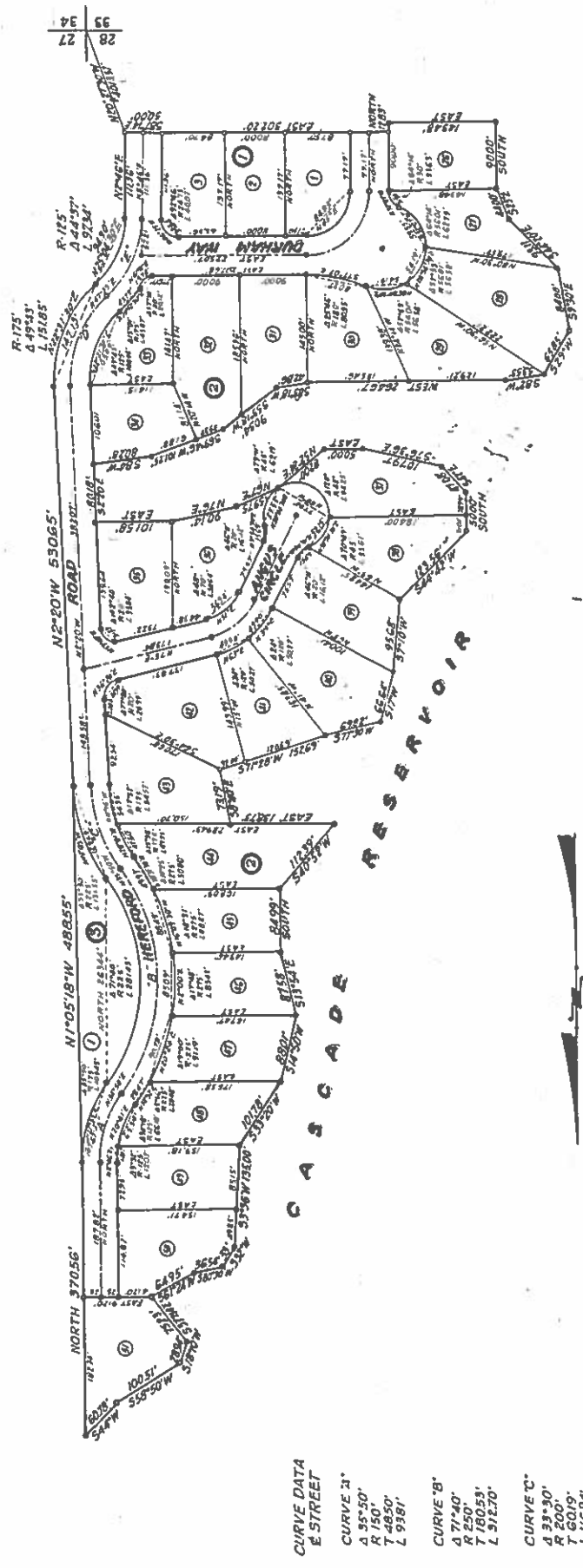


Maxar, Microsoft

MCLEOD AND EDWARDS WAGON WHEEL SUBDIVISION NO. 3

A PART OF THE SE4 SECTION 21, AND PART OF THE NE4 SECTION 28,
T.16N., R.3E., B.M. VALLEY COUNTY, IDAHO.

HOFFMANN-FISKE & MILAR CONSULTING ENGINEERS
2500 KOOTENAI BOISE IDAHO.



PLAT OF THE MCLEOD AND EDWARDS WAGON WHEEL SUBDIVISION NO. 3, A PART OF THE SE4 SECTION 21, AND PART OF THE NE4 SECTION 28, T.16N., R.3E., B.M. VALLEY COUNTY, IDAHO.

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 19____.

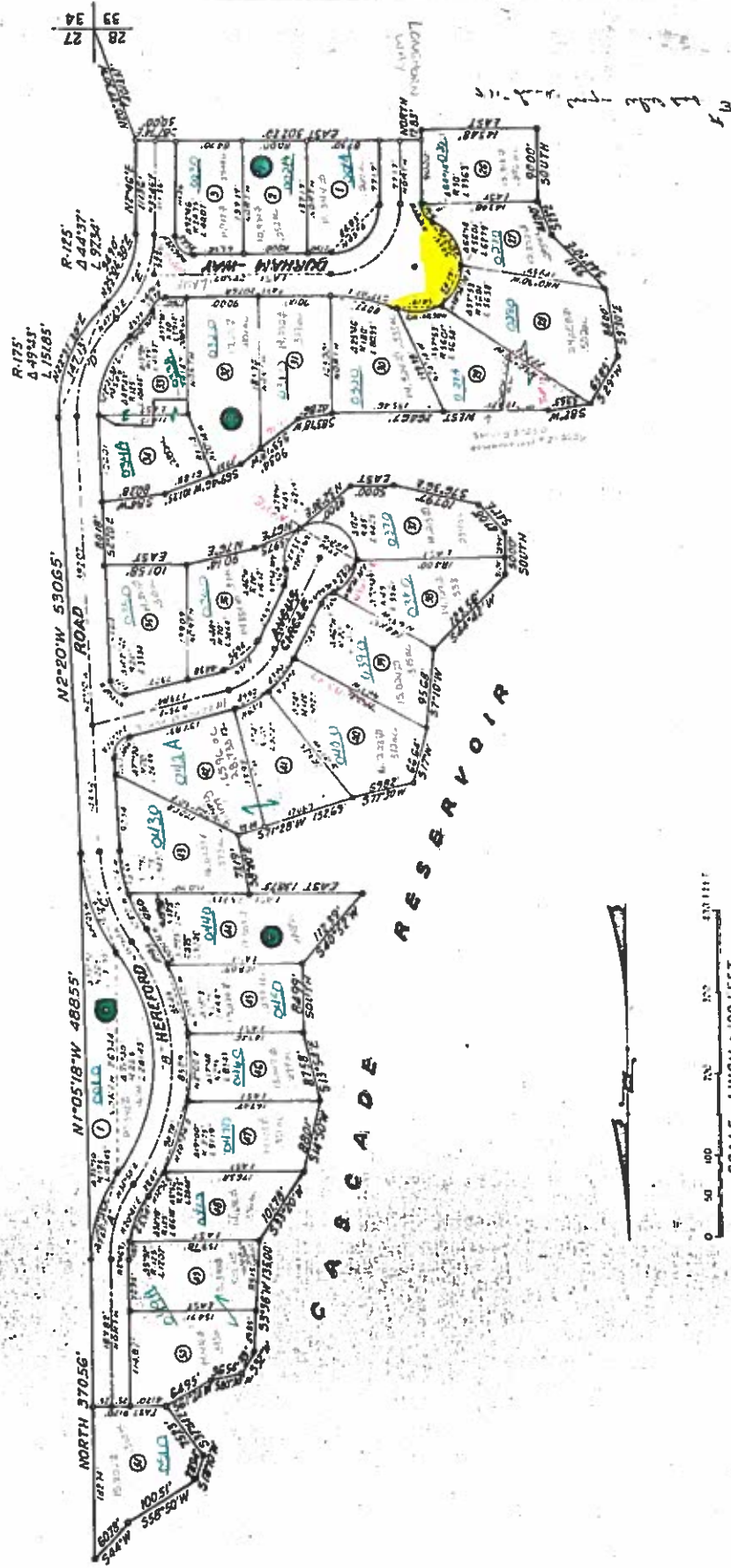
Notary Public for the State of Idaho.

- 0 50 100 200 300 400 FEET
SCALE 1 INCH = 100 FEET
- 5/8" Steel Rods set at angle points on Boundary
 - 1/2" Steel Rods set at Lot Corners and Points of Curvature
 - Lot Number
 - Block Number

MCLEOD AND EDWARDS WAGON WHEEL SUBDIVISION NO. 3 **A PART OF THE SE4 SECTION 21, AND PART OF THE NE4 SECTION 28,** **T.16N., R.3E., B.M. VALLEY COUNTY, IDAHO.**

HOFFMANN-FISCHE & MILAR CONSULTING ENGINEERS
 2500 KOOTENAI

Book 2 page 113
 Idaho State Engineer
 Boise Idaho
 10-26-1917



CURVE DATA
 & STREET

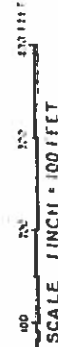
CURVE "A"
 Δ 35° 50'
 R 150'
 T 48.50'
 L 93.81'

CURVE "B"
 Δ 71° 40'
 R 250'
 T 180.53'
 L 312.70'

CURVE "C"
 Δ 33° 30'
 R 200'
 T 60.19'
 L 116.93'

CURVE "D"
 Δ 49° 43'
 R 150'
 T 69.50'
 L 130.16'

CURVE "E"
 Δ 44° 37'
 R 150'
 T 61.54'
 L 116.81'



- 1/4" Steel Rods set at angle points on boundary
- 1/2" Steel Rods set at lot corners and points of curvature
- Lot Number
- Block Number

STATE OF IDAHO
 COUNTY OF ADA

Subscribed and sworn to before me this 10th day of October 1917
 J. C. Olsen, being duly sworn, says that he is a Registered Land Surveyor, and prepared the first map of the foregoing plat; that this tracing is an exact copy of said final map.

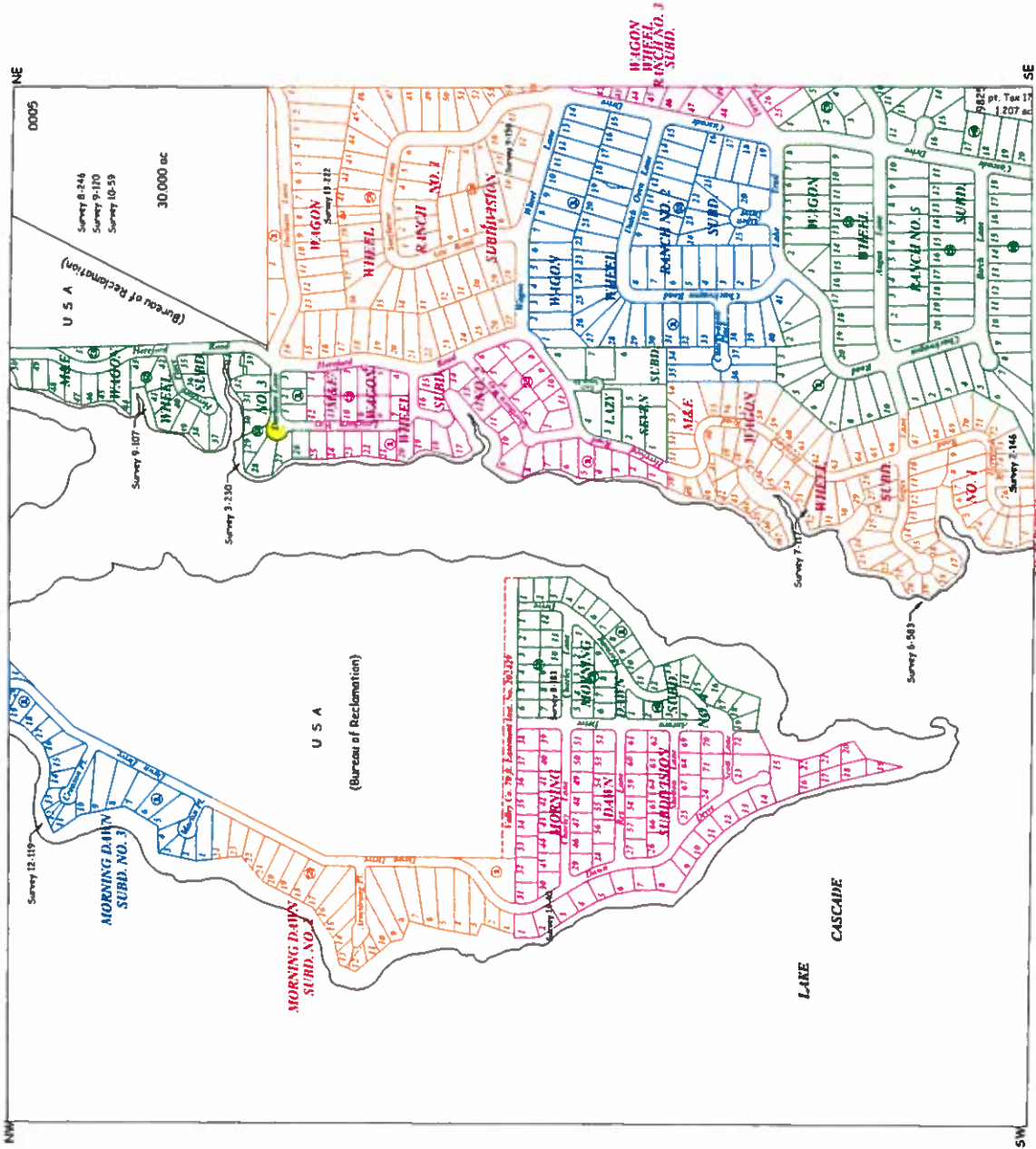
Subscribed and sworn to before me this 10th day of October 1917
 J. C. Olsen, being duly sworn, says that he is a Registered Land Surveyor, and prepared the first map of the foregoing plat; that this tracing is an exact copy of said final map.

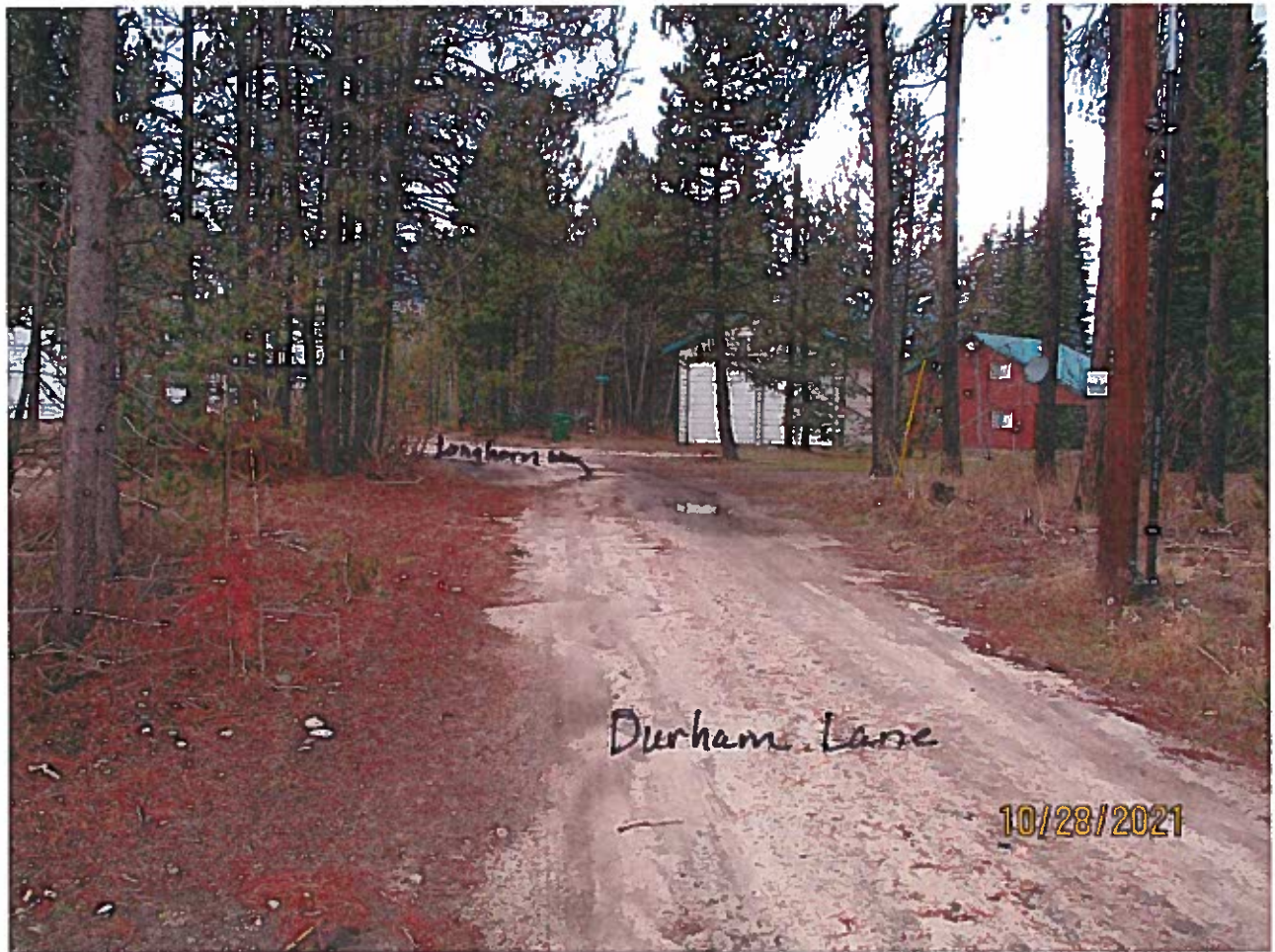
PLAT TITLE

T W P . 1 6 N R O S E S E C . 2 8

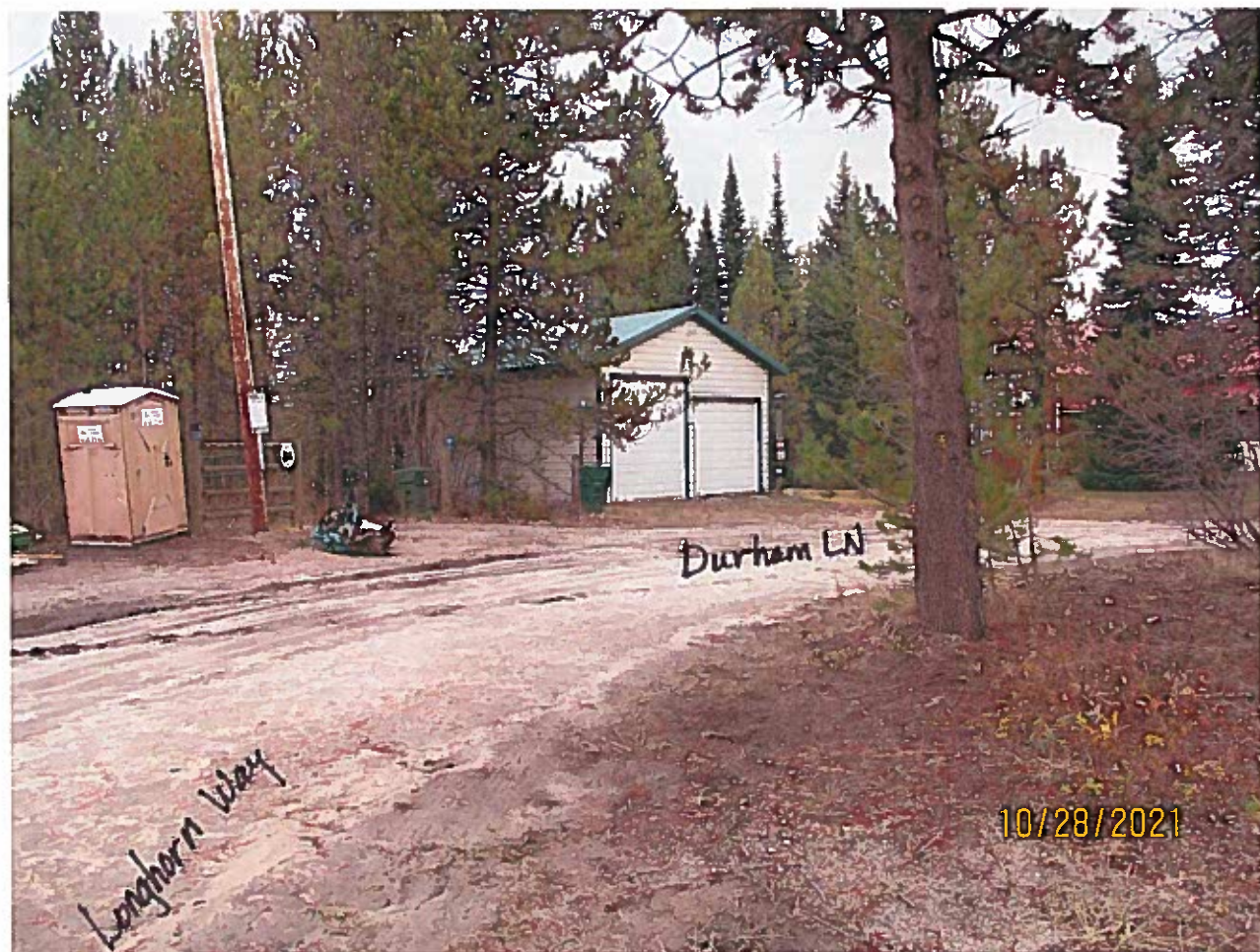
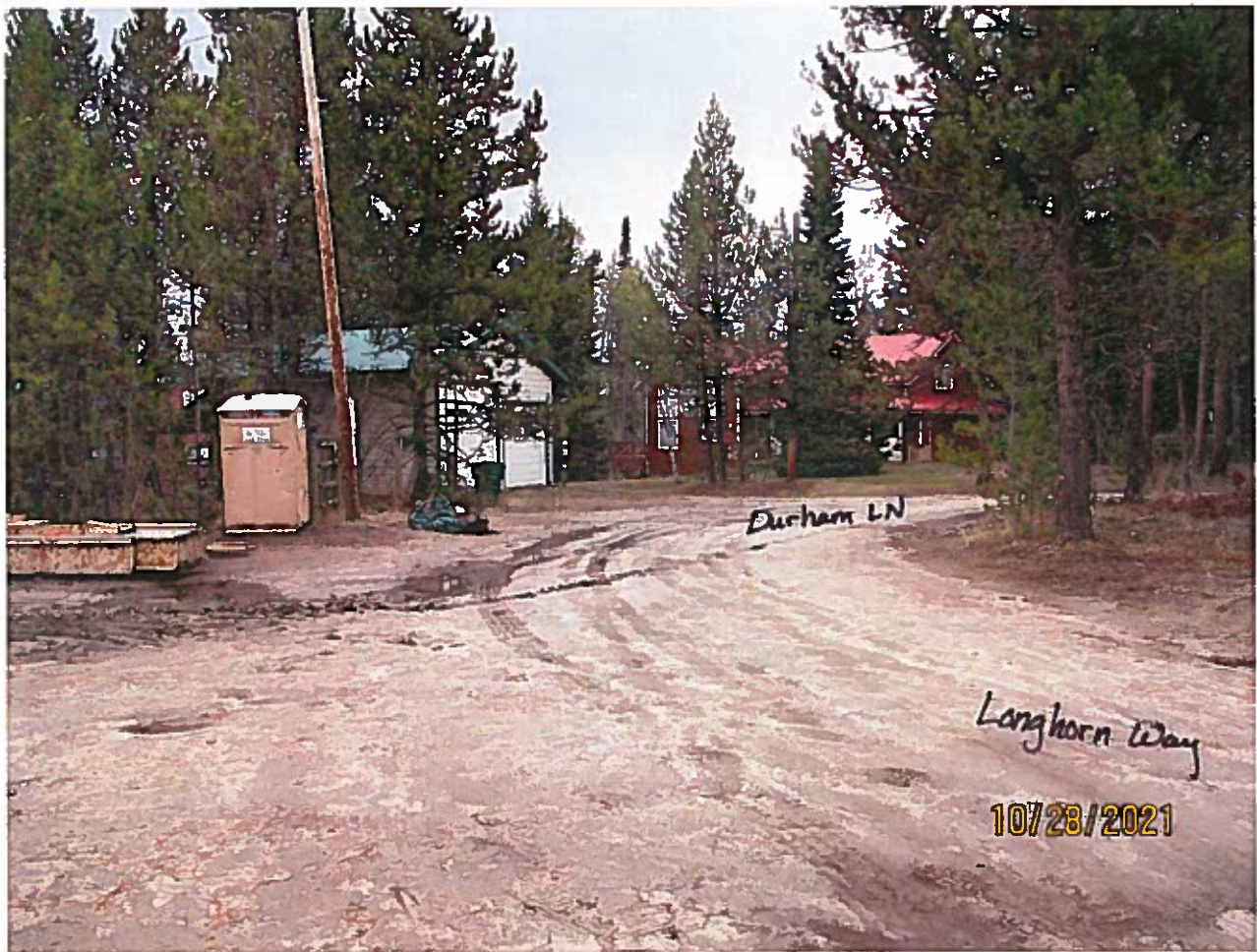
VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 12/16/2020
Drawn by: L. Frederick











October 26, 2021

Sent via email to cherrick@co.valley.id.us

Cynda Herrick
Valley County P&Z
PO Box 1350
Cascade, Idaho 83611

Re: VAC 21-07 Vacation of a portion of Longhorn Way and Durham Lane

Dear Cynda,

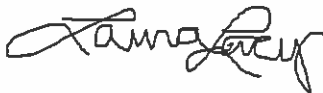
This is in response to the Notice of Public Hearing sent to Idaho Power Company dated October 8, 2021, regarding, VAC 21-07, the possible vacation of a portion of Longhorn Way & Durham Lane in McLeod and Edwards Wagon Wheel Subdivision No. 3 shown on the attached map you provided (the "Right-of-Way").

Idaho Power's records indicate that the Company does maintain electrical facilities within the Right-of-Way and must retain all existing rights related thereto. Accordingly, Idaho Power requires that any vacation of the Right-of-Way by Valley County reserve to Idaho Power the continued right to operate, maintain, repair, replace, or otherwise modify or add to Idaho Power's facilities within the Right-of-Way, including the right of ingress and egress thereto.

In the event Valley County approves the vacation and abandonment of the Right-of-Way, please mail to my attention a copy of the Board of Commissioner's recorded resolution and the conveyance of the Right-of-Way.

Thank you once again for providing Idaho Power Company the opportunity to review and comment upon the subject petition for vacation.

Sincerely,



Laura Lacy
Associate Real Estate Specialist
Corporate Real Estate / Idaho Power Company
208-388-5070 | llacy@idahopower.com



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # VAC 21-07

Preliminary / Final / Short Plat _____

McLeod & Edwards Wagon Wheel Sub #3

- ☒ 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 ☐ waste flow characteristics
☐ bedrock from original grade ☐ 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 ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central 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 ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☐ 14. _____

Reviewed By: [Signature]

Date: 10.12.12



CENTRAL
DISTRICT
HEALTH

Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # VAC 21-07

Preliminary / Final / Short Plat _____

M&E Wagon Wheel Sub #3

- ☒ 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:
- | | |
|--|---|
| <input type="checkbox"/> high seasonal ground water | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> 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:
- | | | |
|--|--|---|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interm sewage | <input type="checkbox"/> central water | |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water | |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- | | | |
|---|--|--|
| <input type="checkbox"/> central sewage | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> central 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:
- | | | |
|---|---|--|
| <input type="checkbox"/> food establishment | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store | |
- ☐ 14. _____

Reviewed By: _____

Date: 12/6/21

From: Jeff Mcfadden <jmcfadden@co.valley.id.us>
Sent: Thursday, October 14, 2021 9:35 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: P&Z

My comments listed below for Nov. 10th hearings

- CUP 21-10 No comments
- VAC 21-07 I have no issues with vacating the wide corner. Not a maintained road.
- CUP 21-30 No comment
- CUP 21-31 Will this sawmill bring logging trucks, delivery trucks, etc. onto Norwood? Is this a commercial mill for the public to purchase from or private for personal use lumber? There have been numerous approaches approved along that section of Norwood with more to come.
- CUP 21-32 I have already approved approaches for this site and have specified distance from the Hwy 55 intersection for these approaches.
- CUP 21-33 I would like to see road stabilizer/dust control applied from Farm To Market to site. The added pickup-trailer combos and added passenger cars will create much more dust and deterioration of the road surface. That road has yearlong maintenance but, in the winter, we will only plow this road once a day like all other secondary roads. The applicants might have to plow during the day, if so, they will need a snow removal agreement through my office.

Thank you,

Jeff McFadden, Superintendent
Valley County Road Department



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

November 1, 2021

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: Vac 21-07 Vacation of Portion Longhorn Way & Durham Lane

After review, the Donnelly Rural Fire Protection District has no comments or concerns on this matter.

Please call 208-325-8619 with any questions.

Jess Ellis

Fire Marshal
Donnelly Fire Department