

Valley County Planning and Zoning

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STAFF REPORT: SUB 26-009 Paradise Cove II Subdivision - Preliminary Plat
MEETING DATE: June 11, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
APPLICANT Loomis Homes INC
7154 W State St #187, Boise, ID 83714
PROPERTY OWNER: Higgins Ranch Properties LLC
521 West Watergrove, Eagle ID 83616
ENGINEER: Trevor Howard, Timberland Associates LLC
60 Difficult DR, Idaho City, ID 83631
SURVEYOR: Chip Bowers, Dunn Land Surveys
25 Coyote Trail, Cascade, ID 83611
LOCATION: 2.38 acres of parcels RP15N03E0300605 and RP15N03E030006
located in the N 1/2 of the NE ¼ Section 3, T.15N, R.3E, Boise
Meridian, Valley County, Idaho
SIZE: 2.38 acres
REQUEST: Single-Family Residential Subdivision – 2 Residential Lots
EXISTING LAND USE: Agricultural

Loomis Homes INC is requesting a conditional use permit for a two-lot single-family residential subdivision on 2.38 acres. Proposed lots are each 1.12 acres.

North Lake Recreational Sewer and Water District would provide central sewer; individual wells are proposed.

The lots would be accessed from Paradise Lane, a public gravel road. Road right-of-way would be dedicated to Valley County. This portion of Paradise Lane is a public road but has been maintained by the existing property owners.

Draft CCRs would be provided at the time of final plat.

There is an existing easement (#319500) for installation, maintenance, and repair of a well, pumphouse, and water lines for use for domestic water line system use in Paradise Cove Subdivision.

A Wildland Urban Interface Fire Protection Plan (short form) was submitted. The application states there are no wetlands on the site.

Part of the site was previously a part of Paradise Cove Subdivision. This portion was vacated on February 17, 1971.

FINDINGS:

1. A neighborhood meeting is not required for a 2-lot subdivision (VCC 9-5H-1.D).
2. The application was received on April 24, 2026.
3. Legal notice was posted in the *Star News* on May 21, 2026, and May 28, 2026. The applicant was notified by letter on May 11, 2026. Potentially affected agencies were notified on May 12, 2026. Property owners within 300 feet of the property line were notified by fact sheet sent by mail on May 12, 2026. The notice was posted online at www.co.valley.id.us on May 12, 2026. The site was posted on May 20, 2026.

4. Agency comment received:

Brent Copes, Central District Health, stated a subdivision application, fees, and engineering are required. (May 17, 2026)

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

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 26, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated detailed site grading and drainage plans and drainage design documentation will be required. BMPs are required. Improvements to Paradise Lane shall meet minimum standards required. Traffic impact study is not required; however, a development agreement may be. (June 3, 2026)

5. Public comment received:

Paradise Cove HOA concerns on June 1, 2026, include:

- Proposed construction impacts on annual oiling done by Paradise Cove HOA,
- Confusion on ownership and maintenance of Paradise Lane past the boat ramp turnaround,
- Future development of large parcel,
- Restricting mobile homes,
- Existing easement for wells and pumphouse on proposed lot, and
- Need for a fire hydrant near the turnaround where main water line exists.

6. Physical characteristics of the site: Relatively flat with scattered trees, brush, and grasses.

7. The surrounding land use and zoning includes:

North: Single-Family Residential Lots (Paradise Cove); Paradise Lane
South: Agricultural (Irrigated Pasture and Dry Grazing)
East: Agricultural (Irrigated Pasture and Dry Grazing)
West: Agricultural (Dry Grazing)

3. Are impacts being properly mitigated? If not, which impacts are not mitigated?

Standard of Approval:

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

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

ATTACHMENTS:

- Proposed Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Location Map
- Aerial Map
- Image from Google Maps
- Photos taken May 20, 2026
- Assessor Plat – T.15N R.3E Section 3
- Paradise Cove Subdivision Book 2 Page 40, recorded September 21, 1961
- Record of Survey 11-70
- Applicant's Information Regarding Parcel Lines
- Preliminary Plat
- Responses
- Standard Final Plat Notes and Standard Recommended CCRs
- Lighting Handout

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. A Development Agreement may be required for mitigation of off-site impacts. The applicant shall work with the Valley County Road Director and Planning and Zoning Director on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.
5. The final plat shall be recorded within two years, or this permit will be null and void.
6. The applicant shall prepare a deed from the applicant to Valley County for the transfer of road right-of-way along Paradise Lane.
7. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat.
8. Must have a will serve letter from the North Lake Recreational Sewer and Water District guaranteeing that sewer capacity is available for immediate service prior to recordation of the final plat.
9. A letter of approval is required from Donnelly Fire District for the final plat.
10. A letter of approval of the Wildland Urban Interface Fire Protection Plan is required from the Valley County Wildfire Mitigation Director or assignee prior to recording the plat.
11. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
12. Fertilizer on lawns shall be wildlife friendly and not contribute to degradation of water quality.
13. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road. Said numbers shall contrast with their background and be at least three and one-half inches (3 ½-in) height.
14. All easements shall be shown on the final plat.
15. Shall contact Donnelly U.S.P.S. Postmaster to determine if a Cluster Box Unit for mail delivery to this development is appropriate.
16. Standard Plat Notes shall be included on the final plat.
17. All easements shall be shown on the final plat.
18. CCR's, if recorded, shall include Standard Conditions of Approval for CCRs.

END OF STAFF REPORT

9. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
- 2. Residential Uses (c) Subdivision for single-family subdivision.

Review of Title 7-3 Donnelly Area of City Impact, Title 9 - Chapter 5 Conditional Uses, and Title 10 Subdivision Regulations should be done.

TITLE 9 LAND USE AND DEVELOPMENT

9-1-10 DEFINITIONS

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

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

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

9-5-3: STANDARDS:

B. Setbacks:

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

9-5A-1: GRADING:

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
 - B. Exemptions: Grading for bona fide agricultural activities, timber harvest, and similar permitted uses herein are exempt from this section.
 - C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
 - D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. Corps of Engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:**
1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to

complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. The Valley County Engineer or assigns shall approval all site grading and stormwater management plans prior to earthwork being don on-site.

2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer or assigns.
3. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less). See VCC 9-6-6C for requirements that apply to detention basins within the Riparian Area Overlays.
 - a. Public Roads Require: 100-yr storm event for major roads, bridges, etc. and 50-year for all other facilities.
 - b. Private Roads Require: 100-yr storm event for major roads, bridges, etc. and 25-year event for all other facilities.
 - c. Site Development not directly specified shall use the 25-year storm event.
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.
- H. Riparian Area Overlay: Grading within the Riparian Area Overlay is regulated by provisions of section 9-6-6 of this title. A permit, if required, shall be part of the conditional use permit.

9-5A-2: ROADS AND DRIVEWAYS:

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

9-5A-4: LANDSCAPING:

9-5A-5: FENCING:

- C. Livestock In Residential Development: If livestock are allowed in a residential development, then fencing shall be installed to keep livestock out of public street rights of way. Cattle guards shall not be installed in public roads within residential developments.
- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and

materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.

- F. **Conditional Use Adjoins Agricultural Uses:** Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. **Obstruction Of Vision:** Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5A-6: UTILITIES:

- A. **Direct Access Required:** All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.
- B. **Central Water Supply And Sewage Systems:** Central water supply and sewage systems serving three (3) or more separate users shall meet the requirements of design, operation, and maintenance for central water and sewage systems in the subdivision ordinance.
- C. **Probability Of Water Supply:** Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.
- D. **Individual Septic Systems:** If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.
- E. **Easements Or Rights Of Way:** Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.
- F. **Utility Plan:** A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit.

9-5B-2: LIGHTING

9-5B-4: EMISSIONS:

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

9-5C-2: MINIMUM LOT AREA:

- B. **New Subdivisions:**
 - 1. **Single-Family Residences:** New subdivisions for single-family residences shall provide the following minimum lot sizes:
 - c. Twelve thousand (12,000) square feet where a central sewage collection and disposal system and individual wells are proposed.
- C. **Frontage On Public Or Private Road:** Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90').

9-5C-5: SITE IMPROVEMENT:

- A. **Off Street Parking Spaces:** Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.

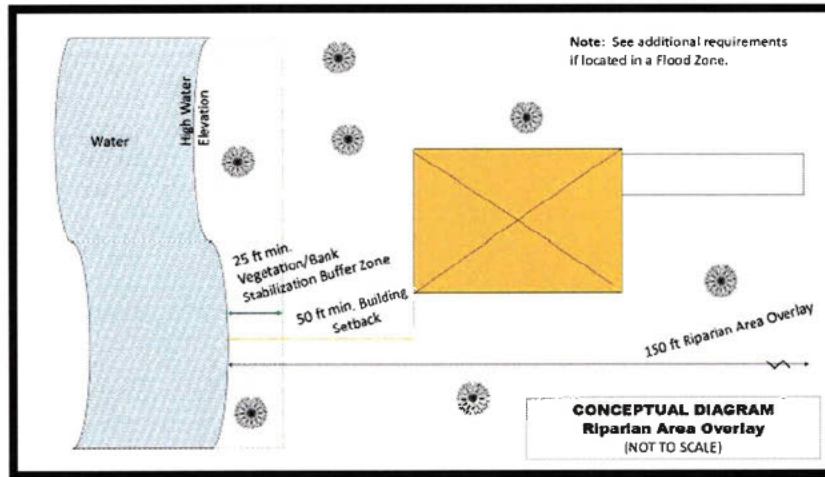
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

9-5C-6: DENSITY:

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

9-6-6: Riparian Area Overlay

- A. Purpose: The purpose of this special overlay is to protect the health and safety of the public, and to minimize damage to property and fragile ecologies by preventing surface and ground water pollution along with protection of waterbodies. It will also serve to protect water quality.
- B. Areas of Application: The standards and procedures for riparian areas shall apply to those lands which are within 150 feet of any lake, pond, river, or year-round flowing creek or stream.
- C. Standards:
 - 1. Setback shall be 50' from high water line for residential buildings and appurtenant structures and 100' for all other buildings and appurtenant structures. If a lot was platted prior to adoption of this standard and there is no area to construct, a variance may be granted by administrators if runoff control measures as prepared by the applicant are recommended for approval by the Valley County Engineer based on stormwater standards.
 - 2. Prior to any excavation or construction, the property owner, general contractor or the responsible party shall provide proof of stormwater certification training or responsible person training. Training and certification must be on an approved training provider list that can be obtained at the Valley County Building Department.
 - 3. Stormwater detention basins, retention basins, swales or other techniques shall be used when recommended or required by the Valley County Engineer.
 - a. Basins must be designed and sized to filter or infiltrate runoff from the construction site and permanent drainage.
 - b. Basins must be designed to accommodate the "first-flush" volume sized to capture the runoff from the initial rainfall depth most responsible for pollutant loading. The "first-flush" volume design storm depth is defined herein as 0.77-inch of rainfall (24-hour 95th-percentile storm).
 - c. For purposes of sizing stormwater basin permanent management facilities (excluding first flush water quality treatment facilities), Drainage Peak Flow Calculations shall use the Soil Conservation Service (SCS) method as preferred, but the Rational Method is acceptable for smaller areas (generally 100 acres or less)
 - d. The storm duration is a 1-hour event when using the Rational Method, or a 24-hour event when using the SCS method.
 - e. Basin design shall be approved by the Valley County Engineer and inspected by the Valley County building department or other qualified inspectors assigned to such duties. Special inspections may be needed in some instances. The applicant's engineer shall also submit a certification that the approved plan was implemented prior to final occupancy.
 - f. Basin design shall comply with Idaho Department of Water Resources (IDWR) water rights requirements.
 - 4. There shall be no filling or dredging of lake bottoms, rivers, or wetlands without proper jurisdictional permits, i.e. IDWR, USACE, Valley County, etc.
 - 5. There shall be no excessive clearing of vegetation.
 - 6. Stormwater harvest and infiltration techniques are encouraged.
 - 7. Riprap for shoreline protection is allowed with the proper turbidity controls and permits from appropriate jurisdictions (IDWR, USACE, USBR, IDL, etc), including a Floodplain Development Permit from Valley County when required.



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

TITLE 10 SUBDIVISION REGULATIONS

10-4-3: LOTS:

- A. Size, Depth, Shape, Orientation And Setback Lines: The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Every lot shall abut upon a street. Corner lots for residential use shall have extra width to permit appropriate building setbacks from, and orientation to, both streets.
- B. Double Frontage And Reverse Frontage Lots: Double frontage, and reverse frontage lots, shall be avoided, except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A screening easement of at least ten feet (10'), and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.
- C. Side Lot Lines: Side lot lines shall be within twenty degrees (20°) of right angles or radial to street lines.

10-4-6: EASEMENTS:

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

10-5-1: STREET AND UTILITY IMPROVEMENTS:

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

specifications set forth in the road and street specifications adopted by Valley County. The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed. All plats shall contain in their notes this statement: "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."

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

- C. **Private Road Declaration:** In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- D. **Declaration Of Installation Of Utilities:** A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".
- E. **Connection To Public Road Required:** The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way.

CHAPTER 7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-2: DEFINITIONS

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

10-7-4: SUBMISSION REQUIREMENTS:

- A. **General:** All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal. The plan shall be submitted to the Wildfire Mitigation Director by Planning and Zoning Staff for review and comments to the Planning and Zoning Commission.
- B. **Content:** The plan shall be based upon a site specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.

1. Preparation: The plan shall be developed by a "professional" (see definition in section [10-7-2](#) of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
3. Submittal, Implementation And Verification:
 - a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
 - b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
 - c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative. Each authority will act in conjunction with the Wildfire Mitigation Director.
4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section [10-7-2](#) of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the Valley County Wildfire Mitigation director in conjunction with the applicable fire district.
5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.
6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists.

SUMMARY:

Staff's compatibility rating is a +23.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the Donnelly Fire District, North Lake Recreational Sewer and Water District, Water District 65. It is not within a herd district.
2. The preliminary plat incorrectly states Paradise Lane is a private road. Paradise Cove Subdivision dedicated the street to the public, for public use.
3. Question for applicant:
 - Easement Agreement recorded as #319500, refers to an annual fee of \$60 per parcel [Paradise Cove Subdivision] to Robert L Higgins and E. Ruth Higgins. Will this easement be modified to include the future owners of proposed Lot 1?
4. What improvements are you proposing to make to Paradise LN?

Question to P&Z Commission:

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

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response Value

Use Matrix Values:

(+2/-2) _____ X 4 _____

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2) _____ X 2 _____

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2) _____ X 1 _____

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) _____ X 3 _____

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2) _____ X 1 _____

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2) _____ X 2 _____

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2) _____ X 2 _____

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2) _____ X 2 _____

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2) _____ X 2 _____

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total (+) _____

Sub-Total (-) _____

Total Score _____

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

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

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

E. Terms:

DOMINANT ADJACENT LAND USE: Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

LOCAL VICINITY: Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

APPENDIX A

MATRIX FOR RATING

QUESTIONS 1, 2, and 3

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

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #3 S.F. Subdivision

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) -1 X 4 -4

1. Is the proposed use compatible with the dominant adjacent land use?

Agricultural

(+2/-2) +2 X 2 +4

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

S.F. Subdivision

(+2/-2) +1 X 1 +1

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

See 1+2

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

It is large enough. There are trees on-site.

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Yes, slightly larger (Neighbors are ~12, 260 sq ft)

(+2/-2) +2 X 2 +4

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Yes

(+2/-2) +2 X 2 +4

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Yes

(+2/-2) +1 X 2 +2

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Yes, roads slightly undeveloped

(+2/-2) +2 X 2 +4

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Yes

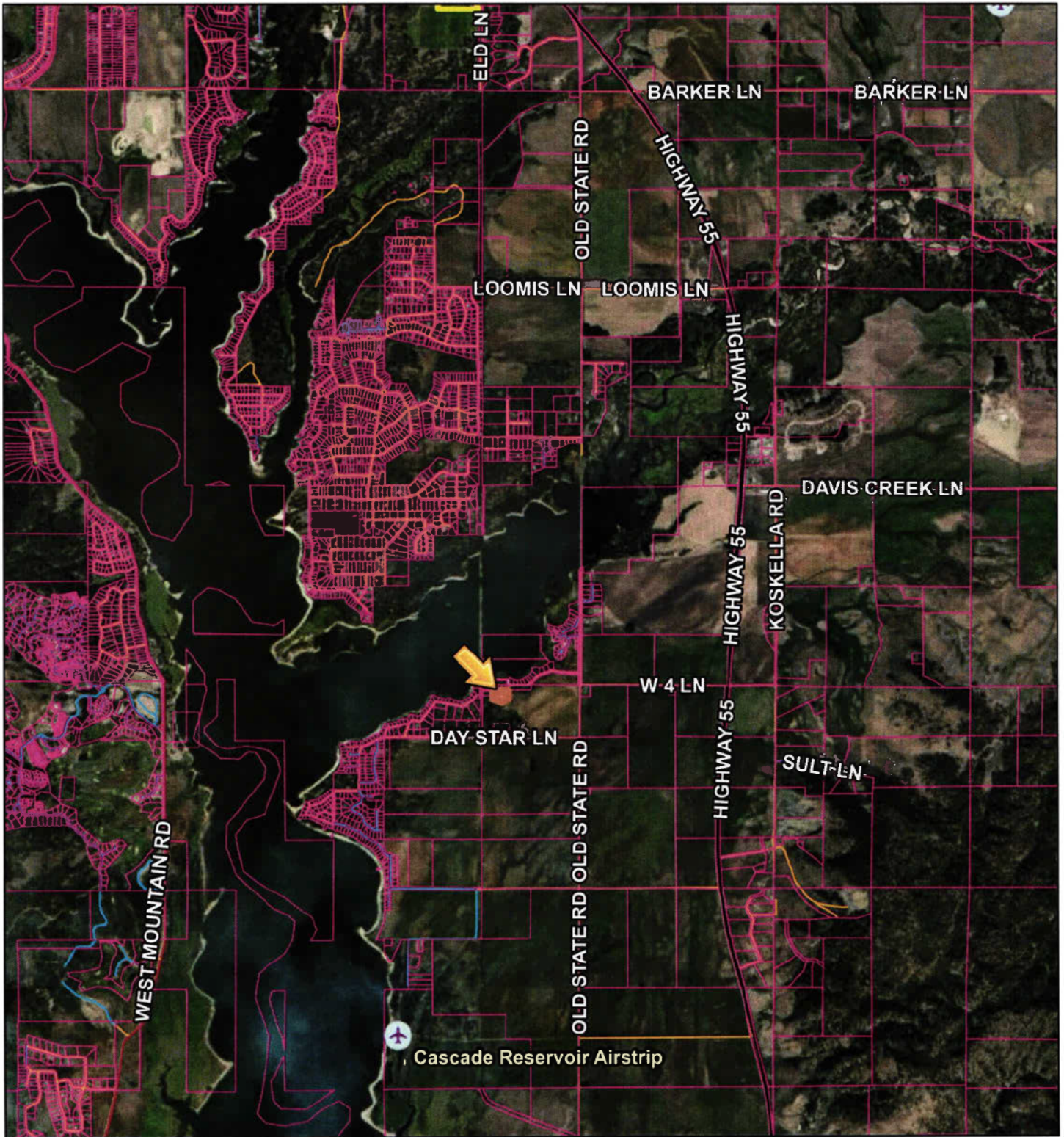
Sub-Total (+) 27

Sub-Total (-) 4

Total Score +23

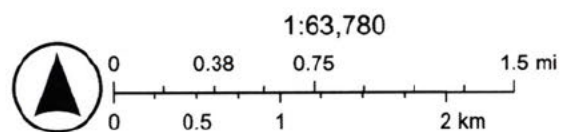
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

SUB 26-009 Location Map



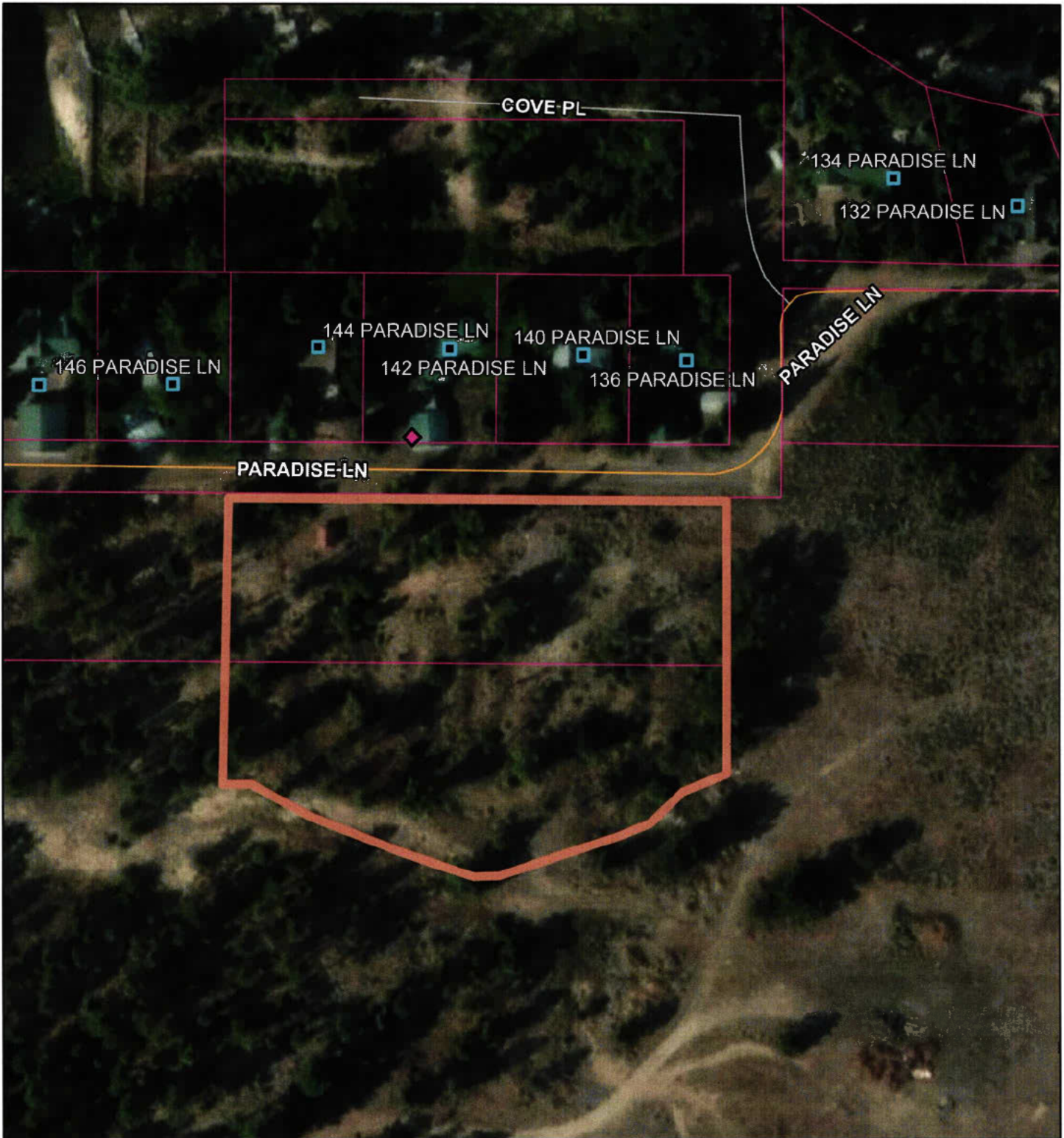
5/1/2026, 11:04:45 AM

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



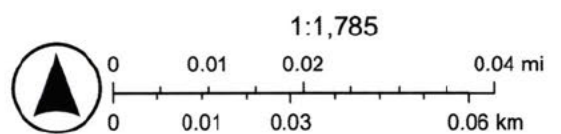
Earthstar Geographics

SUB 26-009 Aerial Map - Approximate Boundary



5/1/2026, 11:00:44 AM

Permits	◇ RVC	○ Undefined	— COLLECTOR
◇ CUP	◇ STR	✈ Airstrips	— URBAN/RURAL
◇ ADU	◇ STS	■ Address Points	— USFS
◇ FP	◇ VAC	▬ Municipal Boundaries	— PRIVATE
◇ GF	◇ VAR	▭ Parcel Boundaries	— OTHER
◇ EXC	◇ PSP	— Roads	— Other
◇ Privy	◇ HBB	— MAJOR	
◇ RES	— MINOR COLLECTOR		

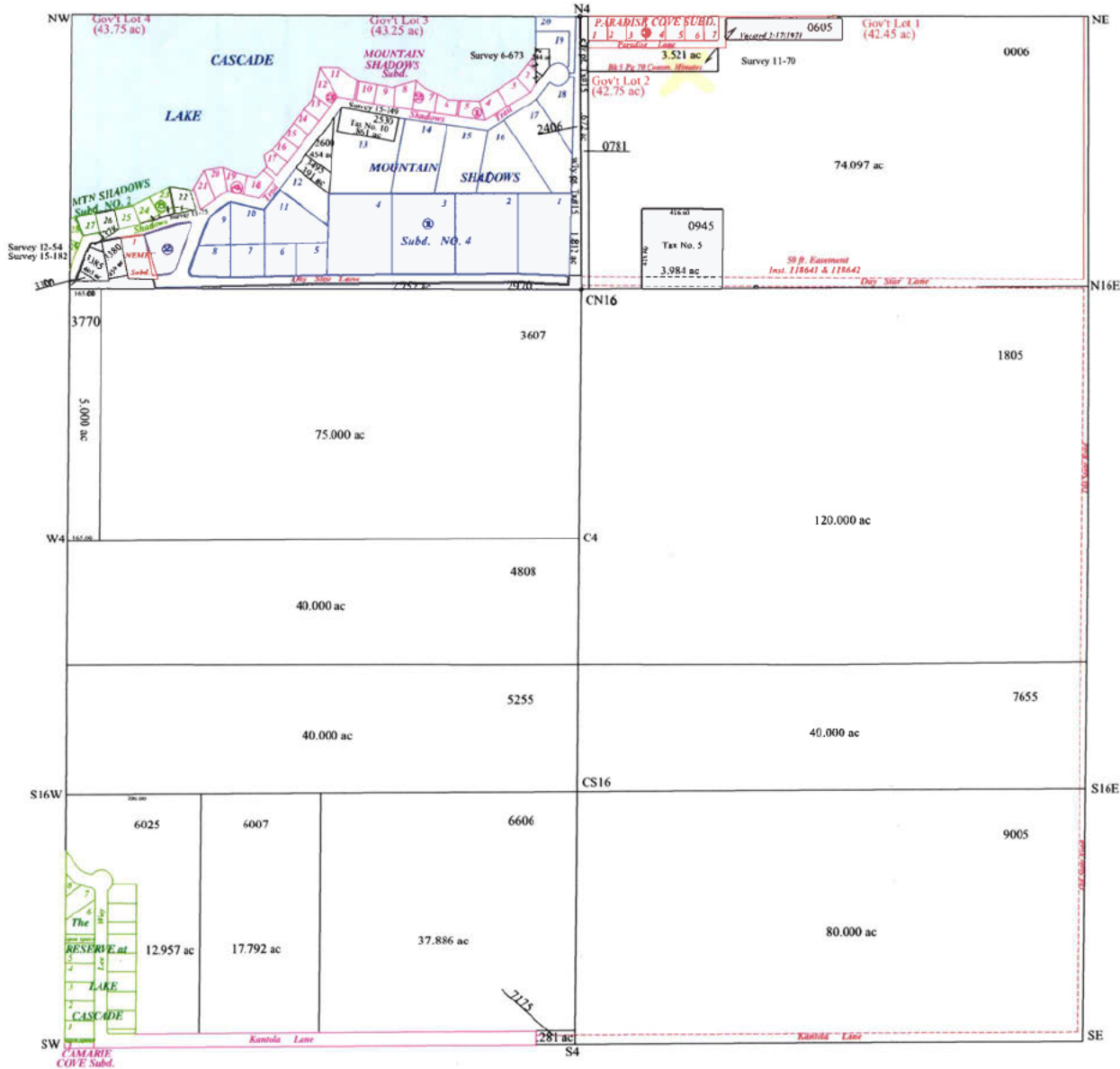


Microsoft, Vantor

Google Maps – Aerial View







This drawing is to be used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein.

PLAT TITLE

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

Filename:
Valley County Base Map
Scale: ~~1"=400'~~
Date: 3/9/2026
Drawn by: L. Frederick

PARADISE COVE SUBDIVISION

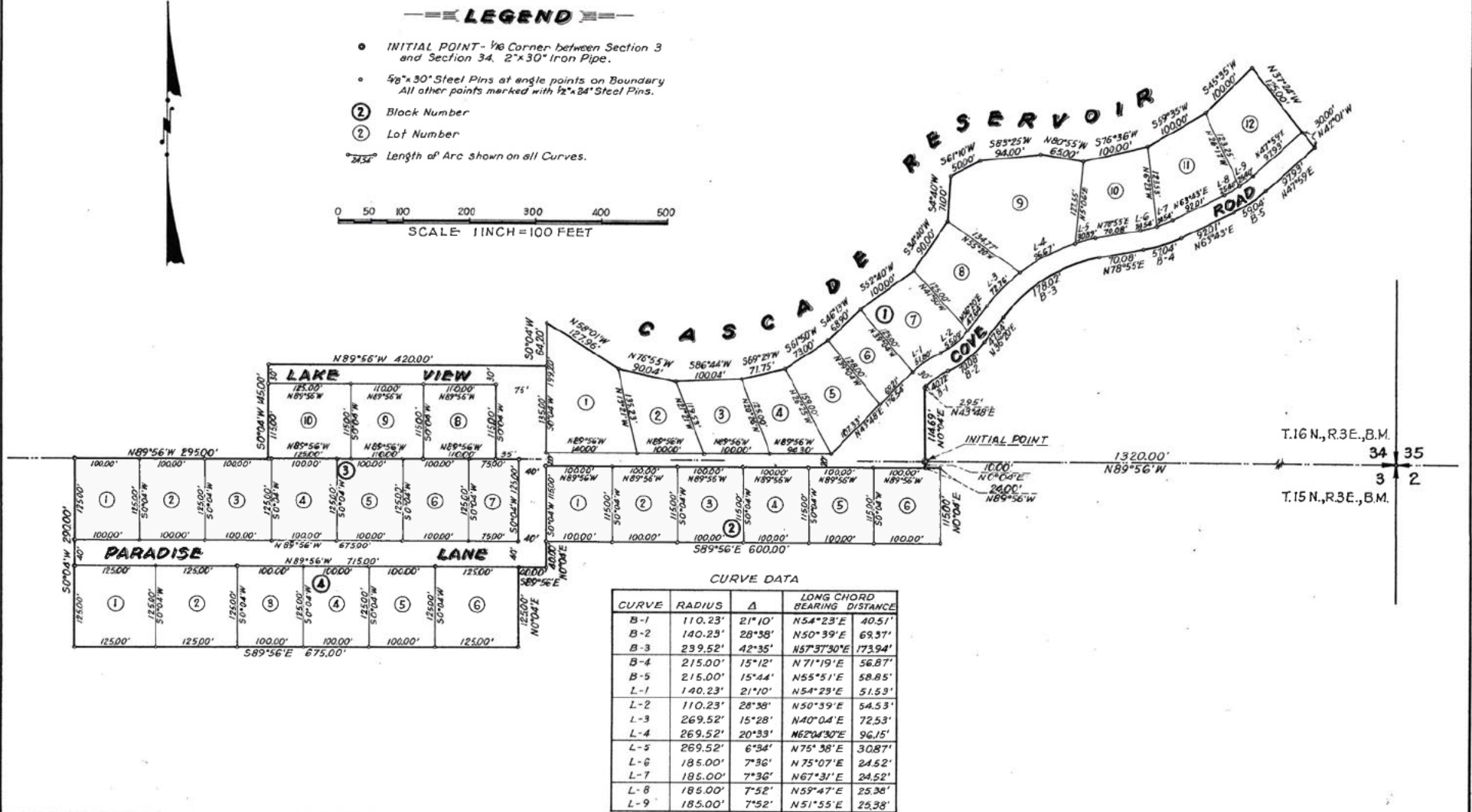
PART OF THE SE⁴ SECTION 34, T.16N., R.3E., B.M.
AND PART OF THE NE⁴ SECTION 3, T.15N., R.3E., B.M.

IN
VALLEY COUNTY, IDAHO.

TOOTHMAN & ASSOC. - ENGINEERS BOISE IDAHO

LEGEND

- INITIAL POINT - 1/8 Corner between Section 3 and Section 34. 2"x30" Iron Pipe.
- 5/8"x30" Steel Pins at angle points on Boundary. All other points marked with 1/2"x24" Steel Pins.
- ② Block Number
- ② Lot Number
- R— Length of Arc shown on all Curves.



CURVE DATA

CURVE	RADIUS	Δ	LONG CHORD BEARING	DISTANCE
B-1	110.23'	21°10'	N54°23'E	40.51'
B-2	140.23'	28°38'	N50°39'E	69.37'
B-3	239.52'	42°35'	N57°37'30"E	173.94'
B-4	215.00'	15°12'	N71°19'E	56.87'
B-5	215.00'	15°44'	N55°51'E	58.85'
L-1	140.23'	21°10'	N54°29'E	51.53'
L-2	110.23'	28°38'	N50°39'E	54.53'
L-3	269.52'	15°28'	N40°04'E	72.53'
L-4	269.52'	20°33'	N62°03'30"E	96.15'
L-5	269.52'	6°34'	N75°38'E	30.87'
L-6	185.00'	7°36'	N75°07'E	24.52'
L-7	185.00'	7°36'	N67°31'E	24.52'
L-8	185.00'	7°52'	N59°47'E	25.38'
L-9	185.00'	7°52'	N51°55'E	25.38'

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS: That FLOYD L. LOOMIS and IDA VIOLA LOOMIS, husband and wife are the owners of a certain tract of land as shown on this plot and described as follows to wit:

Beginning of the Section Corner common to Section 2 and 3 T.15 N., R.3 E., 8.M. and Sections 34 and 35 T.16 N., R.3 E., B.M., thence N.89°56' W. 1320.0 feet to the Real Point of Beginning;

thence N.0°04' E. 114.69 feet to an iron pin; thence N.43°48' E. 2.95 feet to an iron pin;

thence 40.72 feet along a curve to the right having a Radius of 110.23, a central angle of 21°10', and whose long chord bears N.54°23' E. 40.51 feet to an iron pin;

thence 70.08 feet along a curve to the left having a Radius of 140.23, a central angle of 28°38', and whose long chord bears N.50°39' E. 69.37 feet to an iron pin;

thence N.36°20' E. 47.64 feet to an iron pin;

thence 178.02 feet along a curve to the right having a Radius of 239.52, a central angle of 42°35', and whose long chord bears N.57°37'30" E. 173.94 feet to an iron pin;

thence N.78°55' E. 70.08 feet to an iron pin;

thence 57.04 feet along a curve to the left having a Radius of 215.00, a central angle of 15°12', and whose long chord bears N.7°19' E. 56.87 feet to an iron pin;

thence N.63°43' E. 92.01 feet to an iron pin;

thence 59.04 feet along a curve to the left having a Radius of 215.00, a central angle of 15°44', and whose long chord bears N.55°51' E. 58.85 feet to an iron pin

thence N.47°59' E. 97.93 feet to an iron pin; thence N.42°01' W. 30.00 feet to an iron pin;

thence N.37°24' W. 125.00 feet to an iron pin; thence S.45°35' W. 100.00 feet to an iron pin;

thence S.59°35' W. 100.00 feet to an iron pin; thence S.76°36' W. 100.00 feet to an iron pin;

thence N.80°55' W. 65.00 feet to an iron pin; thence S.83°25' W. 94.00 feet to an iron pin;

thence S.61°10' W. 50.00 feet to an iron pin; thence S.4°40' W. 71.00 feet to an iron pin;

thence S.34°40' W. 90.00 feet to an iron pin; thence S.52°40' W. 100.00 feet to an iron pin;

thence S.46°13' W. 68.90 feet to an iron pin; thence S.61°30' W. 73.00 feet to an iron pin;

thence S.69°29' W. 71.75 feet to an iron pin; thence S.86°44' W. 100.04 feet to an iron pin;

thence N.76°55' W. 90.04 feet to an iron pin; thence N.58°01' W. 127.96 feet to an iron pin;

thence S.0°04' W. 64.20 feet to an iron pin; thence N.89°56' W. 295.00 feet to an iron pin;

thence S.0°04' W. 290.00 feet to an iron pin; thence S.89°56' E. 675.00 feet to an iron pin;

thence N.0°04' E. 125.00 feet to an iron pin; thence S.89°56' E. 40.00 feet to an iron pin;

thence N.0°04' E. 40.00 feet to an iron pin; thence S.89°56' E. 600.00 feet to an iron pin;

thence N.0°04' E. 115.00 feet to an iron pin; thence N.89°56' W. 24.00 feet to an iron pin;

thence N.0°04' E. 10.00 feet to the real Point of Beginning.

The owners do hereby dedicate to the public, for public use forever the streets and public ways as shown on said plot. Public utility easements are not dedicated to the public, but easements and the right to build and maintain said public utilities, where required, to service all lots and parcels within this platting is perpetually reserved.

Floyd L. Loomis
Ida Viola Loomis

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF VALLEY SS

On this 13 day of July 1961, A.D., before me the undersigned a Notary Public in and for said State of Idaho appeared the above named persons whose names are subscribed hereto and acknowledged to me that they executed the same.

My Commission expires 3-1-63



Frank D. Callender
Notary Public

CERTIFICATE OF ENGINEER

I, Davis C. Toothman, do hereby certify that I am a Registered Civil Engineer, licensed by the State of Idaho, and that this plat of "PARADISE COVE SUBDIVISION" as described in the Owner's Certificate was drawn from an actual survey made on the ground and accurately represents the points as stated in the field, and that it is in conformity with the State of Idaho Code relating to plats and surveys.



CERTIFICATE OF COUNTY SURVEYOR

I, _____, County Surveyor for Valley County, Idaho, do hereby certify that I have checked this plat of "PARADISE COVE SUBDIVISION", and that it complies with the State of Idaho Code relating to plats and surveys.

Date _____ Valley County Surveyor

APPROVAL OF COUNTY COMMISSIONERS

Accepted and approved this 11th day of Sept, 1961, by the Board of County Commissioners of Valley County, Idaho.

Harvey J. Patterson
Chairman



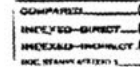
Instrument No. 57309

STATE OF IDAHO
COUNTY OF VALLEY SS

I hereby certify that this instrument was filed for record at the request of Floyd Loomis at 55 minutes past 1 o'clock P.M. this 12 day of Sept, 1961, in my office and was duly recorded in Book 10 of Plats of Page 628.

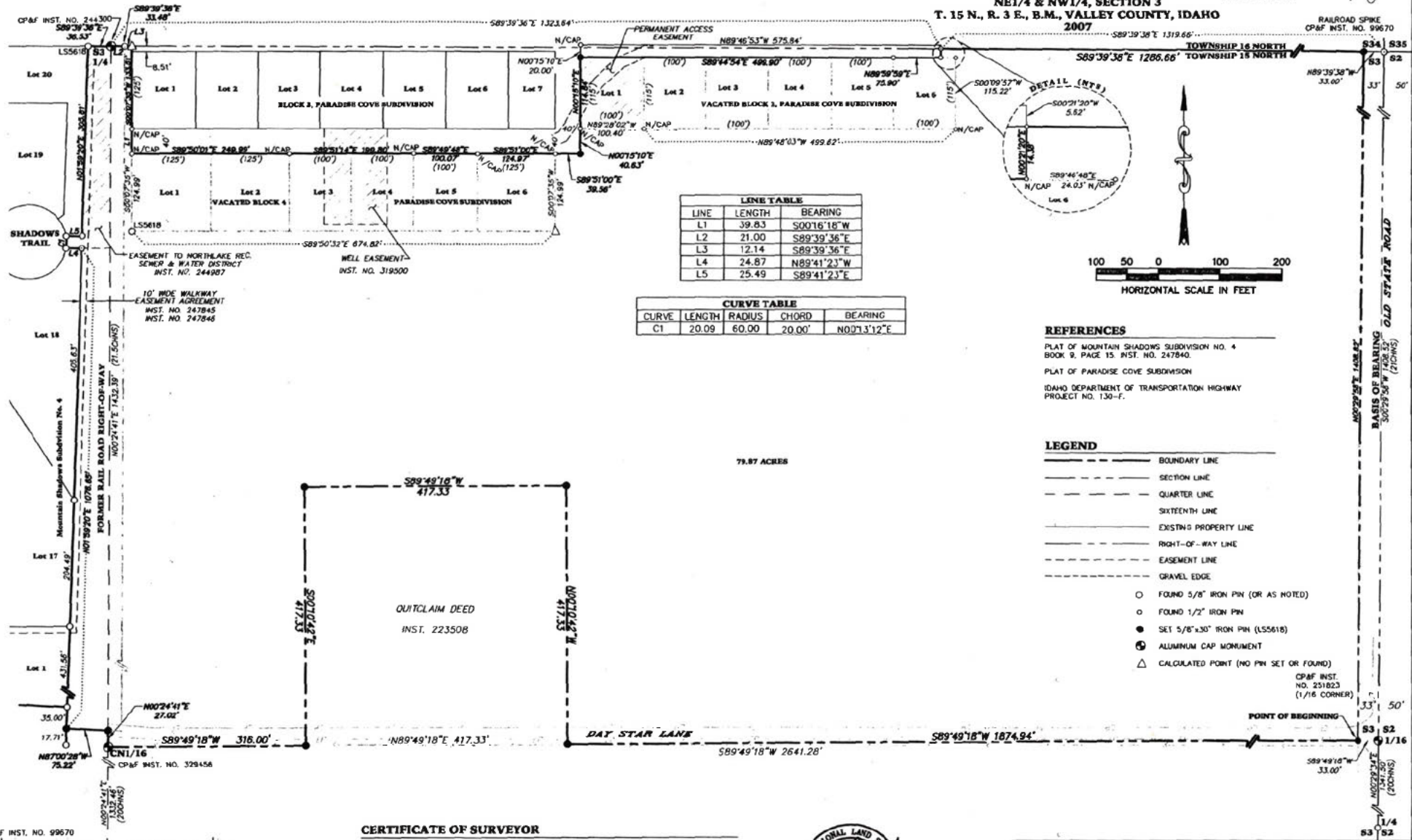
Ray B. Patterson
Deputy
Fees \$ 5.00

Floyd C. Bell
Ex-Officio Recorder



RECORD OF SURVEY
for
HIGGINS
LOCATED IN A PORTION OF
NE1/4 & NW1/4, SECTION 3
T. 15 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO
2007

Instrument # 349210
VALLEY COUNTY, CASCADE, IDAHO
2-3-2018 18:51:34 No. of Pages: 1
Recorded for: FODREA LAND SURVEY
ARCHIE H. BAMBURY Per: 508
E-Official Recorder Designation
B.M. RECORD OF SURVEY
RAILROAD SPIKE
CP&F INST. NO. 99670



CERTIFICATE OF SURVEYOR
I, Robert W. Fodrea, do hereby certify that I am a registered Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground by me or under my supervision, and that this map is an accurate representation of said survey, and is in conformity with the current laws of the State of Idaho pertaining to plats and surveys, including Title 55, Chapter 16, Corner Perpetuation and Filing.



Rennison Fodrea, Inc.
Engineers • Surveyors • Planners

Cascade Office
103 N. Main Street, P.O. Box 168
Cascade, Idaho 83611
Office: 208.382.4902
Fax: 208.382.3410

Edna Office
430 E. State St., Suite 140
Edna, Idaho 83616
Office: 208.938.2440
Fax: 208.938.2441

From: [REDACTED]

Sent: Wednesday, May 13, 2026 7:49 AM

To: 'Jerry Holenbeck' <firemarshal@donnellyfire.net>; Cynda Herrick <cherrick@valleycountyid.gov>; Rod Higgins <rodh@higginsrutledge.com>; 'Chip Bowers' <Chip@dunnlandsurveys.com>

Subject: Higgins paradise Cove Subdivision

All,

See attached two scans, the first—colored coded, as I will explain, the second, the Paradise Cove II preliminary plat we have already submitted.

1. Higgins has two 1.5+/- acre parcels, as indicated in yellow. In the nineties, the assessor's office merged these administratively, not at the request of Mr. Higgins. Sometimes this merging is called, "for tax purposes."
2. The assessor agrees the yellow parcels can be unmerged since they did the merging not at Mr. Higgins request.
3. Now Rod Higgins would like to unmerge the parcels and then do lot line adjustments, so the yellow parcels would end up as shown in purple. The easterly parcel would be adjusted to conform with a 70' County right-of-way along its northerly border and a culdesace at its northwest corner. And the westerly parcel's northerly border would conform with a 70' County right-of-way.
4. Then we would like to move forward with the Paradise Cove II subdivision by adding the two lots which are in red, and according to the submitted plat. These lots would come out of Higgins larger 74 acre parcel which lies to the south.

This all seems workable. Let me know if you have questions, and please advise if this will work . Thanks so much.

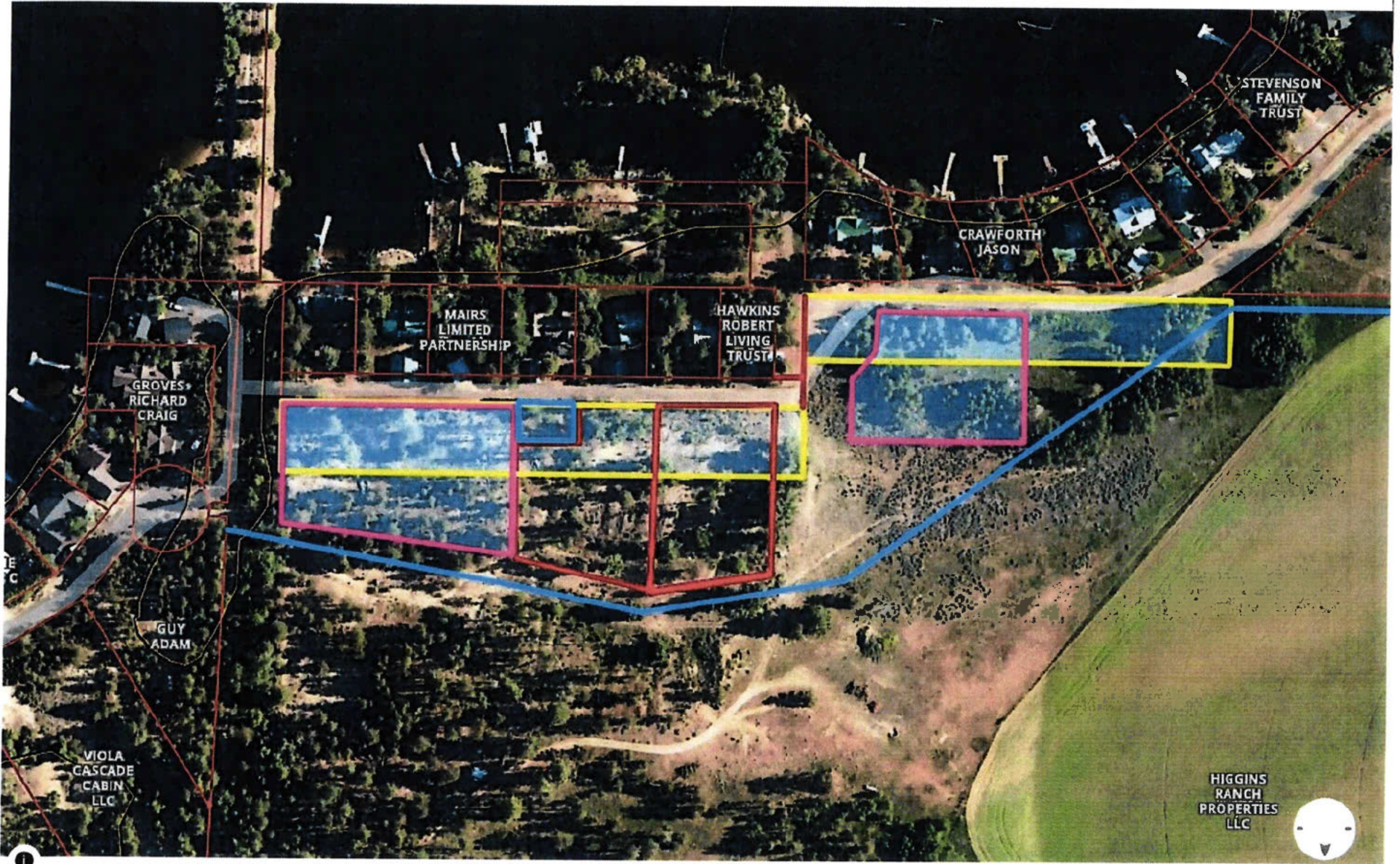
Steve Loomis

Loomis Homes, Inc.
7154 W. State St. # 187
Boise, ID 83714

email: [REDACTED]
Cell: [REDACTED]

Idaho Contractor Registration # RCE-11502

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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 Sub 26-009 Paradise Cove II

- 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 will require a subdivision application, fees and engineering.

Reviewed By: B. A. Cooper
Date: 5/17/26

Subdivision Recommendations

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

To:Lori Hunter

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

Thu 11/21/2024 10:00 AM

Hi Lori,

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

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

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

Please let me know if you have additional questions.

Brandon Flack

Regional Technical Assistance Manager

Idaho Dept. of Fish and Game

Southwest Region

15950 N. Gate Blvd.

Nampa, ID 83687

Ph: (208) 854-8947





May 26, 2026

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

Subject: Valley County Planning and Zoning Public Hearing 6 11 2026

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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

1. AIR QUALITY D6, D8, D11

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

AIR QUALITY C1, D3,D4, D7

- 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. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

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

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

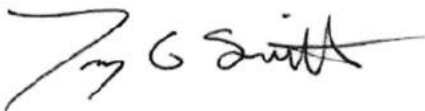
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
700 South Main Street
PO Box 1350
Cascade, ID 83611

Re: June 11, 2026, Planning and Zoning Commission Agenda Items

Dear Cynda:

I have reviewed the items you requested us to review as listed on the June 11, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

New Business:

1. SUB 25-019 Rocky Mountain Storage – Preliminary Plat

Not reviewed.

2. VAC 26-001 Boyer Vacation of Utility Easement

Not reviewed.

3. CUP 26-008 Troutner Multiple Residences

Not reviewed.

4. SUB 26-008 Serenity Fields Subdivision – Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The proposed private roadway shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction, including paving the first 30 feet of the connection to SH-55 (coordinate with ITD) and maintaining a 70-ft right-of-way with 35 feet minimum on each side of roadway centerline.

Valley County requires a 100-foot setback from ITD ROW for any permanent structures (as shown on the preliminary plat).

A traffic impact study is not required for this 4-lot subdivision; however, a development agreement identifying public road impacts may be required.

5. SUB 26-007 Gestrin Grove Subdivision – Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley



County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

A traffic impact study is not required for this 4-lot subdivision; however, a development agreement identifying public road impacts may be required.

6. VAR 26-003 Rogers Cabin LLC Setback Variance

Not reviewed.

7. CUP 26-009 CM Backcountry Rentals Shop and Lodge Amendment of CUP 24-07

Not reviewed.

8. SUB 26-009 Paradise Cove II Subdivision - Preliminary Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

Improvements to Paradise Lane (private roadway) shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. Verify the right-of-way width with the Road and Bridge Department.

A traffic impact study is not required for this 4-lot subdivision; however, a development agreement identifying public road impacts may be required.

9. CUP 26-010 Time Construction and Management

Not reviewed.

10. CUP 26-011 Anderson Multiple Residences

Not reviewed.

11. VAR 26-004 Holden Setback Variance

Not reviewed.

12. CUP 26-012 Schelder Propane Storage

Not reviewed.



Please contact me if you have any questions.

Sincerely,

ParametriX



Paul Ashton, PE



Paradise Cove HOA, Paradise Lane, Donnelly, Idaho

June 1, 2026

Regarding SUB 26-009 Paradise Cove II Subdivision – Preliminary Plat condition use permit hearing

Valley County Planning and Zoning meeting June 11, 2026 at 4:00 p.m.

Comments directed per notice to Cynda Herrick, AICP, CFM, Planning and Zoning Director, cherrick@valleycountyid.gov

To Planning and Zoning. We are the Paradise Cove subdivision that is directly adjacent to this proposed project. We have a number of items of questions/ clarifications we would like to place on the record in this matter.

Although the timeframe was short between notice and the comment deadline, we have reached out to and talked with Mr. Steve Loomis and Mr. Rod Higgins about the project. We have informed them of these question items. They discussed them with us and our HOA would like the items noted/ included in any potential approval.

These include the following:

1. The development timeline indicates Construction in 2026 summer. We were asking to understand the impact on our annual oiling since our subdivision does this on the part of the road maintained by the County and the lane at the end that is not maintained by the County.
2. Our HOA is quite confused on the status of Paradise lane road past the boat ramp turnaround. Who owns this property? Our historical information understanding was it was a private lane and our HOA has maintained it for over 50 years including, grading, oiling and plowing. The information seems to have conflicting identification on maps as private and public. Mr. Loomis has indicated it is public, but we are confused on this point and how it will be maintained after multiple new lots are added to access off of this.
3. The application states the road will be expanded but the map only shows this up to address 144 but there is reference to it extending all the way to the West End. Will the land be given to County, but the road not expanded further?

4. We had many questions on the long term plan for this location since it is a very large parcel of land next to these lots which Mr. Higgins also owns. Our subdivision feels we need some confirmation if this is an initial plan or this is all that is planned for the foreseeable future.

Our view is that if it is only these two lots, that is one thing, but if many are more planned the impacts for road, infrastructure, traffic etc. are much more substantial and may need further review like is required for subdivisions of 5 or more lots. We have been informed there are actually going to be 4 lots, the two in this proposed plat and two more that will be created through a lot line adjustment to lots already owned by Mr. Higgins, one at the far west end of paradise lane and another on the east of the cul de sac at the current gate.

We would like the developer to confirm as he has indicated that all of these are single family lots and that currently there is zero plan to do anymore at this time. No one knows the future, but currently we are told there is no additional plan.

5. The plan says there will be CC & Rs with details which will be provided at the final plat, but we would request confirmation in advance of approval of the important terms so we can provide any reasonable comments if necessary. We would like confirmation there will be no mobile homes allowed. As the County is likely aware we have a small, but active HOA that includes CC&Rs and neighborhood rules. These lots will share the same road and be directly adjacent to our properties. We would like to see similar standards to protect our property values and our peaceful Valley County way of life.
6. The existing easement for our wells and pumphouse are on the proposed lot number 2. We would like the County to add conditions to protect our well and pump house during initial road and infrastructure improvements and during any construction once sold and provide that any damage from construction will be repaired by the developer/ contractor which they indicated would occur.
7. Final point. There was some discussion about whether a fire hydrant may be added near the turn around close to where the main water line exists already. We would request the developer add this especially where there is no access to water in the non-summer months.

As a final note, we request that Valley County confirm they will enforce full subdivision regulations should cumulative development reach 5 or more residential structures across the applicant's 196 contiguous acres. This oversight of future development is required to eliminate incremental platting loopholes and ensure

comprehensive review of any project's cumulative impacts on water security, fire protection infrastructure, and road capacity safety- no matter who owns the land now or in the future.

Thank you for consideration of our comments / requests regarding this project.

Paradise Cove HOA

Standard Final Plat Notes

- Floodplain Note:
FEMA FIRM panel(s): # _____ FIRM effective date(s): _____
Flood Zone(s): Zone _____ Base Flood Elevation(s): _____ (NAVD'88)
Flood Zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.
- "Declaration of Installation of Utilities recorded as instrument # _____."
(shall reference electrical, phone, and fiber; along with a fire tank maintenance)
- "Declaration of Private Roads recorded as instrument # _____." (if applicable)
- "Shared Driveway Maintenance Agreement recorded as instrument # _____."
(if applicable)
- "Wildfire Urban Interface Protection Plan recorded as instrument # _____."
- "Development Agreement recorded as instrument # _____."
- "CCR's recorded as instrument # _____."
- "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
- "All lighting must comply with the Valley County Lighting Ordinance."
- "Only one wood burning device per lot."
- "Surrounding land uses are subject to change."
- Note wetlands and riparian area overlays as "no build" area.
- "Easements recorded as instrument # _____." (show all easements)

Plats with Irrigation Water or within Irrigation District/Company Boundaries:

- This subdivision is subject to the provisions of Idaho Code Section 31-3805 (1) regarding the delivery of irrigation water.

Standard Condition of Approval for CCR recommendation, if recorded:

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

The installation of mercury vapor lamps is prohibited.

Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This shall not be construed so as to prohibit holiday lights during the holiday season.

Sensor activated lights It is located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way, set to only go on when activated and to go off within five (5) minutes after activation. The lights shall not be triggered by activity off the property.

Uplighting for flags is allowed provided the flag is of a government and the maximum lumen output is 1300 lumens. Flags are encouraged to be taken down at sunset to avoid the need for lighting. LED lighting shall not exceed 3000 degrees Kelvin.

Tod Costello Code Compliance
208-382-7145 ext., 1390

ALL OTHER OUTDOOR LIGHTING SHALL MEET THE FOLLOWING STANDARDS

The height of any light fixture or illumination source shall not exceed thirty feet (30').

All lighting or illumination units or sources **shall be hooded or shielded in a downward direction** so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section Valley County Code 6-2-7.

Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. **Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.**

All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.



**Outdoor Lighting
Dark Sky Compliance**

Valley County Code 6-2-5
PURPOSE

The purpose is to promote the health, safety and welfare, the quality of life, and the ability to view the night sky, by establishing regulations and a process for review of exterior lighting.

APPLICABILITY

These standards shall apply to all outdoor lighting including, but not limited to, search, spot, or flood light.

PERFORMANCE STANDARDS

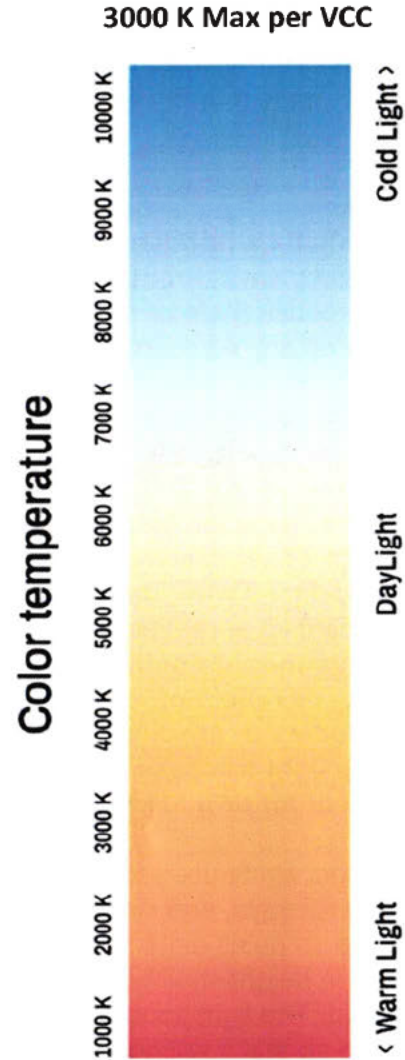
All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.

Examples of Shielded Lights



NOTE : "Cannot See the Bulb"

Basic LED Colors/Kelvin Temperatures



Here are some examples of options to bring your lights into Dark Sky Compliance

