



C.U.P. 23-43

September 25, 2023

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
219 North Main Street
Cascade, Idaho 83611

Subject: Round Valley Haven Subdivision – C.U.P. & Preliminary Plat Application

Dear Cynda,

Please find attached to this letter, a submittal for the Round Valley Haven Subdivision project located along State Highway 55, Valley County, Idaho. The proposed development consists of a 10-lot preliminary plat encompassing 34.06 acres total. Included in the submittal are (10) ten copies of the following items in the order listed:

- Valley County C.U.P. & Preliminary Plat Application – 4 pages
- Valley County Application for Irrigation Plan Approval – 2 pages
- Valley County Weed Control Agreement – 1 page
- Impact Report (from Valley County Code 9-5-3-D) – 3 pages
- Landscape, Lighting, & Wildfire Mitigation Plan – 1 page
- Phasing Plan and Construction Timeline – 1 page
- Wildland Urban Interface Protection Plan (*All About Forestry*) – 26 pages
- Adjoining Property Owners – 2 pages
- Warranty Deed – 4 pages
- Shared Access Easement – 1 page
- Existing Water Right – 7 pages
- Surrounding and Existing On-Site Well Logs – 4 pages
- Proposed CCR's (Draft) – 14 pages
- Proposed Street Names and Lots 1" = 300' Scale – 1 page
- Preliminary Plat – 1 sheet
- Existing Conditions with Preliminary Site Plan – 1 sheet
- Preliminary Road, Grading, and Stormwater Management Pan – 2 sheets

In addition to the above, we would also like you to consider allowing a variance on the roadway and ditch width standards for this project in an effort to help minimize the required cut and fill disturbance to the hillside it is built on while maintaining a maximum gradient of 10%. We look forward to discussing your requirements if any such variance can be granted. Thank you for your attention to this submittal and please feel free to contact me by phone or email at your earliest convenience should you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Pair'.

Rob Pair
Associate Engineer
Crestline Engineers, Inc.

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>1206</u> or <input type="checkbox"/> Cash
FILE # <u>23-43 Round Valley Estates</u>		FEE \$ <u>1000</u>
ACCEPTED BY _____		DEPOSIT <u>1000</u>
CROSS REFERENCE FILE(S): <u>CH</u>		DATE <u>9-25-2023</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input checked="" type="checkbox"/> FULL PLAT	_____	

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

Applicant's Signature: [Signature] Date: 9-25-2023

The following must be completed and submitted with the conditional use permit application:

- ☐ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ☐ A phasing plan and construction timeline.
- ☐ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ☐ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ☐ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ☐ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A lighting plan.
- ☐ A Wildfire Mitigation Plan.
- ☐ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. Only one list is required.
- ☐ **Ten (10) copies of the application and additional materials are required.**

We recommend you review Title 9 and Title 10 of the Valley County Code online at
www.co.valley.id.us/planning-zoning or
at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.
Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: Round Valley Haven

APPLICANT Philip Portsche PHONE [REDACTED]
Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 12126 N. 18th Ave Boise ID ZIP 83714

EMAIL [REDACTED]

PROPERTY OWNER Ted Larson, Philip Portsche
(if not the applicant)

MAILING ADDRESS _____ ZIP _____

EMAIL _____

Nature of Owner's Interest in this Development? _____

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

ENGINEER CrestLine Engineers / Gregg Tankersley

MAILING ADDRESS 323 Deinhard Lane Suite C, McCall ID ZIP 83638

EMAIL [REDACTED] PHONE [REDACTED]

SURVEYOR Dunn Land Surveys Inc / Dan Dunn

MAILING ADDRESS 25 Coyote Trail, Cascade ID ZIP 83611

EMAIL [REDACTED] PHONE [REDACTED]

PROPERTY INFORMATION

1. SIZE OF PROPERTY 34.4 Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 0 Acres

3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.

Easements None

Deed Restrictions None

Liens or encumbrances None

4. LEGAL DESCRIPTION _____

5. TAX PARCEL NUMBER(S) RP12N04E190004, RP12N04E190480

Quarter _____ Section _____ Township _____ Range _____

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Timber, Barn

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: NO

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Homes

South Homes

East Highway 55

West Forest

9a. TYPE OF TERRAIN: Mountainous ☒ Rolling ☐ Flat ☐ Timbered ☒

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☒ No ☒

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: wooded, ponds

10a. WATER COURSE: _____

10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? NO

11a. NUMBER OF EXISTING ROADS: 1 Width 28' Public ☐ Private ☒
Are the existing road surfaces paved or graveled? Gravel ☒ Paved ☐

11b. NUMBER OF PROPOSED ROADS: _____ Proposed width: _____
Will the proposed roads be Public ☐ Private ☐
Proposed road construction: Gravel ☐ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: power

12b. PROPOSED UTILITIES: None

Proposed utility easement width 12' Locations under Road

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: _____

16. DRAINAGE (Proposed method of on-site retention): _____
Any special drains? no (Please attach map)
Soil type(s): Loam, Silty, Gravel, Silt
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? yes
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: _____

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:
Setbacks: Front 20 feet Sides 20 feet Rear 20 feet
Mobile homes allowed? Yes ☐ No ☒
Minimum construction value 450K Minimum square footage 1800
Completion of construction required within 3 Days ☐ Months ☐ Years ☒
Resubdivision permitted? Yes ☐ No ☒
Other _____
17. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☒ No ☐
Acreage in subdivision 3.4 Number of lots in subdivision 10
Typical width and depth of lots _____
Typical lot area 3 acre Minimum lot area 1.70 Maximum lot area 6.64
Lineal footage of streets _____ Average street length per lot _____
Percentage of area in streets _____ %
Dedicating road right-of-way to Valley County? Yes ☐ No ☐
Percentage of area of development to be public (including easements) _____ %
Maximum street gradient 7%
Is subdivision to be completely developed at one time? Yes ☐ No ☒ - Attach phasing plan and timeline.
18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

Irrigation Plan

(Idaho Code 31-3805)

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

1. Are you within an area of negotiated City Impact? ☐ Yes ☒ No
2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: NONE
Drainage: NONE
3. How many acres is the property being subdivided? 341
4. What percentage of this property has water? 15%
5. How many inches of water are available to the property? unknown
6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
NONE
9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? ponds
-
-
11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)
-
-
-

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

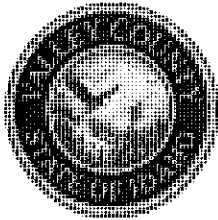
I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed: _____

Applicant

Date: 9 12 5 1 23



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: Philip Portschke
Applicant

By: _____
Valley County Weed Control

Date: 9-25-23

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

◆ An impact report shall be required for all proposed Conditional Uses.

◆ The impact report shall address potential environmental, economic, and social impacts

and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

The new 28' wide gravel road will accommodate 8 residential homes, The owner (s) will be responsible for maintaining the roadway defined in the easement agreement for the shared highway access. Very light increase in traffic flow will occur during construction activities. A new ITD Right-of-Way approach Permit was approved on 4/25/2022.

2. Provision for the mitigation of impacts on housing affordability.

The primary purpose for subdividing the property is to create 10 residential lots. At a minimum our hope is that all residential lots will be for the homeowners that will add to the local workforce .

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

Short term increase in daytime noise and vibration levels will occur during the construction process. However this will be not noticed as the noise from Highway 55 is the highest level of noise at most times. There will be no night time noise

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

minimal change in heat and glare will occur due to 10 homes, and there vehicles.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses or fumes, etc. both existing and what may be added by the proposed uses.

No net change in particulate emissions are expected. Heating of homes is the only factor and both homes are planning on using the the latest HVAC heating and cooling systems to reduce reduce overall emissions.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

Private well water supply will furnish water to properties for domestic, irrigation purposes.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

None except new home tax assessments.

15. Approximation of costs for additional public services, facilities, and other economic impacts.
N/A

16. State how the proposed development will impact existing developments providing the same or similar products or services.

N/A

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

N/A

18. What will be the impacts of a project abandoned at partial completion?

N/A

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

8 residences are planned

20. Stages of development in geographic terms and proposed construction time schedule.

Refer to the table in the Phasing Plan and Construction Timeline for an estimation of the project timeline.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

N/A

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

**Round Valley Haven Subdivision
Parcels # RP12N04E190004 and RP12N04E190480
10373 Highway 55
Cascade ID 836I1**

Landscape Plan

The landscape is to be kept as natural as possible, with appropriate native plants only to be planted as needed to maintain erosion and keep the land healthy and to encourage natural wildlife habitats.

The homeowners will landscape their respective lots with this in mind.

Lighting Plan

The only lighting introduced will be at the individual homes. All exterior lighting will be in accordance and compliance with the Valley County Dark Skies ordinance and will be kept to the home's Porches and garages.

Wildfire Mitigation Plan.

A wildfire protection plan has been assessed and is attached to this application. The proposed protection plan of pre-commercial thinning will be followed.

Round Valley Haven Subdivision
Parcels # RP12N04E190004 and RP12N04E190480
10373 Highway 55
Cascade ID 83611

Phasing Plan and Construction timeline
3-1-2024
Preliminary Plat and CUP submission date 2023
Number of phases: 1
Permits and applications (2023)
Private shared driveway construction(4 months)
Underground utilities installation timeline (4 weeks)
Single-family Residences Construction (unknown)

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

Valley County Idaho
Title 10 Chapter 7

ROUND VALLEY HAVEN

A proposed subdivision located in the parts of NENE Section 19, T12N, R4E B.M.



September 25, 2023



John Lillehaug
PO Box 1250 McCall, ID. 83638
(208) 630-4076
john@allaboutforestry.com

Purpose

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The existence of said plans will assist Valley County Planning and Zoning Commission and the structural fire districts plus the wildland fire agencies in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of Valley County's Code of Ordinances (Ord. 10-07, 8-26-2010). The objective of this document is to describe the proposed **Round Valley Haven** subdivision and identify clear priorities for the implementation of wildfire mitigation.

The wildland urban interface (hereafter referred to as WUI) consists of that geographical area where structures and other human development meets or intermingles with wildland and vegetative fuels. The character of the WUI ranges from urban areas adjoining wildlands to isolated ranches or cabins. Since 1993, the number of structures in the WUI has doubled and soon will triple. As the number of structures in the WUI continues to increase, concerns over public safety and the protection of improvements increases. The highest human-caused ignition sources in the WUI are miscellaneous and debris burning.

Executive Summary

The proposed **Round Valley Haven** subdivision consists of a parcel of land (approximately 34 acres in size) that is planned to be divided into eight (8) various sized parcels that will eventually add more structures to the Valley County WUI. This Fire Protection Plan will assist in providing recommendations to minimize the wildfire risk to the property and proposed structures.

The property that is planned for this proposed subdivision is about 99% forested and lies within Valley County's Geographic Hazard Assessment Wildland Urban Interface **high** level condition for overall wildfire risk (see attached map in Appendix A). The overall health of the timber stand is in good condition except for some forest health issues described in **Section A #2**. The vegetative treatments recommended to improve the overall forest health and other requirements that need to be completed to mitigate the wildfire hazard and provide protection to the future structures are outlined in **Section B *Wildfire Risk Mitigation*** portion of this document and include the following:

1. water supply requirements for structural and wildland fire response
2. specifications for driveway construction and maintenance
3. evacuation planning
4. completed vegetative treatments and defensible space guidelines for the eight lots.

Section A *Wildfire Risk Assessment:*

1. Site Description:

The proposed **Round Valley Haven** subdivision consists of two parcels (RP12N04E190004 and RP12N04E190480 which are owned by L&P Holdings LLC) in parts of the NENE in Section 19, T12N, R4E, B.M. Valley County, Idaho.

The property lies about twelve (12) miles south of Cascade and consists of about 34.5 acres. Access will be provided off Highway 55 with one primary access road and individual driveways constructed into each lot. The property has a primary east facing aspect with slopes that range from 5-25%, the topographic elevation is about 4800 feet, and average precipitation is around 24 inches. There is a small stream fed by several springs which fills three ponds within the property boundary. The proposed subdivision consists of eight (8) lots that range from about 1.7 to 6.8 acres in size.

2. Existing Vegetative and Fuel Hazard Conditions:

The property is about 99% forested with conifer tree species consisting of Ponderosa pine (43%), Douglas-fir (30%), Lodgepole pine (25%), and the remaining 2% Grand Fir and Spruce. The understory vegetation consists of Huckleberry, Ceanothus, rabbitbrush, and several species of willows along with various forbs and grasses.

The timber stand has been selectively harvested several times; the most recent harvest conducted in 2014 leaving the **overstory age group** well-spaced. The overall existing timber stand is uneven-aged (multi-storied) with three basic age groups:

1. **The seedling/sapling age group:** Trees range from one foot to 25 feet tall, have diameters up to six inches D.B.H., and ages from one to 25 years. Number of trees per acre range from zero to 500 in the overcrowded clumps and the trees may have an average spacing less than 3-5 feet apart. This age group is a low to medium component of the overall timber stand.
2. **The pole size age group:** Trees range in size from six to 8 inches D.B.H. and ages from 30 to 45 years. This age group is a medium to high component of the overall timber stand often found growing within the same overcrowded clumps as the **seedling/sapling age group** or as a suppressed tree growing directly underneath a larger tree.

3. **Overstory:** Trees range from 10 to 27 plus inches D.B.H., heights range from 60 to over 100 feet tall, and ages range from 50 to over 100 years. Trees per acre range from 10 to 100 as the Basal Area (a representation of how close the trees are growing to each other) per acre ranges from 40 to 80 square feet.

The overstory trees still have an average of 20 feet apart however, natural regeneration (younger trees) has become well established. There are numerous overcrowded clumps of sapling/pole sized trees where the average spacing may be only 3-5 feet apart. These overcrowded clumps create a wildfire risk due to the high fuel loading and ladder fuel (branches zero to six feet from the ground) for a wildfire to develop into a crown fire.



Figure 1: Overcrowded clump of sapling/pole size Ponderosa pine

The north half of the property is a drier site and occupied by a high percentage of Ponderosa pine and fewer Douglas-fir. The overall tree canopy is more open due to the dryness however, there are numerous overcrowded clumps that should be precommercial thinned to reduce the spacing to about 12-15 feet apart (leaving about 200 trees per acre). Also, in proposed Lot 8 there is an approximate 2-3 acre stand of primarily Lodgepole pine that is very dense. This area was not entered during the past harvest as most of the trees were not merchantable size. This stand needs some attention as it is located adjacent to a single-family residence.



Figure 2: Typical timber stand on the north parcel.

The south half of the property has streams and ponds thus a wetter site with deciduous riparian vegetation- Cottonwoods, Aspen, and taller shrub species. The tree species have a higher percentage of Lodgepole pine, Douglas-fir, and Grand Fir with a denser canopy cover. There are numerous overcrowded clumps (especially in the Lodgepole pine thickets in proposed Lots 1 and 2) that need the same precommercial thinning treatment.



Figure 3: Typical timber stand on the south parcel.

4. Fire History

The fire history records from all jurisdictional agencies show a very low occurrence from lightning or human caused ignitions in the past. As more structures are built and the proximity to Highway 55 the probability of human caused ignitions will increase.

Thunderstorms that are common in the summer months could result in rapid changes in fire behavior that could increase the risks to homeowners and firefighters. The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns on a site- they are topography, weather, and fuels. The normal weather pattern and air flow comes from a south/southwest direction with average summer temperatures ranging from about 70 to 85 degrees. Given the right conditions this property is at risk from a wildfire being pushed by a strong wind as it is surrounded by timber stands under various management scenarios. Highway 55 on the east side and several subdivisions nearby increase a human caused fire to threaten the property.

5. Existing Roads and bridges

The property has access from Highway 55 with a road the landowner has constructed that will become the primary access road for all eight lots. The road is currently a native surface road and will be upgraded to meet County standards.

6. Location of existing building structures and estimate of property density

There are no existing structures on the property (the old house has been demolished). There are several single-family units that border the property on the northeast and south property boundary. The proposed subdivision will create eight Lots that range from about 1.7 to 6.8 acres in size.

7. Infrastructure that may affect wildfire risk.

The property is surrounded on three sides by timber stands in various stages of management as well as several residences within the two subdivisions along the north and south boundary.

8. Description of existing features that may assist in wildfire control.

Highway 55 will aid as good fire break from an approaching wildfire and provide good access for firefighting equipment. There is a small Class II stream that feeds three (3) small ponds with associated deciduous riparian vegetation that provides a wet site that would not carry a fire through the area. The North Fork Payette River located about 2 airmiles west of the property would be best source for aircraft to dip water.

9. Current structural and wildfire jurisdictional agencies

The structural fire jurisdiction for this development would be Cascade Fire Protection District (CFPD). Southern Idaho Timber Protective Association (SITPA) provides wildfire protection for all timber lands in the area.

Wildfire Risk Assessment Summary:

The property lies within Valley County's Geographic Hazard Assessment Wildland Urban Interface (see attached map in the Appendix) **high** level condition for overall wildfire risk due to the following reasons:

- The property is surrounded by timber stands under various management scenarios. Some are dense from the lack of management activities. Throughout the property there are numerous overcrowded clumps of younger trees that provide a high fuel loading plus their lower limbs provide ladder fuel the opportunity for a ground fire to become a crown fire. The property is relatively flat thus the fire spread rate should be moderate unless high wind/low humidity conditions are present.
- The human caused fire is high due to the numerous single-family residences within the surrounding timber stands along with high traffic on Highway 55. Highway 55 should provide a good fire break from a wildfire approaching from the east.
- The lack of a good dependable water source for drafting by firefighting equipment or dipping by aircraft may present a large problem in suppressing a fast-moving wildfire.

Section B *Wildfire Risk Mitigation:*

The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns- they are topography, weather, and fuels. Topography is fixed as it changes very slowly over time. Weather is highly variable and the ability to predict is somewhat limited. Fuels (anything that burns and changes from season-to-season or time of day) can be manipulated to minimize wildfire risk.

1. Access-Planned ingress and egress routes

Highway 55 will be the primary ingress and egress route to provide the primary escape route to travel north or south. The primary access road is the only road for the eight Lots that will be suitable, when upgraded to County standards for emergency vehicles and an adequate evacuation route.

2. Water supply for structural and wildland fire responses

The current wildland fire protection water supply needs for this proposed subdivision are available by drafting from the small ponds or dipping from the North Fork Payette River (at least two airmiles distance) if needed. Structural fire protection water supply needs will be supplemented by either installing a 10,000-gallon water tank or developing a dry hydrant system to draft from the larger existing pond located in Lots 4 and 5 (especially critical during the winter season).

- The appropriate water supply system will be determined by the Cascade Rural Fire District and installed before the final plat is approved.

3. Estimated response time and distance for jurisdictional fire agencies

Estimated response time for CRFD and SITPA is at least 15-20 minutes as both stations are in Cascade which is about 10 miles away from the property. Additional wildfire resources from federal agencies are available on request.

4. Proposed internal fire protection systems.

No internal sprinkler systems are planned at this time, however, might be considered within each residence given the lack of a good water supply.

5. Proposed infrastructure (including driveways, signage, and power connections).

The future driveways to each residence should not exceed 10% grade, must be at least 12 feet wide, have an unobstructed vertical clearance of 13.5 feet, and shall be maintained to support fire apparatus up to 70,000 pounds.

New structures are strongly urged to utilize building materials meeting a standard of fire resistance advocated by the Valley County Building Department and the International Fire Code (IFC).

All new residences will have the address number posted as per Valley County standards (i.e., numbers posted at the entrance to the driveway or on the house and the numbers must be at least 3 and 1/2 inches tall with a reflective coloring).

Electrical power will be provided to the proposed building structures via underground infrastructure.

6. Evacuation and Pre-incident planning.

A pre-incident action plan will be developed and instituted for each individual residence. This action plan should address the escape route and evacuation plan to encourage pre-planning by residents for preparation in the event of an incident (see Appendix A for the **Wildfire Evacuation Checklist**). Every five years CFPD and the future residents should formulate an assessment of the existing structures and vegetation that will aid in addressing whether the current action plan needs to be updated.

7. Planned vegetation treatments to reduce fuel loads.

Two shaded fuel breaks will be constructed (during the summer of 2024) along the entire north and one half of the south property lines to provide a break in the continuous timber stand between neighbors. This treatment would increase the spacing between trees so that the live crowns are at least 10 to 15 feet apart and the lower branches pruned to a height of 4-8 feet above ground level. Leave tree selection would include good quality (i.e., straight boles, no forked tops, and those with at one-third to one-half their height in live crown) trees and fire-resistant species (i.e., Ponderosa pine, and Douglas-fir).

Precommercial thinning is recommended for the overcrowded clumps (especially the overcrowded Lodgepole pine clumps) to space the trees so that their crowns are not touching. The spacing may range from 12 to 15 feet apart depending on the diameter of the tree and width of its crown. Also, removing or pruning the lower branches (i.e., ladder fuel) up 4 to 5 feet not to exceed one-third the tree height will help keep a fire on the ground where it is easier to suppress.

- This vegetation treatment should be conducted within Common Lots 1 and 2 plus the Open space area (located between the access road and boundary of parcel RP12N04E190085) at the time the shaded fuel breaks are constructed.
- This vegetation treatment should also be conducted on the individual Lots prior to construction of a residence.

Cottonwood, Aspen trees or clumps of tall shrubs along the stream and the ponds should also be managed by removing the dead or dying stems.

At a minimum, apply **Firewise** Defensible Space guidelines to each proposed single-family residence before construction. (See Appendix A for **Firewise** information pamphlets).

The Defensible Space zone treatments are as follows:

1. **Immediate Zone**- 0 to 5 feet around the building structures.
 - a. Trim branches that will overhang the home, porch, or deck.
 - b. Prune the lower branches of large trees at least 6 to 10 feet from the ground level.
 - c. Recommend using rock or gravel instead of flammable vegetation or mulches next to the house.
2. **Intermediate Zone**- the next 5 to 30 feet from the building structures.
 - a. Space trees to have a minimum of 10 to eighteen feet between the crowns with the distance increasing with the percentage of slope. Trees and shrubs can be limited to small clusters or groups of a few each to break up the continuity of vegetation across the landscape.
 - b. Remove the ladder fuel by pruning the lower branches at least six to ten feet from the ground. For shorter trees do not exceed 1/3 of the overall height when pruning. Pruning will minimize the risk of surface fire reaching the crowns.
 - c. Keeping this zone green as possible into the hot dry summer months will also minimize a surface fire from reaching the buildings.
3. **Extended Zone**- the next 30 to 100 feet from the building structures.
 - a. Space trees to have a minimum of 6 to 10 feet between the crowns with the distance increasing with the percentage of slope.
 - b. Remove the ladder fuel by pruning the lower branches at least 4 to 6 feet from the ground not to exceed 1/3 of the overall tree height.
 - c. Remove dead trees and shrubs. Also remove large accumulations of ground litter/debris.

8. Long-term maintenance schedule to sustain fuel treat effectiveness.

- Promote the opportunity to maintain or return to native plant species and trees resistant to fire (such as Ponderosa pine, Western Larch, and Douglas-fir).
- Vegetation encroachment within the 100' zone of each structure will be reduced annually. Woody debris can be disposed on site by piling and burning at the appropriate time or collected each spring and removed to an approved facility such as the Valley County transfer site.
- No open fires will be allowed during the closed burn season (May 10- October 20). Fire pits if installed should be maintained to prevent a fire from escaping the structure. Recommend using metal containers for the fire pit.
- Keep the shrubs and tree branches cut back along the individual driveways to provide good access for firefighting equipment.



Figure 4: Properly thinned Lodgepole pine stand- trees spaced so the crowns are not touching each other, and lower branches pruned to remove ladder fuel

APPENDIX A

Maps:

- Vicinity map
- Preliminary plat map
- Valley County Hazard map

Information References:

- Living with Fire in Valley County
- Reducing Wildfire Risks in the Home Ignition Zone
- VCFWG Wildfire Evacuation Checklist

Websites:

WUI references

www.idahofireswise.org

www.facebook.com/VCFWG

NFPA Code references

Class 2 Ignition standards IWUIC 505

<https://codes.iccsafe.org/content/IWUIC2018/chapter-5-special-building-construction-regulations>

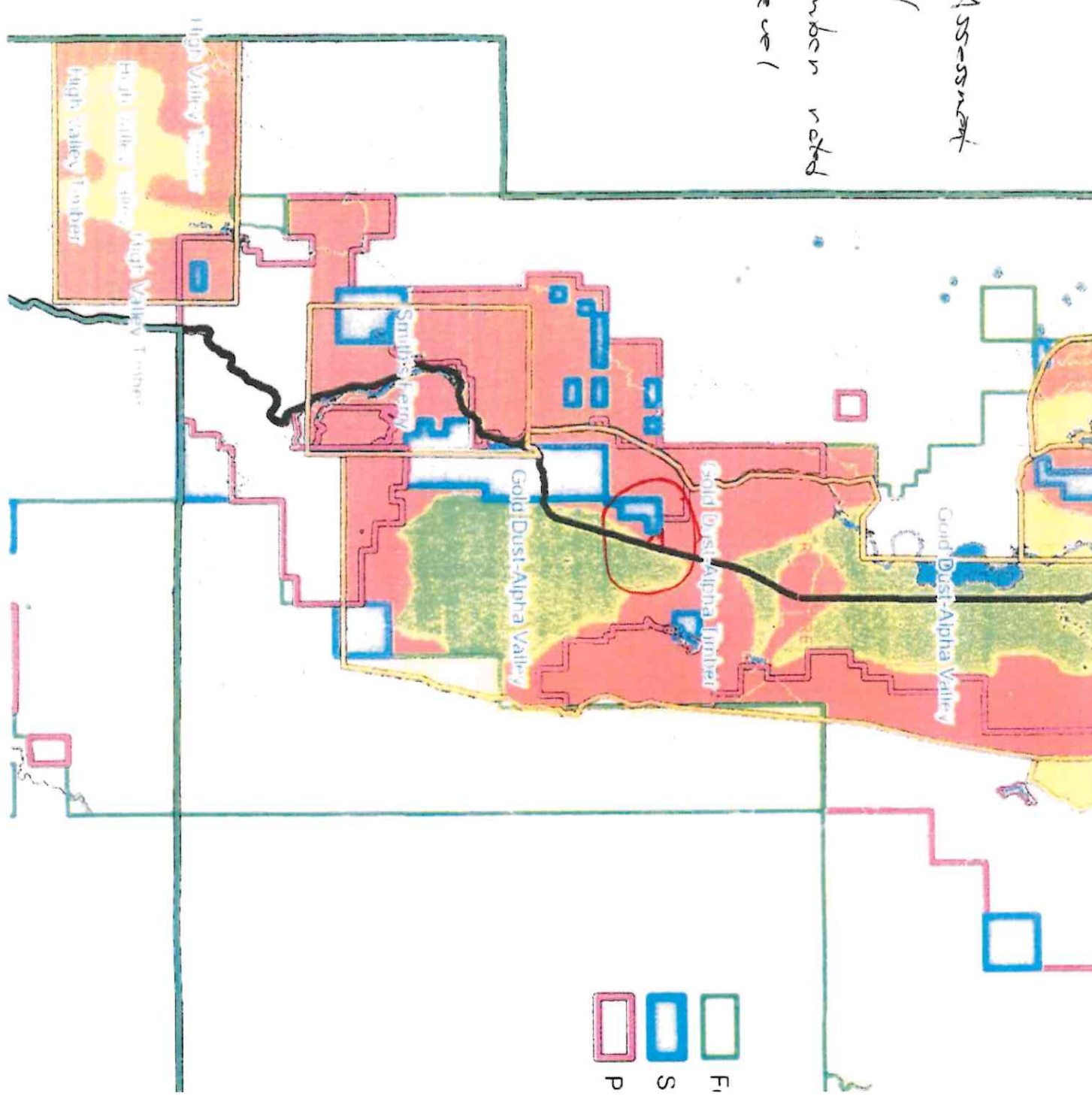
Defensible Space Section 606

https://codes.iccsafe.org/content/IWUIC2018/chapter-6-fire-protection-requirements#IWUIC2018_Ch06_Sec603

2018 IRC Idaho adopted water supply requirements see Section B 105

[:https://codes.iccsafe.org/content/IFC2018P3/appendix-b-fire-flow-requirements-for-buildings](https://codes.iccsafe.org/content/IFC2018P3/appendix-b-fire-flow-requirements-for-buildings)

Valley County
Geographic Hazard Assessment
with Hazard Level
Gold Dust / Alpha Timber noted
as high ~~hazard~~ level



1. THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS:
PHILIP POTTSCHKE AND TED VARGAS
13178 N. 18TH AVE.
DENVER, CO 80241
2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
BUNN LAND SURVEYS, INC.
25 CANYON TRAIL ROAD
DANVER, CO 80511
3. THE EXISTING LAND USE/ZONING IS OTHER RURAL.
4. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY:
2.5 ACRES
5. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
6. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
7. ALL LIGHTING MUST BE DARK SKY COMPLIANT.
8. ONLY ONE WOOD BURNING DEVICE PER LOT
9. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY DEVELOPMENT.

PROPERTY AREA	54.08 ACRES
RIGHT-OF-WAY AREA	2.00 ACRES
OPEN SPACE	0.81 ACRES
LOT(S) AREA	51.23 ACRES

FEMA FIRM PANEL#: 16088C02050C
FIRM EFFECTIVE DATE: 2/1/2019
FLOOD ZONE(s): ZONE X
BASE FLOOD ELEVATION(s): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL
LAND WITHIN A FLOODPLAIN OR FLOODPLAIN IS REGULATED BY
TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

PROPERTY BOUNDARY

EXISTING RIGHT-OF-WAY

PROPOSED RIGHT-OF-WAY

ROAD CENTER LINE

PROPOSED LOT LINE

ADJACENT PROPERTY LINE

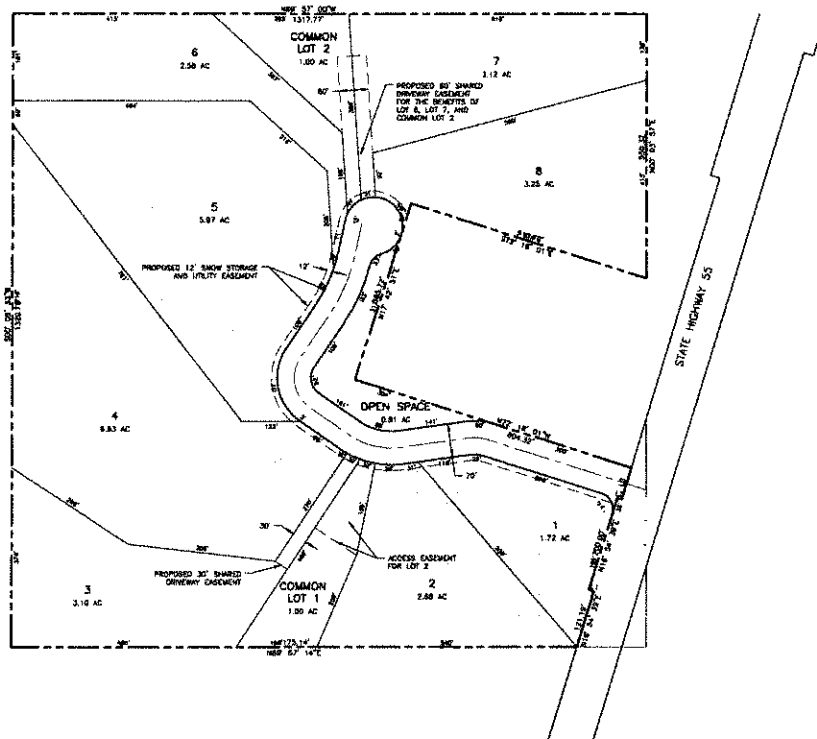
PROPOSED EASEMENT LINE

SECTION LINE

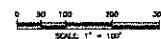
NORTHEAST LINE

A RESIDENTIAL SUBDIVISION LOCATED IN
NE 1/4 OF THE NE 1/4 OF SECTION 19
T.12N., R.4E., E.M.
VALLEY COUNTY, IDAHO
2023

LINE	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L1	10.00	882836.708	2354057.408	882846.708	2354067.408
L2	10.00	883054.050	2354108.100	883064.050	2354118.100
L3	09.00	883254.141	2354158.588	883263.141	2354168.588



NORTH



NO.	REVISION	BY	DATE	DESIGN	NOT
				DESIGN	
				AND	
				CHECKED	
				277	
				APPROVED	
				071	



CRESTLINE
ENGINEERS

323 DENNHARD LANE, SUITE C - PO BOX 2330
MCALL, IDAHO 83638

ROUND VALLEY HAVEN
VALLEY COUNTY, IDAHO

PRELIMINARY PLAT

100% SCALE AREA OF 100% SCALE ALL 100% SCALE	
PROJECT	23
DATE	10/13/10
DRAWING NO	277
CHECK NO	071
EX-1	1 OF 1

Many homes in Valley County are constructed within fire dependent ecosystems without regard for the surrounding landscape or structure design.

BRING IT! DON'T BURN IT!

The Woody Debris Collection Project began as a way to help citizens manage their own

hazard fuels mitigation.

Each Fire District houses a bin for clean debris during



this annual event that spans Memorial Day weekend until the



end of June. Sponsored by a coalition of supporters including the Fire Districts, Valley County and Idaho Firewise. The Transfer Station on Spink Lane also accepts clean loads of woody debris during this time.



THE HOME IGNITION ZONE (HIZ)

The HIZ refers to the home itself and the immediate surrounding 30-200 feet. Create a survivable space around your structures by removing, reducing, relocating and replacing fuels and vegetation to slow the spread of wildfire. Survivable space involves developing a series of management zones in which different treatments are used.

ZONE 1 - (within 30 feet) Remove all combustible material & dead vegetation, plant 5 feet from structures, mow & irrigate grass, consider trees part of the structure - the fewer the better. Incorporate structure mitigation.

ZONE 2 - (30-100 feet) Thin trees and shrubs 10 feet apart, prune trees a minimum of ten feet up or 1/3 height, locate propane tanks and fire wood 30 feet away, remove flammable vegetation.

ZONE 3 - (100-200 feet) Thin trees and shrubs according to land management objectives.

Living with Fire in Valley County - A collaborative document developed by the Fire Working Group, which is chartered by the Valley County Board of County Commissioners. Information on the committee membership and the updated County Wildfire Protection Plan can be viewed on the Valley County website. Additional information relevant to

Wildfire in Valley County is available as well as links to Idaho Firewise and other informative websites. The challenge is to bring local knowledge about Wildfire Risk to our communities, we hope you enjoy this publication.

www.co.valley.id.us/community/wildfire-mitigation/

Published April 2015



Living with Fire in Valley County



It is not IF Wildfire will happen, but WHEN!

WILDFIRE IN VALLEY COUNTY

Some ecosystems depend on periodic fires to maintain the habitats which make up the ecosystem. In these fire adapted areas, fire promotes plant and wildlife diversity and burns away accumulations of live and dead plant material. *Wildfire has always been here, wildfire will continue to be here, even though you and your home are now here.* Historically, fires have burned regularly, consuming vegetation, accumulation of insects and diseases, and triggering a rebirth of forests. Nearly every region in the country has some kind of fire dependent plant or tree.¹



FIRE STARTS IN VALLEY COUNTY

Accepting fire as a natural part of healthy ecosystem functioning, while at the same time protecting people and property presents a major challenge. The challenge can be eased if we work with nature rather than against it.²

NO ONE CAN PREVENT ALL WILDFIRES

Nine-tenths of all forest fires in the United States are man-caused.³ These fires are the direct result of carelessness or ignorance. They start when motorists toss burning cigarettes out of windows, when untended campfires are left in the woods, when ATV's are ridden through dry grass, or when your neighbor sets fire to weeds and brush and lets the flames spread to nearby timber. **WILDFIRE IS NOT REDUCED BY THE PRESENCE OF HOMES AND PEOPLE, RATHER IT IS INCREASED.**



NO ONE CAN STOP ALL WILDFIRES

Many people assume that when a wildfire starts, it will be quickly controlled and extinguished. For most wildfires, firefighters have the ability, equipment, and technology for effective fire suppression. However, some of the time, wildfires burn so intensely that there is little firefighters can do. The key to prevent a house from burning is to reduce fire intensity as wildfire nears and employ fire resistant building materials and design.

help you change the way your neighbors and friends understand the risk of living in a fire adapted community.

IS YOUR PROPERTY AT RISK?

Do you live in or border a fire dependant area? ~ Is the vegetation around your home "lean and clean?"

Do you have a wood pile, wood deck or fuel tank in close proximity to your home?

Is your home's exterior flammable? ~ Are your eaves, soffits, and fascias unenclosed?

Does your home's balcony or deck overhang a slope?

YOU CAN MAKE A DIFFERENCE

SURVIVABLE SPACE = FUELS MITIGATION + STRUCTURE MITIGATION

SURVIVABLE SPACE

You and your home do not need to leave survival to chance. Survivable space is the modification of landscape design, fuels and building materials within the Home Ignition Zone (see diagram on reverse side) to make an ignition caused by wildfire unlikely even without direct firefighter intervention. The likelihood of you and your home surviving a wildfire therefore are highly dependent on two variables within your immediate control:

FUELS MITIGATION

REMOVAL OF DEAD AND DOWN MATERIAL
REDUCTION OF LADDER FUELS & PLANT DENSITIES
REPLACEMENT WITH FIRE RESISTANT LANDSCAPE MATERIALS
RELOCATION OF FLAMMABLE MATERIALS

plus

STRUCTURE MITIGATION

LOCATE STRUCTURES ON GENTLE TERRAIN WHERE POSSIBLE
CONSTRUCT STRUCTURES WITH NON-COMBUSTIBLE MATERIALS
EVALUATE FIRE ACCESS: REDUCE GRADE, IMPROVE SURFACE AND INCREASE WIDTH
SOFFITS, EAVES, FASCIAS AND VENTS SHOULD BE ENCLOSED

BE THE LEADER IN YOUR COMMUNITY

Leaders and Communities come in all shapes and sizes. One individual or an organization can set the tone for reduction in wildfire risk in your neighborhood. **BE THE LEADER IN YOUR COMMUNITY.** There are resources to

LANDOWNER RESPONSIBILITIES



PREVENTION

EDUCATION

MITIGATION

Prevention—activities directed at reducing unwanted human caused and catastrophic wildfire.

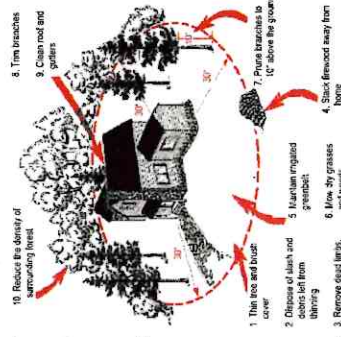
Education—continual learning by the public and fire management community.

Mitigation—identifying Wildland fire hazards and taking action to reduce risk.

COST, TIME & EFFORT

Landowners can reduce their fire risk without great cost if they are willing to do some of the work themselves.

Routine landscaping chores that clear combustible materials from around the house, make a big impact without breaking the bank.



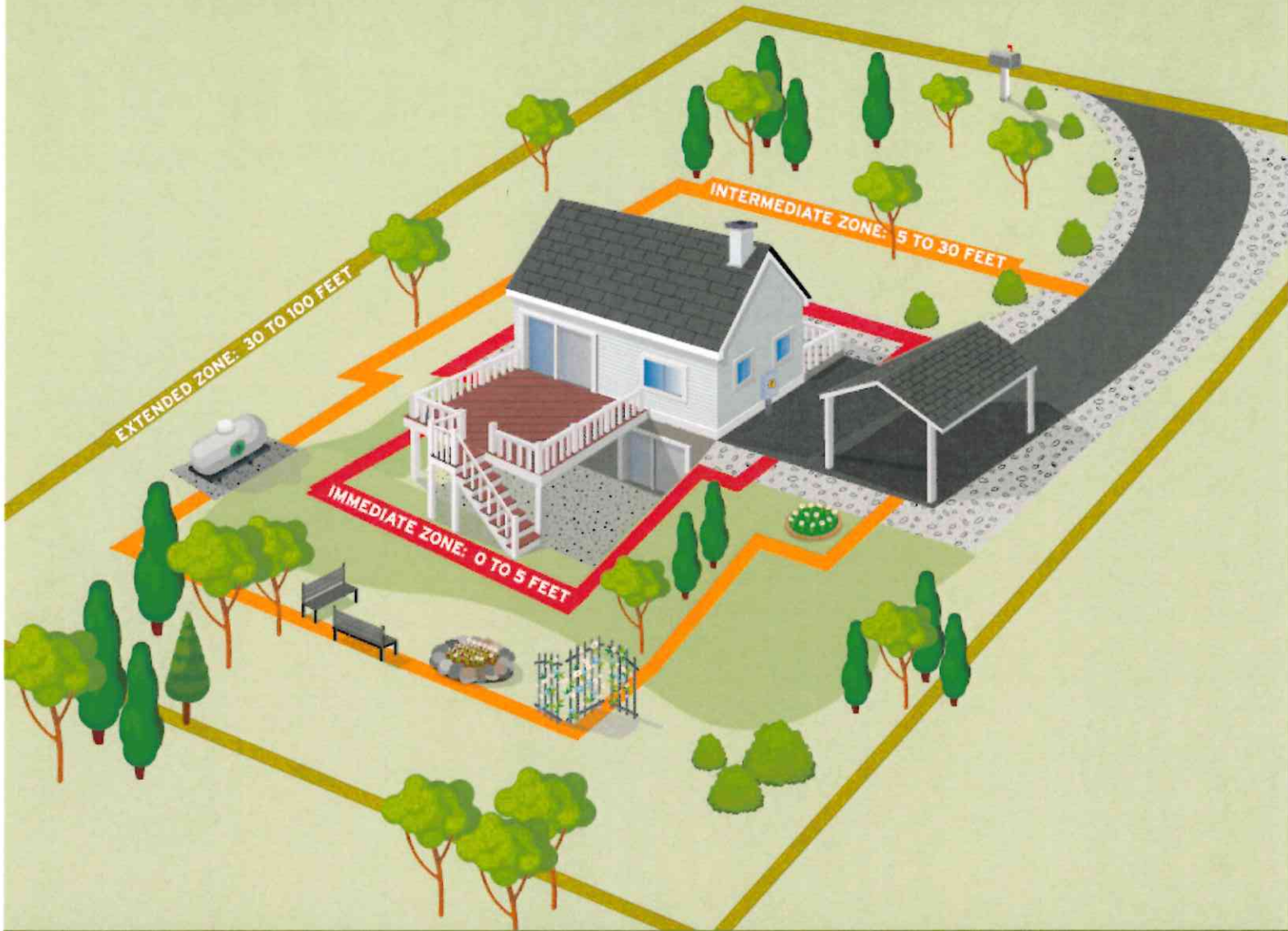
¹ www.smokebear.com/natural-history.asp

² Our Changing Planet, Upper Midwest Aerospace Consortium

³ www.idahofirewise.org/safety-prevention/history-of-keep-idaho-green/

⁴ Living With Fire: Homeowners' Firewise Guide...

REDUCING WILDFIRE RISKS IN THE HOME IGNITION ZONE



Projects and tasks that can increase a home's potential survivability in a wildfire.

THE FACTS

Experiments, models, and post-fire studies have shown homes ignite due to the condition of the home, and everything around it, up to 200' from the foundation.

HOMES AND THEIR SURROUNDING AREA ARE VULNERABLE TO THREE POTENTIAL TYPES OF IGNITION SOURCES:

EMBER ATTACKS (A/K/A FIREBRANDS): Burning pieces of airborne wood and/or vegetation that can be carried more than a mile through the wind can cause spot fires and ignite homes, debris and other objects. They can also penetrate and smolder in woodpiles, patio/deck items, vents and openings, roofs and debris filled gutters. Most home losses in a wildfire are from embers, not by direct contact with flames.

SURFACE FIRES: Typically small flames burning through grass and ground litter. They can reach houses or attachments if there's no interruption in the types of fuel sources. Flames touching a house, fence or deck can cause them to ignite.

CROWN FIRE: Large flames burning in the tops or canopies of trees. These large flames radiate heat that can ignite wood walls from up to 100' away. Other types of large flames can come from detached buildings, burning wood piles and ignited vehicles.

WHEN YOUR HOME IGNITION ZONE EXTENDS INTO NEIGHBORING PROPERTIES

You may find your home ignition zone overlaps into adjacent properties. To maximize the benefits of your work, it's extremely important to work collaboratively with neighbors to reduce your shared risk.

ON PARCELS OF LAND LARGER THAN THE 100' EXTENDED ZONE

Property owners with more than 100 feet of land that extends beyond the home should also consider additional actions up to 200 feet into the Extended Zone to provide additional benefits in protecting the home and outbuildings.

WHAT YOU NEED TO KNOW

Decades of research have shown that both the house and the landscape adjacent to it play a critical role in the structure surviving a wildfire. A wildfire can transfer from ignited vegetation or an ignited home(s) through:

- Radiation
- Convection
- Embers/Firebrands

A home's building materials, design and landscape have a

significant role in the level of exposure that can be endured before ignition occurs from any of these sources.

WHERE TO START?

When planning your wildfire risk reduction projects, start with the house itself as the point where your efforts begin, then move into the landscaping section of the Immediate Zone; once both have been completed, move

into the Intermediate and Extended Zones.

In many areas, residents can request a fire-risk overview visit from their local forestry or fire agency to learn more about the science-based guidelines that help residents prepare their home and property for wildfires - this opportunity will provide additional information as it pertains to your individual property and topography.

THE HOUSE AND IMMEDIATE ZONE CHECKLIST

The Immediate Zone includes both the home and the area of 0 to 5 feet out from the furthest attached exterior point of the home.

THE HOME AND ITS BUILDING MATERIALS

Ignition resistant building materials, construction techniques, along with vegetation and debris removal, play a vital role during wildfires.

FIRST PRIORITY

- **CARPORTS:** Remove flammable items stored in carports.
- **DECKS AND ELEVATED PORCHES:** Place 1/8" metal mesh screening between low-profile decks from surface to ground, to block embers from collecting underneath. Never store flammable materials underneath elevated decks/porches. Remove dead vegetation and debris from under decks/porches, and between deck board joints.
- **FENCING:** Use non-flammable fencing material (metal or masonry) when attaching directly to the siding. Ensure there's a minimum of at least 5' of noncombustible material where it attaches to the siding. Do not add vines or other types of vegetation to fencing material. Wooden fences can carry flames directly to the house.
- **FIREPLACE CHIMNEYS:** Remove debris that may accumulate at roof-to-wall intersections. Embers from a fireplace can exit the chimney and could ignite a wildfire; to prevent this install a spark arrestor. When wildfires are approaching close the damper, fireplace screens and glass doors.
- **GUTTERS:** Metal roof gutters do not ignite, only the debris material that accumulates in them – that's why keeping them clean is so important. Vinyl roof gutters can ignite when the debris material is ignited and flaming gutters can fall from the roof edge and land next to the house, which is why the immediate zone needs to be clear of flammable materials.

- **ROOF MAINTENANCE:** Keep roofs clean from leaf litter and pine needles. Remove all tree limbs within 10 feet of the chimney, or that overhang the roof.
- **SIDING:** Use ignition-resistant building materials on exterior walls. Examples include: Stucco, masonry products, plaster and cement. Seal gaps and crevices. Examine the siding for locations where embers could accumulate or lodge and apply caulking at trim-to-siding locations where it is missing or has failed.

SECOND PRIORITY

- **EAVES AND SOFFITS:** Reduce the size and number of embers that pass through vents in the eaves by covering them with a 1/8 inch metal mesh screening. Inspect soffit vents and maintain as needed.
- **CRAWL SPACES:** Remove combustible materials and install 1/8" mesh screening on vents.
- **FOUNDATION:** All foundation vents should have a 1/8 inch corrosion-resistant metal screening.
- **GARAGES:** Weather seal the perimeter of garage doors to help keep embers out. Be sure the door is tight fitting so embers can't slide under the door or in from the sides. If possible, choose a metal or wood core door with metal exterior.

- **SLIDING GLASS DOORS:** Choose double-pane tempered glass. Consider fireproof shutters to protect large windows and glass doors from radiant heat.

THIRD PRIORITY

- **ROOFING MATERIALS:** Types of Class A fire-rated roofing products offer the best protection. Examples include: Composite shingles, metal, cement tile and clay. Inspect shingles/tiles and replace/repair those that are loose or missing to prevent ember penetration. If gaps exist between the roof covering and the roof deck at the eave or ridge, fill the space with a "bird stop" material.
- **SKYLIGHTS:** Remove debris next to and on skylights. Glass is a better option than plastic or fiberglass.

- **VENTS:** Consider purchasing closure devices for foundation and gable end vents and installing a louver- type dryer vent that stays closed unless the dryer is running. Clean debris from attic vents and install 1/8 inch metal mesh screening. For turbine vents, access the attic and inspect where the vent attaches to the roof and attach 1/8 inch screening to the roof sheathing. Dormer-face vents should be replaced with a low-profile vent. Ridge vents should be rated for high wind/rain exposure.
- **WINDOWS:** Multi-paned tempered glass can help reduce the risk of fracture or collapsing in a wildfire.



LANDSCAPING/HARDSCAPING

Ignition resistant building materials, construction techniques, along with vegetation and debris removal, play a vital role during wildfires.

FIRST PRIORITY

- Dead vegetation, dried leaves, pine needles and ground debris accumulation should be frequently removed from this area.
- Hardscaping components should be installed around the perimeter of the home - keep them free of ground litter/debris. Concrete, stone or gravel walkways are great additions to the Immediate Zone.
- Remove trees and shrubs from this area; or replace with succulents.
- Wood mulch products should be replaced with non-combustible mulch products such as crushed stone/gravel options.
- Trim tree limbs that overhang from the Intermediate zone into this area.



INTERMEDIATE ZONE CHECKLIST

The Intermediate Zone includes the area of 5 to 30 feet from the furthest exterior point of the home.



LANDSCAPING/HARDSCAPING

Ignition resistant building materials, construction techniques, along with vegetation and debris removal, play a vital role during wildfires.

THIRD PRIORITY

- Clear vegetation from under large stationary propane tanks.
- Keep lawns and native grasses mowed to a height of four inches.
- Remove ladder fuels (vegetation under trees) so a surface fire cannot reach the crowns. Prune trees up to six to ten feet from the ground; for shorter trees do not exceed 1/3 of the overall tree height.
- Water plants, trees and lawns to keep them from becoming dry.

SECOND PRIORITY

- Space trees to have a minimum of eighteen feet between crowns with the distance increasing with the percentage of slope.
- Trees and shrubs in this zone should be limited to small clusters of a few each to break up the continuity of the vegetation across the landscape.

THIRD PRIORITY

- Create fuel breaks with driveways, walkways/paths, patios and decks.
- Tree placement should be planned to ensure the mature canopy is no closer than ten feet to the edge of the structure.



EXTENDED ZONE CHECKLIST

Extends out from 30 to 100 feet, keep in mind your property line may end prior to 100 feet. In these instances working collaboratively with your neighbor is important to helping protect multiple properties.



LANDSCAPING

Ignition resistant building materials, construction techniques, along with vegetation and debris removal, play a vital role during wildfires.

FIRST PRIORITY

- Dispose of heavy accumulations of ground litter/debris.
- Remove dead plant and tree material.
- Remove vegetation adjacent to storage sheds or other outbuildings within this area.

SECOND PRIORITY

- Remove small conifers growing between mature trees.

THIRD PRIORITY

- Trees 30 to 60 feet from the home should have at least 12 feet between canopy tops. Trees 60 to 100 feet from the home should have at least 6 feet between canopy tops

OTHER CONSIDERATIONS

- Add color and interest with high moisture content plants in containers that could be easily moved to the Intermediate zone when wildfires are approaching.
- Addresses should be visible from the road.
- Closable foundation and gable end vents should be shut when threatened by a wildfire and reopened after the danger passes.
- Close and protect home openings, including attic and basement doors and vents, windows, garage and pet doors to prevent embers from gaining access to the home.
- Connect garden hoses, fill pools, hot tubs, garbage cans or other large containers with water and place ladders outdoors. Firefighters have been known to use hoses, ladders and water sources to extinguish spot fires.
- Consider installing non-flammable shutters similar to hurricane shutters.
- Consider using noncombustible deck boards (metal and fiber cement), or a solid light weight concrete.
- Incorporate a mixture of deciduous and conifer trees.
- Install a garage door on both attached and detached garages.
- Move vehicles into a non-combustible area (gravel or concrete) and roll-up all windows.
- When wildfire threat is high, move patio/deck furniture, cushions, door mats and potted plants indoors, or as far away from the home, shed and garage as possible when wildfire warnings are received.

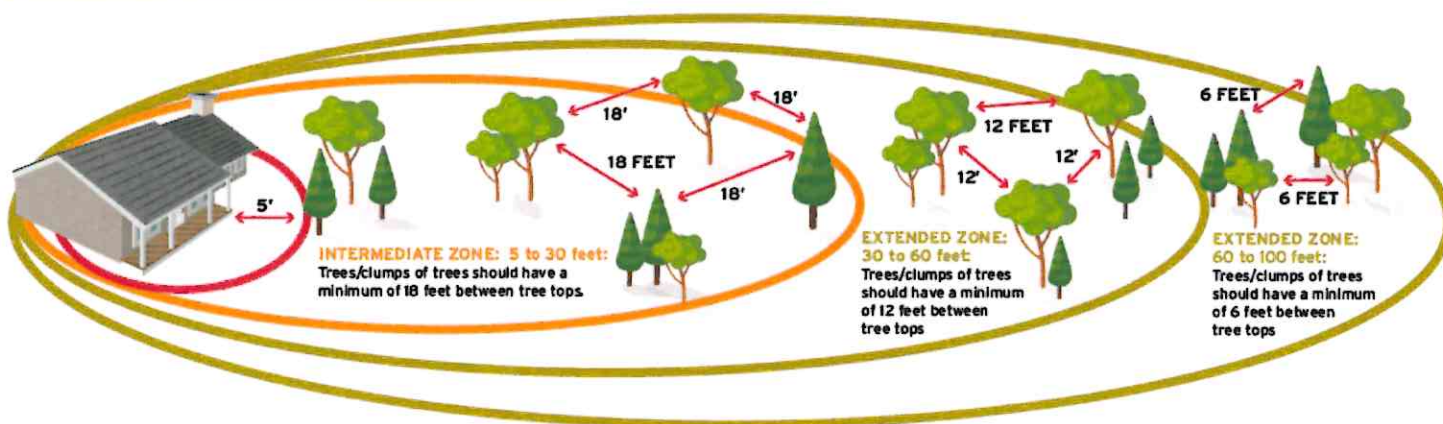
OTHER CONSIDERATIONS (continued)

- Place swing/playsets in the Extended Zone.
- Use rubber doormats instead of those manufactured with natural fiber materials.
- When making future patio furniture purchases select fire resistant options.

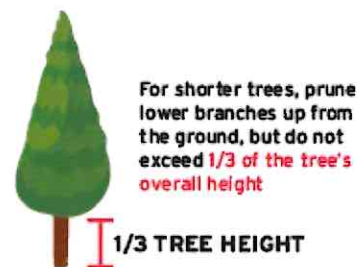
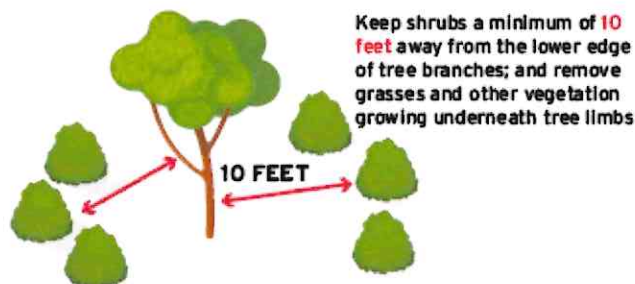
TREE SPACING AND PRUNING GUIDELINES

Guidelines for tree crown clearance vary depending on slope, tree species and understory vegetation, along with proximity to homes and other site specific factors. Check with your local forestry or fire agency to get specific distance recommendations for where you live.

TREE SPACING



TREE PRUNING



The distances listed for crown spacing are suggested based on NFPA 1144. However, the crown spacing needed to reduce/prevent crown fire potential could be significantly greater due to slope, the species of trees involved and other site specific conditions. Check with your local forestry professional to get advice on what is appropriate for your property.

WILDFIRE EVACUATION CHECKLIST

FIRESafe
Valley County - Idaho

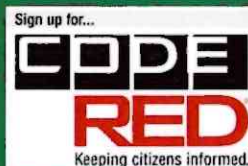
<https://www.facebook.com/VCFWG/>

If evacuation is anticipated and time allows, follow this checklist to give your family and home the best chance of survival. Complete the Family Communication Plan on the opposite side for each family member and keep in your wildfire and emergency "Go Kit(s)."

EVACUATION NOTIFICATIONS & INFORMATION Register for **CODE RED** to receive evacuation and fire information notices!

CODE RED: <https://public.coderedweb.com/CNE/en-US/BFCA66524AE5>

Used when **emergency action** is needed at a **specific address**: wildfires, imminent flooding, evacuations, or other public safety incidents where lives may be at risk; critical information about evacuation routes, hazards, and shelters. *Online registration required!*



SOCIAL MEDIA, RADIO, TV

Used to provide less critical and low level frequent **updates** intended for larger populations: traffic updates, road closures, incident updates, and contact information; safety announcement, power outages, minor issues; disaster recovery resources.

EVACUATION ORDER: Leave now! Evacuate immediately. Do not delay to gather valuables or prepare your home. Follow any directions given in the evacuation order.

EVACUATION WARNING: Evacuate as soon as possible. A short delay to gather your Go Kit and prepare your home may be OK. Leave if you feel unsafe or conditions change.

SHELTER IN PLACE: Stay in your current location or the safest nearby building or unburnable area. May be required when evacuation is impossible, too dangerous, or unnecessary.

ALWAYS:

COMMUNICATIONS

- ☐ Keep your cell phone fully charged.
- ☐ Notify an out-of-area contact of your phone number, location and status. Update regularly.
- ☐ Leave a note with your contact info and out-of-area contact taped to fridge or inside a front window.
- ☐ Check on or call neighbors to alert them to prepare at first sign of fire.

ON YOUR PERSON

- ☐ Dress all family members in long sleeves and long pants; heavy cotton or wool is best, no matter how hot it is.
- ☐ Wear full coverage goggles, leather gloves, head protection.
- ☐ Cover faces with a dry cotton or wool bandanna or scarf over an N95 respirator. Tie long hair back.
- ☐ Carry a headlamp and flashlight (even during the day).
- ☐ Carry car keys, wallet, ID, cell phone, and spare battery.
- ☐ Drink plenty of water, stay hydrated.
- ☐ Put "Go Kits" (reverse) in your vehicle.

PETS & ANIMALS

- ☐ Locate your pets and place in carriers NOW. You won't be able to catch them when the fire approaches.
- ☐ Be sure your pets wear tags and are registered with microchips.
- ☐ Place carriers (with your pets in them) near the front door, with fresh water and extra food.
- ☐ Prepare horses and large animals or transport and consider moving them to a safe location early, before evacuation is ordered.

IF TIME ALLOWS:

INSIDE THE HOUSE

- ☐ Shut all windows and doors (interior too) and leave them *unlocked*.
- ☐ Remove combustible window shades and curtains; close metal shutters.
- ☐ Move furniture to the center of the room, away from windows.
- ☐ Leave indoor and outdoor lights on.
- ☐ Shut off HVAC and ceiling fans.

OUTSIDE & IN NEIGHBORHOOD

- ☐ Place combustible outdoor items (patio furniture, toys, doormats, trash cans, etc.) in garage or 30' from structures.
- ☐ Shut off gas at the propane tank; move small tanks at least 15' away from combustibles.
- ☐ Connect garden hoses with squeeze-grip nozzles to outdoor spigots for use by firefighters.
- ☐ Fill water buckets and place around outside of house, especially near decks and fences.
- ☐ Clean your gutters and blow leaves away from house.
- ☐ Back your car into driveway, loaded, with doors and windows closed.
- ☐ Prop open fence and side gates.
- ☐ Place ladder(s) at the corner(s) of structures for firefighters.
- ☐ Seal attic and ground vents with pre-cut plywood or metal covers (even duct tape will protect from ember entry) if time allows.
- ☐ Patrol your property and monitor conditions. Leave if spot fires ignite or conditions change.

WHEN YOU LEAVE:

- ☐ Leave immediately if ordered.
- ☐ Don't wait for an evacuation order if you feel unsafe or conditions change, leave early if unsure.
- ☐ Assist elderly or disabled neighbors.
- ☐ Carpool with neighbors to reduce traffic.
- ☐ Take only essential vehicles with adequate fuel.
- ☐ In your car, turn on headlights, close windows, turn on inside air and AC, tune to local radio.
- ☐ Drive slowly and defensively; be observant.
- ☐ The best evacuation route is usually the one you know best. Take the fastest paved route to a valley floor, away from the fire if possible.
- ☐ Proceed downhill, away from the fire if possible. Know at least two routes.
- ☐ If roads are impassable or you are trapped: take shelter in a building, car, or an open area; park in an *outside turn* trapped on a hillside; stay far from vegetation; look for wide roads, parking lots, playing fields, etc.
- ☐ If trapped, you are better protected inside a building or vehicle.
- ☐ Don't abandon your car in the road if passage is impossible. If you must leave your car, park it off the road and consider other options for shelter.
- ☐ Evacuate on foot *only as a last resort*.
- ☐ Don't evacuate by fire road, uphill, or into open-space areas with unburned vegetation.
- ☐ Remain calm - panic is deadly.

Your Family's Name

Family Emergency Communications Plan

HOUSEHOLD INFORMATION

ADDRESS

PHONE

MAIL

NAME

MOBILE

MAIL

OTHER # or SOCIAL MEDIA

NAME

MOBILE

MAIL

OTHER # or SOCIAL MEDIA

NAME

MOBILE

MAIL

OTHER # or SOCIAL MEDIA

NAME

MOBILE

MAIL

OTHER # or SOCIAL MEDIA

NAME

ADDRESS

PHONE

EMAIL

WEB

EMERGENCY PLAN/PICKUP

NAME

ADDRESS

PHONE

EMAIL

WEB

EMERGENCY PLAN/PICKUP

NAME

ADDRESS

PHONE

EMAIL

WEB

EMERGENCY PLAN/PICKUP

NAME

ADDRESS

PHONE

EMAIL

WEB

EMERGENCY PLAN/PICKUP

NAME

ADDRESS

PHONE

EMAIL

WEB

EMERGENCY PLAN/PICKUP

LOCAL CONTACTS

NAME

ADDRESS

PHONE

EMAIL

NAME

ADDRESS

PHONE

EMAIL

NAME

ADDRESS

PHONE

EMAIL

NAME

ADDRESS

PHONE

EMAIL

NAME

ADDRESS

PHONE

EMAIL

EMERGENCY MEETING LOCATIONS

LOCATION 1

INSTRUCTIONS

LOCATION 2

INSTRUCTIONS

LOCATION 3

INSTRUCTIONS

IMPORTANT NUMBERS & INFORMATION

FIRE & MEDICAL EMERGENCIES **911** or **208-382-5160**

POLICE, SHERIFF EMERGENCIES **911** or **208-382-5160**

POISON CONTROL **800-222-1222**

SOCIAL MEDIA, FIRE INFO @valleycountysheriffsoffice

YOUR LOCAL AGENCIES (SOCIAL MEDIA)

LOCAL RADIO **FM98.3, KDZY**

PHYSICIAN

PEDIATRICIAN

VETERINARIAN

INSURANCE

HOMEOWNER/RENTER POLICY

AUTO POLICY

MEDICAL POLICY 1

MEDICAL POLICY 2

WILDFIRE & EMERGENCY "GO KIT"

Put together an emergency supply kit in advance for each family member and keep it easily accessible. Plan to be away from your home for an extended period of time. Each person should have their own "Go Kit". Store kits in backpacks.

- ☐ Bandana, N95 respirator, goggles, leather gloves, long shirt and pants (cotton or wool), boots, hat
- ☐ Flashlight and headlamp with spare batteries
- ☐ Extra car keys, credit cards, cash

- ☐ Map marked with two evacuation routes (if possible)
- ☐ Prescription medications
- ☐ Extra eyeglasses or contact lenses
- ☐ First aid kit
- ☐ Battery-powered radio and extra batteries
- ☐ Copies of important docs (birth certificates, passports, insurance policies, etc.)
- ☐ Pet food and water, leashes, pet supplies and medications

- ☐ Water bottles and food
- ☐ Sanitation supplies
- ☐ Change of clothing
- ☐ Spare chargers for cell phones, laptops, etc.

Items to take only if time allows:

- ☐ Easily carried valuables
- ☐ Family photos, small heirlooms, and other irreplaceable items
- ☐ Personal computer data and digital information backups on hard drives and/or disks

AFTER RECORDING MAIL TO:

L. Ted Larson
12126 N 18th Ave
Boise, ID 83714

WARRANTY DEED

File No.: 4106-3636457 (WS)

Date: **March 08, 2021**

For Value Received, **David Dale Duke aka David Duke and Ana Castro Duke, husband and wife, who acquired title as, a married man as his sole and separate property**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **L. Ted Larson, a married man as his sole and separate property and Philip Portsche, a married man as his sole and separate property**, hereinafter referred to as Grantee, whose current address is **12126 N 18th Ave , Boise, ID 83714**, the following described premises, situated in **Valley County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Valley, State of Idaho, described as follows:

A parcel of land being a portion of the NE1/4 NE1/4 of Section 19, Township 12 North, Range 4 East, Boise Meridian, Valley County, Idaho, more particularly described as follows: Beginning at the northeast corner of the NE1/4 NE1/4; Thence S 00° 06' 38" E a distance of 550.78 feet along the east boundary of the NE1/4 NE1/4; Thence N 72° 17' 59" W a distance of 506.31 feet; Thence S 17° 42' 01" W a distance of 385.77 feet; Thence S 72° 17' 59" E a distance of 600.00 feet to a point on the northwesterly right of way of Highway 55; Thence along the northwesterly right of way of Highway 55 the following courses and distances; Thence S 17° 42' 01" W a distance of 61.37 feet to a point 40.00 feet from centerline at Sta. 113+00; Thence N 72° 17' 59" W a distance of 10.00 feet to a point 50.00 feet from centerline at Sta. 113+00; Thence S 17° 42' 01" W a distance of 200.00 feet to a point 50.00 feet from the centerline at Sta. 111+00; Thence S 72° 17' 59" E a distance of 10.00 feet to a point 40.00 feet from centerline at Sta. 111+00; Thence S 17° 42' 01" W a distance of 151.01 feet to a point on the south boundary of the NE1/4 NE1/4; Thence leaving the northwesterly right of way of Highway 55 N 89° 00' 54" W a distance of 1168.24 feet along the south boundary of the NE1/4 NE1/4 to the southwest corner of the NE1/4 NE1/4; Thence N 00° 06' 48" E a distance of 1320.70 feet along the west boundary of the NE1/4 NE1/4 to the northwest corner of the NE1/4 NE1/4; Thence S 89° 57' 10" E a distance of 1317.81 feet along the north boundary of the NE1/4 NE1/4 to the northeast corner of the NE1/4 NE1/4 and the POINT OF BEGINNING.

APN: **RP12N04E190480**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all

APN: **RP12N04E190480**

Warranty Deed
- continued

File No.: **4106-3636457 (WS)**
Date: **03/08/2021**

Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APN: RP12N04E190480

Warranty Deed
- continued

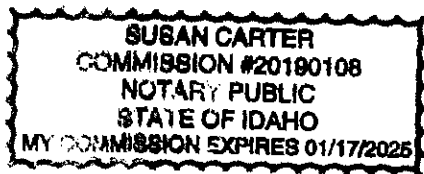
File No.: 4106-3636457 (WS)
Date: 03/08/2021



David Duke

~~Ana Castro Duke~~

STATE OF Idaho)
SS.
COUNTY OF Ada)

This record was acknowledged before me on 3/11/21 by
David Duke.




Signature of Notary Public
My Commission Expires: 1/17/25

STATE OF California)
SS.
COUNTY OF _____)

On this _____ day of _____, 20____, before me, a Notary Public in and for said State, personally appeared **Ana Castro Duke**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of CA
Residing at: _____
My Commission Expires: _____

Signed in Counterpart
David Duke

Ana Castro Duke
Ana Castro Duke

STATE OF ~~Idaho~~ California)
COUNTY OF ~~Ada~~ Ventura)
SS.

This record was acknowledged before me on _____ by _____

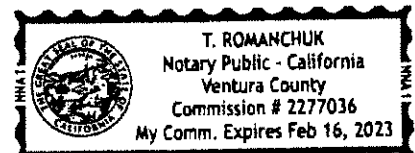
Signature of Notary Public
My Commission Expires: _____

STATE OF California)
COUNTY OF Ventura)
SS.

On this 8th day of March, 2021, before me, a Notary Public in and for said State, personally appeared **Ana Castro Duke**, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

T. Romanchuk
Notary Public for the State of CA
Residing at: Simi Valley, CA
My Commission Expires: Feb 16, 2023



SHARED ACCESS AGREEMENT

SHARED ACCESS AGREEMENT

(this "Agreement") is entered into by and between Philip Portschke and Ted Larson.

NOW THEREFORE, for and in consideration of the promises and covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by all parties and both agree as follows:

1. Shared Use of Easement roadway

Both parties agree that both the roadway and roadway approach that connects to Highway 55 will be of a shared use for the parcels located at 10373 Highway 55 Cascade Idaho 83611.

2. Maintenance and Repair

Each Party shall only be responsible for maintaining the Easement Areas to the extent necessary for its use.

3. Parties Bound

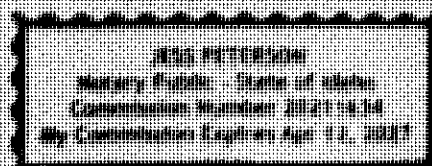
This Agreement shall be binding upon and inure to the benefit of the executing parties and their respective successors and assigns.

SIGNED AND AGREED this 22 day of March, 2022

Ted Larson



Philip Portschke





IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

May 26, 2023

L TED LARSON
12126 N 18TH AVE
BOISE ID 83714-1962

Re: Change in Water Right Ownership: 65-7152 (Split into 65-7152 and ~~65-24235~~), 65-7153

Dear Water Right Holder:

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right. If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 605-4632.

Sincerely, *Marcelina Williams*

Marcelina Williams
Water Resource Agent, Sr.

Enclosure(s): Maps & proof reports
Cc: LEAH COASH

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/8/2023

Water Right 65-24235
Created By Split

Owner Type Name and Address
Current Owner PHILIP PORTSCHE
 1216 N 18TH ST
 BOISE, ID 83702

Current Owner L TED LARSON
 12126 N 18TH AVE
 BOISE, ID 83714-1962
 [REDACTED]

Priority Date: 8/13/1970

Basis: Decreed

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	4/15	10/15	0.010 CFS	1.2 AF
	<u>Total Diversion</u>		0.010 CFS	1.2 AF

Source and Point(s) of Diversion:

GROUND WATER

NENE

Sec. 19, Twp 12N, Rge 04E, VALLEY County

Place Of Use:

IRRIGATION within VALLEY County

T12N R04E S19

NENE

0.4

POU Total Acres

0.40

Conditions of Approval:

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

Combined Use Limits:

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/8/2023

N/A

SubCase:
N/A

Water Supply Bank:





N/A

State of Idaho
Department of Water Resources
Attachment to Water Right
65-24235
Created By Split

This map depicts the IRRIGATION place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.

Q4E



- Place Of Use Boundary
-  Townships
 -  PLS Sections
 -  Quarter Quarters
 -  Point of Diversion



6/8/2023

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	L TED LARSON 12126 N 18TH AVE BOISE, ID 83714-1962

65-7153

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

6/8/2023

4. N10

LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR DOMESTIC USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.

Combined Use Limits:
N/A

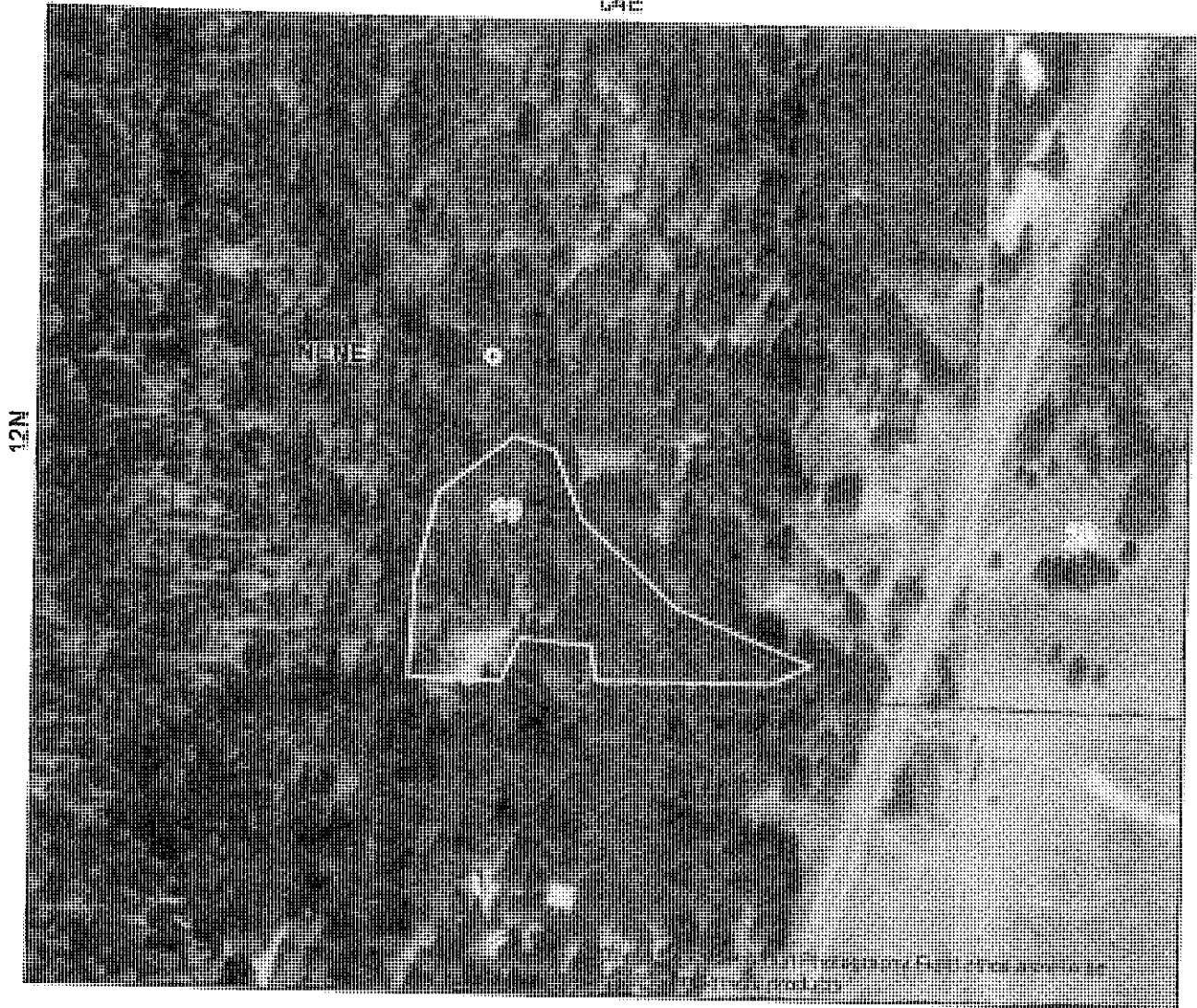
SubCase:
N/A

Water Supply Bank:
N/A

State of Idaho
Department of Water Resources
Attachment to Water Right
65-7153

This map depicts the IRRIGATION place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.

04E



0 0.035 0.07 0.14 Miles

- Place Of Use Boundary
- Townships
- PLS Sections
- Quarter Quarters
- Point of Diversion



Existing Wells



9/25/2023, 12:19:17 PM

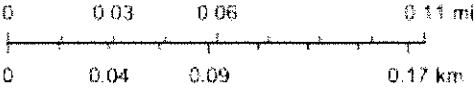
1:4,514



Wells

Administrative Regions

Counties



Esri, HERE, DeLorme, Mapbox, OpenStreetMap, Swatch, Bing, Google, Microsoft, Mapbox, OpenStreetMap, Swatch, Bing, Google, Microsoft

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 95996

Drilling Permit No. 907448

Water right or injection well # _____

2. OWNER: Ted Larson

Name _____

Address 10373 Hwy 55City Cascade State ID Zip 83611

3. WELL LOCATION:

Twp. 12 North ☒ or South ☐ Rge. 04 East ☒ or West ☐Sec. 19 1/4 NE 1/4 NE 1/4Gov't Lot _____ County ValleyLat. 44 21.9048 (Deg. and Decimal minutes)Long. -116 01.3336 (Deg. and Decimal minutes)Address of Well Site 10373 Hwy 55City Cascade

(Circle all fields name of well - Distance to Road or Landmark)

Lot. 1 Blk. _____ Sub. Name _____

4. USE:

☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other _____

5. TYPE OF WORK:

☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other _____

6. DRILL METHOD:

☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other Dual Rotary

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft)	Placement method/procedure
Bentonite	0	60	1600	Pullback & Pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	180	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			sdr-17	PVC	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 180

9. PERFORATIONS/SCREENS:

Perforations ☐ Y ☒ N Method _____Manufactured screen ☒ Y ☐ N Type Certa-LokMethod of installation Set In

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
		20		4.5	PVC	SDR-17

Length of Headpipe _____ Length of Tailpipe _____

Packer ☐ Y ☒ N Type _____

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft)	Placement method
-----------------	-----------	---------	----------------------	------------------

11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) _____

Describe control device _____

12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 176 Static water level (ft) 25Water temp. (°F) 56 Bottom hole temp. (°F) _____Describe access port Turtle Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Bailer	Air	Flowing artesian
355	49	120	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Test method:

Water quality test or comments: Ph=7.9, tds=46, Fe=.2mg/l, gpg=5

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water
10/6	0	176	DCG Soft with Sand Streaks	X
6	176	380	DCG Hard Fractured	X
			Liner Screen	
			180 to 200, 220 to 240, 260 to 280	
			300 to 320, 340 to 360	
			Liner Riser	
			160 to 180, 200 to 220, 240 to 260	
			280 to 300, 320 to 340, 360 to 380	

RECEIVED

SEP 30 2022

WATER RESOURCES
WESTERN REGIONCompleted Depth (Measurable): 380Date Started: 9/16/2022Date Completed: 9/19/2022

14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Cold Steel Mechanical Co. No. 793*Principal Driller Alan Wimbauer Date 10/2/2022

*Driller _____ Date _____

*Operator II _____ Date _____

Operator I Matt Meyer Date 10/2/2022

* Signature of Principal Driller and rig operator are required.

Parcels # RP12N04E190004

and RP12N04E190480

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR Round Valley Haven Subdivision

THIS DECLARATION is made this _____ day of _____, 2023,
by Ted Larson And Philip Portsche

1.1.1.1 ARTICLE 1 - GENERAL

Section 1.1 Common Interest Community: The name of the common interest community created by this Declaration is "Round Valley Haven Subdivision". All of the community is located in Valley County, Idaho.

Section 1.2 Property Affected: Declarants own certain real property in Valley County, Idaho, (the "**Subdivision**"). The "**Property**" as referred to in this Declaration means all property within the external boundaries of the Subdivision, as platted. The Property may also be referred to herein as the "**Development**" or "**Community**".

Section 1.3 Purpose of Declaration: This Declaration is executed and recorded (a) to provide for the Property Owners Association to maintain non-public roads within the Property and to perform certain functions for the benefit of Owners of land within the Property; (b) to define the duties, powers and rights of the Property Owners Association; and, (c) to define certain duties, powers and rights of Owners.

Section 1.4 Declaration: Declarants hereby declare that the Property shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following terms, covenants, conditions, easements and restrictions, all of which are declared and agreed to be in furtherance of a general plan for the protection, maintenance, subdivision, improvement and sale of the Property, and to enhance the value, desirability and attractiveness of the Property. The terms, covenants, conditions, easements and restrictions set forth herein: (i) shall run with the land constituting the Property, and shall be binding upon all persons having or acquiring any right, title or in-

terest in the Property or any Lot, parcel or portion thereof; (ii) shall inure to the benefit of every Lot, parcel or portion of the Property and interest therein; (iii) shall inure to the benefit of and be binding upon Declarants, Declarants' successors in interest and each Owner and such Owner's respective successors in interest; and, (iv) may be enforced by Declarants, by any Owner or such Owner's successors in interest, or by the Association as hereinafter described.

1.1.1.2ARTICLE 2 - DEFINITIONS

Section 2.1 Accessory Building: A building subordinate to the use of the principal building on the same Lot.

Section 2.2 Accessory Dwelling Units: An "Accessory Dwelling Unit" or "ADU" is a secondary living unit on a Lot. An ADU contains its own kitchen, sleeping area, and bathroom facilities. ADUs can be attached or detached from the Residence.

Section 2.3 Articles: "Articles" shall mean the Articles of Incorporation of the Association or other organizational or charter documents of the Association.

Section 2.4 Assessments: "Assessments" shall mean those payments required of Association Members, including Regular, Special and Limited Assessments of the Association as further defined in this Declaration and/or the Bylaws.

Section 2.5 Association: "Association" shall mean the Hidden Gem Property Owners Association.

Section 2.6 Association Documents: "Association Documents" shall mean the various operative documents of the Association, including: (a) the Articles of Incorporation of the Association; (b) the Bylaws of the Association; and, (c) this Declaration, and all to any of the aforementioned documents.

Section 2.7 Board of Directors: "Board of Directors" or "Board" shall mean the Board of Directors of the Association.

Section 2.8 Bylaws: "Bylaws" shall mean the Bylaws of the Association.

Section 2.9 Community: "Community" as used herein shall refer to all platted Lots within the Hidden Gem Subdivision,

Section 2.10 Declarants: "Declarants" shall mean Ted Larson and or Philip Portsche, and, as a successor Declarant, any successor bulk purchaser of the subdivision Lots owned by Declarants who is designated in a writing recorded with the Office of Recorder of Valley County, Idaho by the Declarants. Whenever in this Declaration the consent or affirmative action of the Declarants is required, absent agreement between the Declarants to the contrary, the consent or affirmative action

of each of the Declarants shall be required.. Absent agreement between the Declarants to the contrary, rights and reservations granted to the Declarants in this Declaration shall be deemed granted to the Declarations jointly and severally.

Section 2.11 Declaration: “Declaration” shall mean this Declaration of Covenants, Conditions and Restrictions.

Section 2.12 Improvements: “Improvements” shall include buildings, outbuildings, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, hedges, windbreaks, plantings, planted trees and shrubs, poles, signs and all other structures or landscaping improvements of every type and kind, whether temporary or permanent.

Section 2.13 Lot: “Lot” shall mean a parcel of land subject to this Declaration which is identified as a Lot in in the Plat and any plat subsequently recorded against the Property. A Lot may also be referred to herein as a “Parcel”.

Section 2.14 Member: “Member” shall mean a member of the Association, who must be an Owner. Membership in the Association shall be appurtenant to and may not be severed from ownership of a Lot.

Section 2.15 Ordinance: “Ordinance” shall mean the Valley County Land Use and Development Ordinance (Title IX of the Valley County Code), as the same may be amended from time to time.

Section 2.16 Owner: The term “Owner” shall refer to that person or entity or those persons or entities who hold the ownership interest in any Lot as shown on the records in the Office of the County Recorder, Valley County, Idaho; such term shall also include any person, persons, entity or entities who succeed to such recorded interest by any means, including buyers under executory contracts of sale and excluding those holding an interest merely as security for the performance of an obligation.

Section 2.17 Person: “Person” shall mean a natural person, a corporation, a partnership, or any other entity recognized as being capable of owning real property under Idaho law.

Section 2.18 Plat: “Plat” shall mean the final plat of the Subdivision, filed of record with the Office of the County Recorder, Valley County, Idaho.

Section 2.19 Record, Recorded: “Record” and “Recorded” shall mean, with respect to any documents, the recordation of said document in the Office of the County Recorder, Valley County, Idaho.

Section 2.20 Residence: “Residence” shall mean the principal residence on the Lot.

Section 2.21 Rules and Regulations: “Rules and Regulations” shall mean the rules and regulations adopted by the Board of Directors concerning the Property.

Section 2.22 Short Term Rentals: “Short Term Rentals” shall mean a rental of a primary or accessory dwelling unit for a period of less than thirty (30) consecutive days.

Section 2.23 Structure: “Structure” shall include buildings, outbuildings, fences, walls, stairs, decks and poles.

ARTICLE 3 – LAND USES AND IMPROVEMENTS

Section 3.1 Land Use and Living Units: All of the subject Lots in the Property shall be used and occupied solely for single-family residential purposes,

A. Except as provided to the contrary in this Declaration, buildings and land uses which are allowed as “Permitted Uses” under the Ordinance shall be allowed to be constructed on Lots, including but not limited to a Residence, attached or detached garage, Accessory Dwelling Units and Accessory Buildings. The term “single-family residential” as used herein is intended to exclude every form of multi-family dwelling, boarding or lodging house, and the like, as well as commercial uses, except for “In-home businesses” as defined in Section 3.2 below. An Owner may rent or lease their Residence or their guest dwelling unit; provided: (i) the Owner shall assure that the renters/lessees are aware of these Covenants and shall incorporate these Covenants into any rental or lease agreement; and, (ii) the Owner shall be responsible for any violations by renters/lessees of any of the provisions of these Covenants.

B. No modular homes or mobile homes shall be allowed on any Lot, either temporarily or permanently.

C. A Residence shall contain no less than 1,500 square feet, if single storied, or a footprint of 1,300 square feet, if more than single storied, of floor area devoted to living purposes (i.e. exclusive of roof or unroofed porches, terraces, basements or garages); and, all construction must be of good quality and done in a good workmanlike manner.

D. All access driveways shall have an all-weather wearing surface and shall be constructed to assure proper drainage. The foregoing is not a requirement that driveways be paved.

E. Exterior lighting shall conform to the provisions of the Ordinance.

F. The maximum height of any building shall be in compliance with the Ordinance.

G. Exteriors of all primary residences must be of natural materials (i.e. wood or stone) or non-natural material if the appearance of the material is indistinguishable from

natural materials. Earth tone colors shall be preferred, except for trim.

H. Short Term Rentals, as defined above, shall be allowed only under the following conditions:

H.1 The rental must be booked and managed through a property management company, and may only allow a total of 60 (sixty) days of rental days a year.

H.2 No more than 8 overnight guests shall be allowed;

H.3 No more than twenty (10) people shall be present at one time on the Lot; provided, this restriction shall not apply to an event hosted by a Lot Owner at which the Lot Owner is present; and,

H.4 10:00 p.m. to 8:00 a.m. shall be considered "quiet hours" during which there shall be no loud noise which disturbs the quiet enjoyment by any other Owner of such Owner's property. "Loud noise" for these purposes is defined as noise which escapes the Lot at a level which is uncharacteristic of the noise commonly generated by a single family residence between the hours of 10:00 p.m. and 8:00 a.m.

Section 3.2 In Home Business(es) and Uses: "In home business(es)," as defined in the Ordinance, shall not be considered commercial use and shall be allowed. The parking of vehicles or machinery on a Lot which are used by the Owner on the Owner's Lot or by the Owner in the conduct of a business activity conducted off-site by the Owner shall not be considered a commercial use or activity.

Section 3.3 Storage of Building Materials: No building materials shall be stored on any Lot except temporarily during continuous construction of a building on the Lot or its alteration or improvement.

Section 3.4 Animals: No animals, of any kind, except for household pets, horses, cows and chickens shall be raised, bred, or kept on any portion of the property. chickens shall be maintained in an area which is kept clean and orderly. The Board shall have the authority to grant requests for deviations from these restrictions.

A. Pets: Household pets may be kept for personal or non-commercial recreational purposes only if the presence of such pets does not constitute a nuisance. Pets must be kept within the boundaries of the Lot unless accompanied by and under the control of the Owner.

Section 3.5 Fences: No fence shall be constructed on the property, except as follows:

A. Owners may construct fences around the perimeter of their Lot, provided, no barbed wire fences shall be allowed and perimeter fences shall not be taller than six (8) feet.

B. Non-barbed wire fence enclosures may be used to enclose animals and to prevent wild game from entering gardens.

Section 3.6 Rebuilding or Restoration:

Any dwelling unit or other improvement which may be destroyed in whole or in part must be rebuilt, or all debris must be removed and the Lot restored to a slightly condition. Such rebuilding, restoration or removal shall be completed within reasonable promptness and in any event within two (2) years from the time the damage occurred.

Section 3.7 Drainage: There shall be no interference with or alteration of the established creek and or ditches without the prior consent of the Board and the owners of properties to which water is conveyed through.

1.1.1.2.1 Section 3.8 Utilities:

A. Electrical: underground electrical power to each Subdivision lot only is allow, Overhead lines and utility poles shall not be permitted, except during the construction phase.

B. Water: Water for each Lot shall be supplied by means of individual wells, installation and maintenance of which shall be the sole and exclusive responsibility of Lot Owners. Surface irrigation water rights may be conveyed with some lots, in such amounts as are specified in the Lot conveyance documents.

C. Septic: Sewage disposal for each Lot shall be supplied by means of individual septic/drain field systems. Permits therefor shall be required from the Central District Health Department. Owners are encouraged to review and follow the recommendations contained in the *Homeowners Guide to Septic Systems*, published by the Idaho Department of Environmental Quality.

D. Solar Panels: Solar panels shall be allowed, for the generation of power for the Residence and/or buildings on the Lot. All solar panels shall be screened from neighboring Lots and Subdivision roads. However solar panels on the owners home roof is allowed.

E. Propane/Oil Tanks: All propane, oil or other tanks shall be screened from neighboring Lots and Subdivision roads.

Section 3.9 Obstructions on Private Roads and Common Easements: No gates or obstructions shall be placed upon or block any private road or common driveway easement unless the road or easement terminates on the Lot Owner's property, and the gate or obstruction is placed within the Lot Owner's property. If any such gate is locked, the Owner shall provide a means of access to emergency service providers in a manner acceptable to the provider. Under no circumstances shall any acts be taken by any Lot Owner which unreasonably degrade or impair the rights pos-

sessed by any third-parties to traverse any roads or easements on or across the Property.

Section 3.10 Refuse:

No unsightly objects or materials, including but not limited to abandoned or inoperative vehicles, trash, rubbish, garbage, construction debris, scrap material or other refuse shall be stored, accumulated or deposited outside or so as to be visible from any neighboring property.

In the event that any Owner shall permit the accumulation of such materials, aforesaid, so as to create a dangerous, unsafe, unsightly or unattractive condition, or damage to property or facilities on or adjoining their Lot, the Board, upon sixty (60) days' prior written notice to the Owner of such property, shall have the right to correct such condition, by removing such materials, and to enter upon such Owner's Lot for the purpose of doing so. Such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall be an Assessment and shall create a lien enforceable in the same manner as other Assessments set forth in Article 9 of this Declaration. The Owner of the offending property shall be personally liable, and such Owner's property may be subject to a lien for all costs and expenses incurred by the Association in taking such corrective acts, plus all costs incurred in collecting the amounts due. Each Owner shall pay all amounts due for such work within thirty (30) days after receipt of written demand therefore, or the amounts may, at the option of the Board, be added to the amounts payable by such Owner as Regular Assessments.

Section 3.11 Inoperative Vehicles: No inoperative motor vehicles or parts thereof shall be permitted to be parked on any Lot except during a period in which repairs of an otherwise operable vehicle are ongoing.

Section 3.12

Signs: The only signs permitted on any Lot or improvement shall be:

A. One sign of customary size for identification of the occupant and the address of any Lot;

B. Signs for sale and administration purposes installed by the Declarants during development;

C. Standard Real Estate signs advertising a Lot for sale, not to exceed 9 square feet in surface size;

D. Signs as may be necessary to advise of rules and regulations or to caution or warn of danger;

E. Political candidate or proposition signs during a campaign season; and,

F. Such signs as may be required by law or otherwise determined to be

necessary by the Board.

Section 3.13 Further Subdivision: further subdivision of Lots 1 and 2, is allowed if all Board members vote in favor on the split of further lots.

Section 3.14 Exemption of Declarants: Nothing contained herein shall limit the right of Declarants to complete excavation, grading and construction of Improvements to and on any portion of the Property owned by Declarants or to construct such additional Improvements as Declarants deem advisable in the course of development of the Property, so long as any Lot in the Property remains unsold. Such right shall include, but shall not be limited to, erecting, constructing, and maintaining on the Property, such structures and displays as may be reasonably necessary for the conduct of Declarants' business of completing the work and disposing of the same by sale, lease or otherwise. Declarants shall have the right at any time prior to acquisition of title to a Lot by a purchaser from Declarants to grant, establish and/or reserve on that Lot additional licenses, reservations and rights-of-way to Declarants, to utility companies, or to others as may from time to time be reasonably necessary to the proper development and disposal of the Property. Declarants need not seek or obtain Architectural Control Committee approval of any such Improvements constructed or placed by Declarants on any portion of the Property owned by Declarants or an affiliate of Declarants. The rights of Declarants hereunder may be assigned by Declarants to any successor in interest in connection with Declarants' interest in any portion of the Property by an express written assignment recorded in the Office of the County Recorder of Valley County, Idaho.

Section 3.15 Noxious Weeds: Any Lot disturbed as a result of grading or construction shall be revegetated to at least its original state no later than one construction season after being disturbed. Additionally, each Owner shall follow the guidelines provided in the Valley County Comprehensive Noxious Weed Management Plan or shall employ alternative measures approved by the Board.

Section 3.16 Fire Hazard Mitigation: All Lots shall be maintained in accordance with the Wildland-Urban Interface Fire Code, as it now exists or may be subsequently modified. Should the Owner fail to do so then, after thirty (30) days' prior written notice to the Owner, the Board shall have the authority to perform the necessary work and collect all expenses or fees related thereto as a limited assessment.

Section 3.17 Parking on Subdivision Roads: Parking on Subdivision roads shall not be allowed except in unusual situations, such as during the construction of a home on a Lot, during a special social event held by an Owner, or when construction activities do not allow use of a driveway. These exceptions notwithstanding in no case shall any parking on a Subdivision road which interferes with road maintenance, including snow clearing, or the free and safe use of the road by other Lot Owners, guests and invitees be allowed.

Section 3.18 Water Rights and Easements: Owners shall be entitled to drill one functioning well on their Lot for domestic, potable water use.

Section 3.19 Exterior Walls: The color and type of the exterior surfaces of a primary residence must be of natural materials (i.e. wood or stone) or a non-natural material the appearance of

which is indistinguishable from natural materials (as viewed from the nearest lot line). Earth tone colors shall be preferred, except for trim. Due to continuing changes in technology, the Board may expand the list of permissible materials from time to time.

Section 3.20 Wood Burning Devices: Pursuant to Valley County Conditional Use Permit Conditions, Only one wood-burning device per structure is allowed.

1.1.1.3ARTICLE 4 - ASSOCIATION OPERATION

Section 4.1 Organization: The Round Valley Haven Property Owners shall be self governing, and will meet at least once a year for a board meeting. Neither the Articles nor Bylaws shall, for any reason, be amended or otherwise changed so as to be inconsistent with this Declaration. In the event that there should exist any ambiguity in any provision of the Articles or Bylaws, then such provision shall be construed, to the extent possible, so that such provision shall be interpreted so as to be consistent with the provisions of this Declaration.

Section 4.2 Membership: Each owner shall be a member of the Association. An Owner shall automatically be a holder of the membership appurtenant to such Owner's Lot, and the membership shall automatically pass with fee simple title to the Lot. Declarants shall hold one membership in the Association for each Lot owned by Declarants. Membership in the Association shall not be assignable separate and apart from fee simple title to a Lot, except that the Owner may assign some or all of the Owner's rights as an Owner and as a member of the Association to a contract purchaser, tenant or First Mortgagee, and may arrange for such person to perform some or all of such Owner's obligations as provided in this Declaration, but no such delegation or assignment shall relieve an Owner from the responsibility for full fulfillment of the obligations of the Owner under the Association Documents. Each lot will have only one (1) vote to cast.

Section 4.3 Classes of Membership/Voting Rights: The Association shall have one
(a) class of membership, which shall be a voting membership.

Section 4.4 No Fractional Votes, No Severance of Voting Rights: Fractional votes shall not be allowed. In the event that joint Lot Owners are unable to agree among themselves as to how their vote or votes should be cast, they shall lose their right to vote on the matter being put to a vote. When an Owner casts a vote, it will thereafter be presumed conclusively for all purposes that such Owner was acting with authority and consent of all joint Owners of the Lot(s) from which the vote derived. The right to vote may not be severed or separated from the ownership of the Lot to which it is appurtenant, except that any Owner may give a revocable proxy, or may assign such Owner's right to vote to a lessee, mortgagee, beneficiary or contract purchaser of the Lot concerned, for the term of the lease, mortgage, deed of trust or contract. Any sale, transfer or conveyance of such Lot to a new Owner shall operate automatically to transfer the appurtenant voting right to the new Owner, subject to any assignment of the right to vote to a lessee, mortgage, or beneficiary as provided herein.

Section 4.5 Board of Directors and Officers: The affairs of the Association shall be conducted and managed by the Board of Directors ("Board") and such officers as the Board may elect or appoint, in accordance with the Articles and Bylaws, as the same may be amended from time to

time. The Board of Directors shall be elected in accordance with the provisions set forth in the Association Bylaws.

Section 4.6 Control of Association by Declarants: Until Transfer of Control of the Association by Declarant to the Members, as defined below, there shall be no meeting of Members of the Association unless a meeting is called by the Declarant. The Declarant shall have all the powers, authority, rights and duties to completely manage, in accordance with the Bylaws, the Association through a Board of Directors of its choosing until the Transfer of Control Date, including the authority to impose assessments on the Owners. Declarant shall have the option, at its sole discretion, of turning over control and management of the Corporation to the Members prior to the Transfer of Control date.

Section 4.7 Declarants' Transfer of Control of Association: Declarants' right to control the Association and select its Board shall terminate upon the occurrence of the *first* of the following events:

.1. By written notice from the Declarants to the President or Secretary of the Association of the Declarants' intention to terminate its right to control the Association and appoint the majority of the Members of the Board of Directors; or,

B. Upon that date which is sixty (60) days after all Lots have been sold to persons other than Declarants.

Such date is herein referred to as the "**Transfer of Control Date**".

1.1.1.4 .

1.1.1.5 **ARTICLE 5 - CONSTRUCTION OF STRUCTURES**

Section 5.1 Completion of Construction: Regarding the construction of any structure on a Lot, The Owner shall complete all exterior elements of the construction within two (3) years after the Commencement of Construction. "Commencement of Construction" for new buildings is defined as the pouring of footings and foundations. "Commencement of Construction" for all other Improvements is defined as the undertaking of any visible exterior work. This shall not apply to the Declarants in any way.

1.1.1.6 **ARTICLE 6 - EASEMENTS**

Section 6.1 Easement for Roads and Driveways: The Declarants shall construct the roads depicted on the Plat in conformity with the approved specifications and plans therefor. All Subdivision roads shall be private roads and are dedicated for the use of the Owners of the Lots accessed thereby, as well as their families, guests and invitees. The Association shall be responsible for the maintenance, repair and upkeep of the Subdivision roads and road rights-of- way.

Section 6.2 Easements to Serve Additional Property: The Declarants hereby reserve for itself and its duly authorized agents, representatives, employees, successors, assigns, licensees, and mortgagees, an easement over any roads, streets or drives depicted on any Plat of any portion of the Property, for the purposes of access to adjoining property which may now or later be owned by Declarants. This easement includes, but is not limited to, a right of ingress and egress over the said Subdivision roads for construction of roads and for connecting and installing utilities on such adjoining property. Declarants agree that it and its successors or assigns shall be responsible for any damage caused to the Subdivision roads as a result of vehicular traffic connected with development of such adjoining property. Declarants further agree that if this easement is exercised for permanent access to such adjoining property and such property or any portion thereof is not made subject to this Declaration, the Declarants, its successors or assigns shall enter into a reasonable agreement with the Association to share in the cost of maintenance of any Subdivision road serving such adjoining property.

1.1.1.6.1 Section 6.3 Other Easements:

A. A 20 foot wide "Shared Driveway and Utility Easement" located on Lots 1-10 as depicted on the Plat, is dedicated for the use of the Owners of Lot 1-10 for ingress, egress and utilities. These Owners shall be responsible for the maintenance and repair of the Easement, including snow plowing, and shall share equally in the cost thereof: provided, an Owner shall not be required to share in the cost of snow plowing until the construction of a residence on the Owner's Lot has commenced. Decisions regarding capital improvement of the Easement (ex. paving) will require unanimous approval of these Owners. Either owner may arrange for routine maintenance, including snow plowing, of the Easement.

1.1.1.7 ARTICLE 7 - GENERAL PROVISIONS

Section 7.1 Binding Effect: The various restrictive measures and provisions of these covenants and restrictions are declared to constitute mutual equitable servitudes for the protection and benefit of each parcel in the Community and of the owners thereof and for the benefit of the Community as a whole. Each grantee of a conveyance or purchaser under a contract of sale, by accepting a deed or contract of sale, accepts such subject to all of the covenants, conditions and restrictions set forth in this Declaration and specifically agrees to be bound by each and all of them.

Section 7.2 Enforcement: The provisions of this Declaration may be enforced by Declarants, by a Successor Declarant, by the Board, or by any Lot Owner. The prevailing party in such enforcement action shall be entitled to recover his/her fees under Section 10.9. In addition, to specific enforcement judicially, the Board shall be entitled to impose a fine for violations of this Declaration of not to exceed \$5,000.00 per incident or \$100.00 per day, in the case of a continuing violation, or in such different amounts as shall be established from time to time by the Board in Rules and Regulations. The fine may be assessed only against the Owner, and only if the violator is the Owner or a member of the Owner's family or a guest, invitee, lessee, contractor, subcontractor, employee or agent of the Owner. In the case of a continuing violation, the fine may not be assessed unless the Owner has failed to abate the violation within the time allowed therefor by the Board in written notice to the Owner. In the case of a single incident, the fine may not be assessed unless the Owner has received at least one prior written notice from the Board that the violation may subject the Owner to fine(s). Fines imposed pursuant to this Section may be collected as provided in Sec-

tion 7.2 A and B above. Non-payment of assessments shall not subject an Owner to fines; rather, the remedy therefore shall be as provided in Article 7, above. The Board shall have the authority to establish and periodically modify a schedule of fines; provided, the failure to do so shall not invalidate or compromise the Board's powers under this Section 7.. The above provisions notwithstanding, no fine shall be assessed unless and until the following process has been followed:

(A) A majority vote by the Board shall be required prior to imposing any fine on an Owner for a violation;

Written notice by personal service or certified mail of the meeting during which such vote is to be taken shall be made to the Owner at least thirty (30) days prior to the meeting;

(B) In the event the Owner begins resolving the violation prior to the meeting, no fine shall be imposed as long as the Owner continues to address the violation in good faith until fully resolved; and,

(C) No portion of any fine may be used to provide remuneration to any Board member or agent of the Board.

No part of this section shall affect any statute, rule, covenant, bylaw, provision or clause that may allow for the recovery of attorney's fees.

Section 7.3 Term of Declaration: Unless amended as herein provided, all provisions covenants, conditions and restrictions and equitable servitudes contained in this Declaration shall be effective for twenty (20) years after the date upon which this Declaration was originally recorded, and, thereafter, shall be automatically extended for successive periods of ten (10) years each unless terminated by agreement of the Owners as provided for herein below.

Section 7.4 Amendment of the Declaration: Until the first Lot subject to this Declaration has been conveyed by Declarants by recorded deed, any of the provisions, covenants, conditions, restrictions and equitable servitudes contained in this Declaration may be amended or terminated by Declarants by the recordation of a written instrument, executed by Declarants, setting for such amendment or termination.

Section 7.5 Amendment of Declaration by Members: Except as otherwise provided in this Declaration, and subject to provisions elsewhere contained in this Declaration requiring the consent of Declarants or others, any provision, covenant, condition, restriction, or equitable servitude contained in this Declaration may be amended or repealed at any time and from time to time, upon approval of the amendment or repeal by at least sixty-seven percent (67%) of those Members present or represented by proxy at a meeting of the membership, scheduled for the purpose of considering such amendments, at which a quorum is present; provided:

A. This Declaration may not be terminated except upon approval by at least ninety percent (90%) of the Members; and, in case of termination, all rights, reservations, and easements granted to or reserved by Declarants herein shall survive any such termination; and,

B. The provisions of this Declaration which limit the allowable land uses in the Sub-

division to single-family residential use may be amended only with the approval of ninety percent (90%) of the Members.

Section 7.6 Remedies Cumulative: Each remedy provided under the Association documents is cumulative and not exclusive.

Section 7.7 Costs and Attorneys Fees: In any action or proceeding under the Association documents, the party which seeks to enforce the Association documents and prevails shall be entitled to recover its costs and expenses in connection therewith, including reasonable attorneys fees and expert witness fees. "Action or proceeding" as herein stated shall include, without limitation, any arbitration, mediation, or alternative dispute resolution proceeding.

Section 7.8 Governing Law: The Association documents shall be construed and governed under the laws of the State of Idaho. Venue for any dispute regarding the provisions of this declaration shall be Valley County, Idaho.

Section 7.10 Severability: Invalidation of any one or more of the covenants, conditions and restrictions contained herein by judgment or otherwise shall in no way affect the validity of any of the other provisions, which shall remain full force and effect.

Section 7.11 Conflicts in Documents: In case of any conflict between this Declaration and the Articles of Incorporation, or the Bylaws of the Association this Declaration shall control.

-----END-----

IN WITNESS WHEREOF, Declarants have executed this Declaration the day and year first above written.

By, _____

By: _____

Ted Larson, Member

1.1.1.8

By: _____

1.1.1.8.1

Philip Portsche, Member

STATE OF IDAHO,)

County of Valley.)

On this _____ day of _____, 2022, before me, _____, a Notary Public in and for said State, personally appeared Ted Larson, known or identified to me, and Philip Portsche.

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

NOTARY PUBLIC FOR IDAHO

My Commission Expires: _

STATE OF

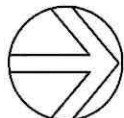
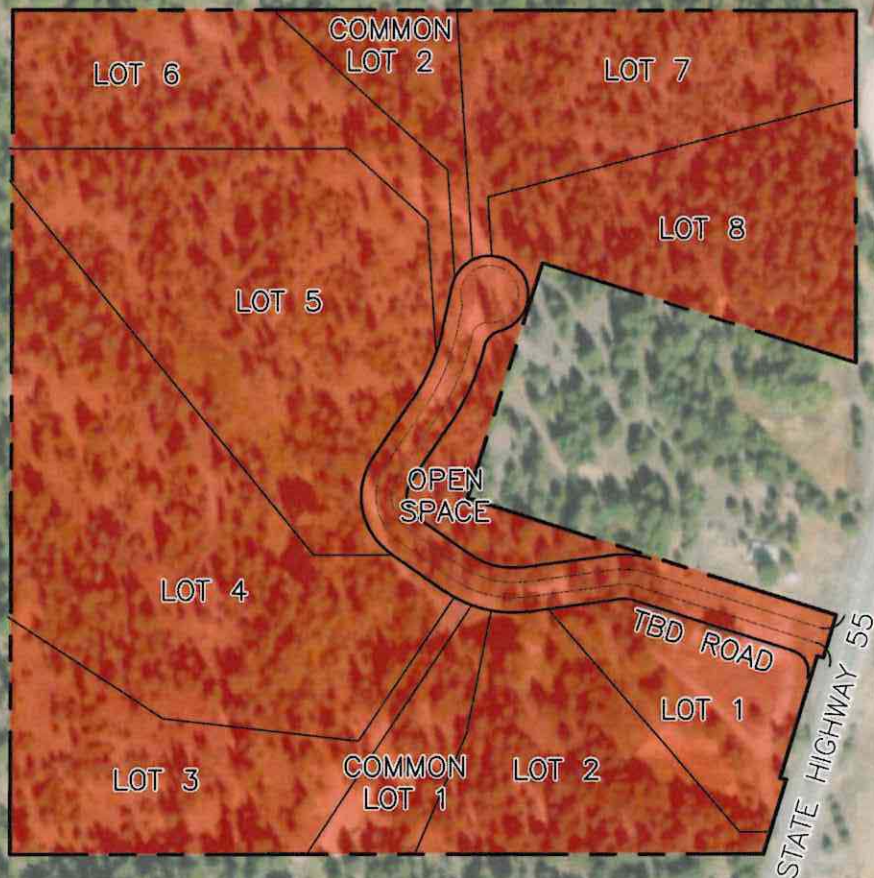
County of _____)

On this _____ day of _____, 2022, before me, _____, a Notary Public in and for said State, personally appeared _____, known or identified to me.

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

NOTARY PUBLIC FOR _____

My Commission Expires: _____



NORTH
SCALE: 1" = 300'

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638

ROUND VALLEY HAVEN
VALLEY COUNTY, IDAHO
PROPOSED SUBDIVISION STREET NAMES AND LOTS

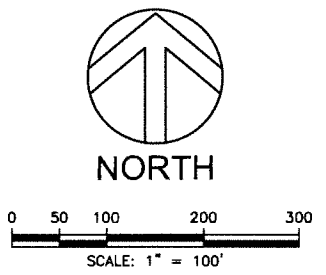
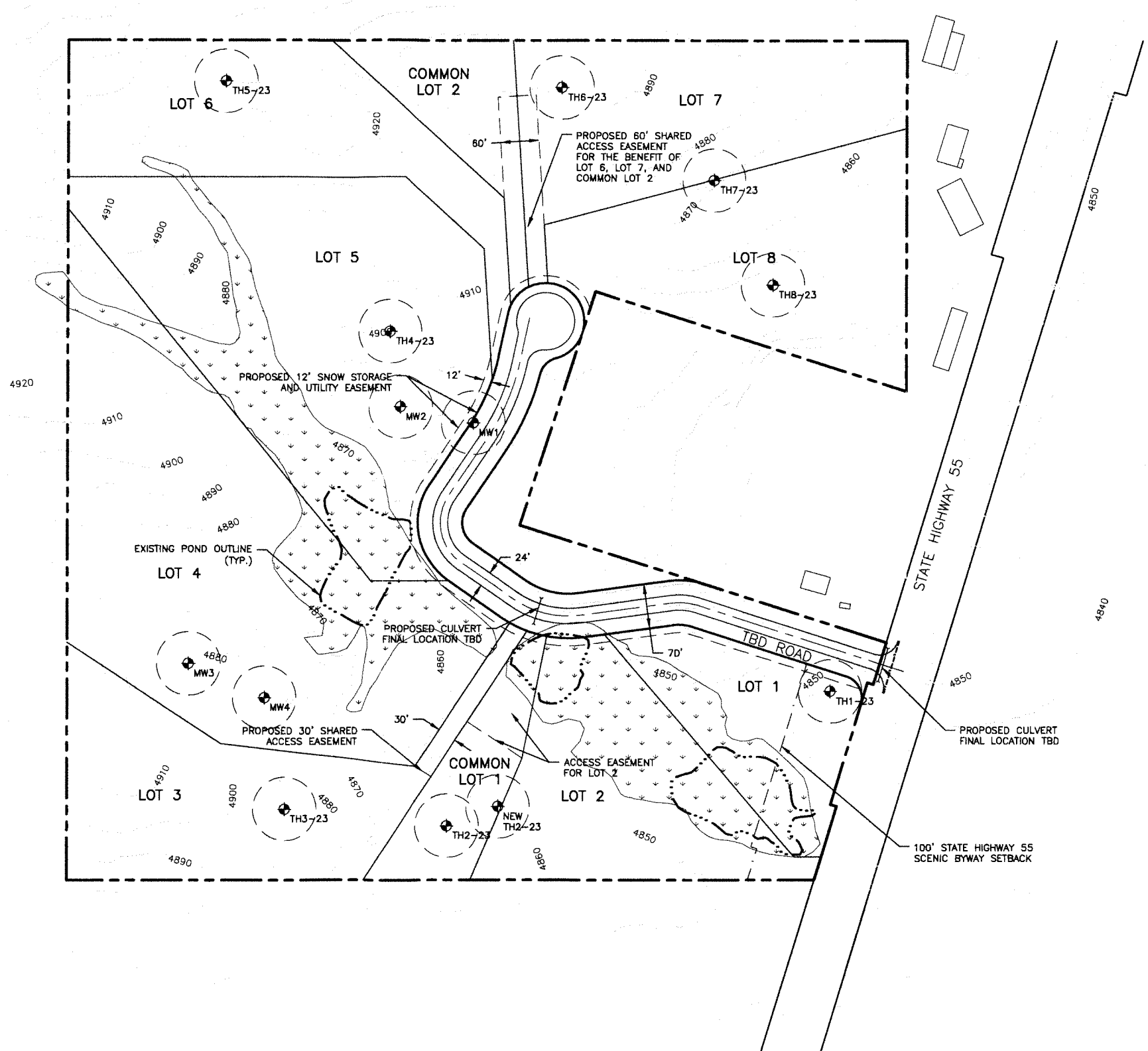
PROJECT	22050	DRAWN	FIGURE NO.
DATE	9/22/2023	RFP	1 OF 1

NOTES:

1. EXISTING PROPERTY BOUNDARIES, BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEYS, INC.
2. CONTOUR INTERNALS ARE 2 FOOT MINOR AND 10 FOOT MAJOR.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF OBJECTS OR UTILITIES SHOWN ON THESE DRAWINGS AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
4. THE PROPERTY SLOPES ACROSS THE SITE ARE APPROXIMATELY 2% TO 50%. THE SOILS LOCATED ON THE PROPERTY CONSISTS PRIMARILY OF ARCHABAL LOAM, BRYAN-PYLE COMPLEX, CABARTON SILTY CLAY LOAM, NISULA LOAM AND SWEDE SILT LOAM. REFER TO THE NRCS WEB SOIL SURVEY AND CUSTOM SOIL RESOURCE REPORT FOR VALLEY AREA, IDAHO, PARTS OF ADAMS AND VALLEY COUNTIES FOR ADDITIONAL INFORMATION.
5. ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) ARE TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAYS. APPROPRIATE EASEMENTS WILL BE PROVIDED FOR ANY UTILITIES INSTALLED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
6. REFER TO EXHIBIT 3 AND EXHIBIT 4 FOR PRELIMINARY SITE GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- 5010 EXISTING CONTOUR
- EXISTING EDGE OF GRAVEL
- EXISTING EDGE OF ASPHALT
- EXISTING BUILDING OUTLINE
- EXISTING OVERHEAD POWER POLE AND LINE
- EXISTING APPROXIMATE UNDERGROUND POWER LINE
- EXISTING POWER STRUCTURE
- EXISTING EDGE OF WATER/POND
- PROPOSED EDGE OF GRAVEL
- PROPOSED EASEMENT LINE
- APPROXIMATE WETLAND AREA
- SEPTIC TEST HOLE LOCATION
- PROPOSED CULVERT



NO.		REVISION	BY	DATE	DESIGN														
					RFP														
					DRAWN														
					AMD														
					CHECKED														
					GTT														
					APPROVED														
					GTT														

CRESTLINE

ENGINEERS

323 DEINHARD LANE, SUITE C · PO BOX 2330

MCALL, IDAHO 83638

ROUND VALLEY HAVEN

VALLEY COUNTY, IDAHO

EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

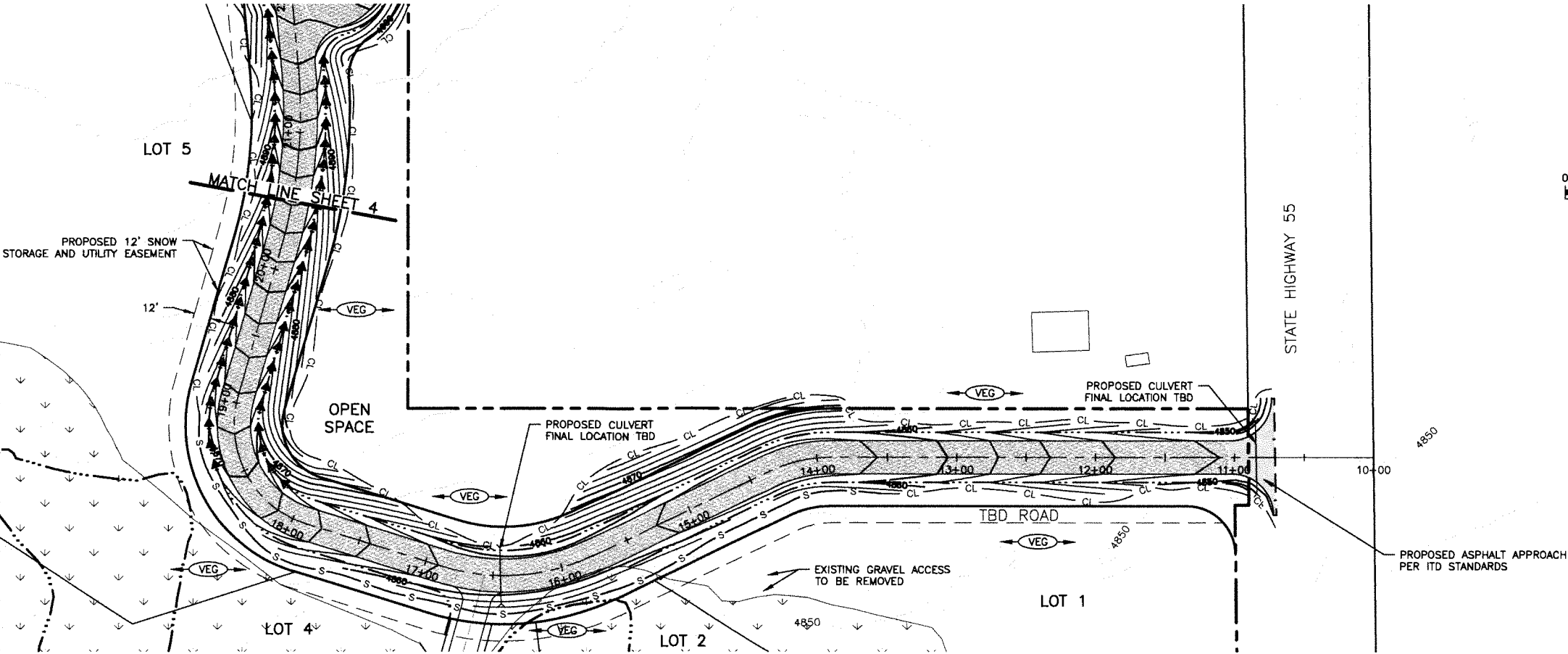
VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
0 1"	
PROJECT	22050
DATE	9/21/2023
DRAWING NO.	SHEET NO.
EX-2	2 OF 4

GRADING AND DRAINAGE NOTES:

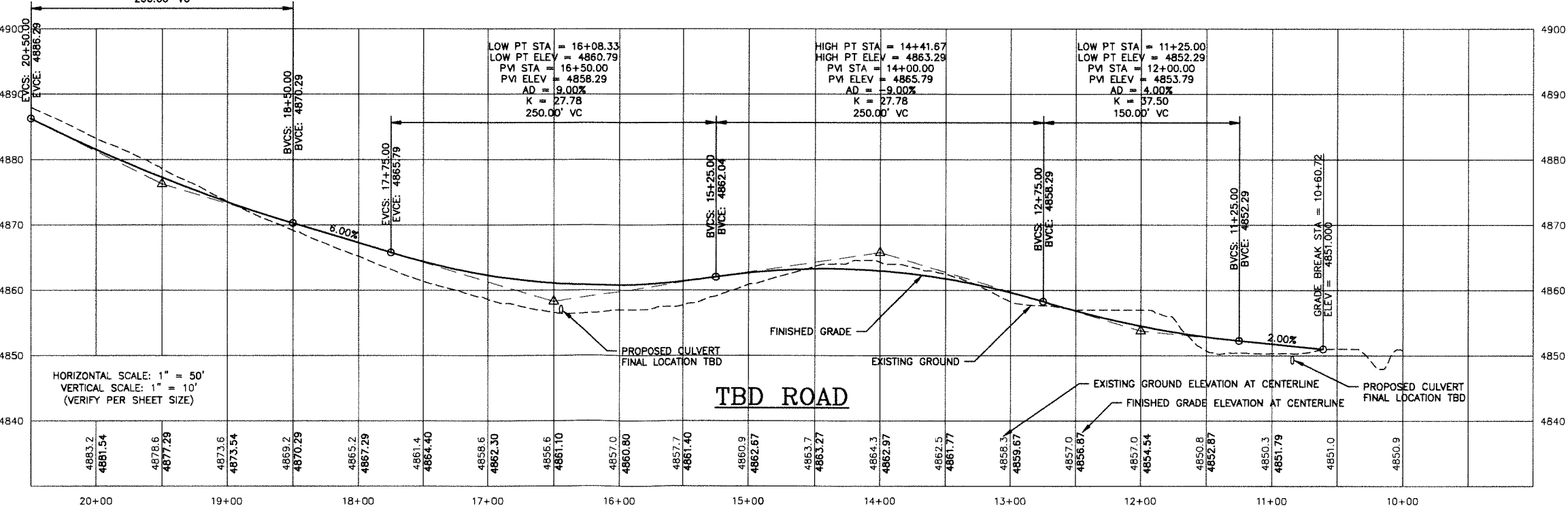
1. STORMWATER MANAGEMENT TO BE COMPLETED ONSITE USING VEGETATED SWALES AND SURFACE DETENTION IF NECESSARY.
2. PRELIMINARY STORMWATER CALCULATIONS CAN BE PROVIDED UPON REQUEST.
3. THE GRADING AND STORMWATER DRAINAGE AS SHOWN ON THIS DRAWING IS CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY VALLEY COUNTY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
4. STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL FOR THE PROJECT WILL BE IMPLEMENTED PER VALLEY COUNTY REQUIREMENTS.
5. REFER TO THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY'S 2005 CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES AND THE VALLEY COUNTY STORMWATER ADDENDUM, AVAILABLE ON THE VALLEY COUNTY WEBSITE, FOR FURTHER DETAILS ON BMP INSTALLATION AND INSTALLATION.
6. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION OR EARTH DISTURBING ACTIVITIES AND SHOULD REMAIN IN PLACE UNTIL ALL DISTURBED/EXPOSED AREAS HAVE BEEN STABILIZED AND/OR REVEGETATED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. WORK ACTIVITIES SHALL TAKE PLACE WITHIN THE CLEARING LIMITS AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PRESERVE NATURAL VEGETATION OUTSIDE OF CLEARING LIMITS.
9. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING INSTALLATION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THIS PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL PROJECT CONSTRUCTION IS COMPLETED AND APPROVED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AFTER THE PROJECT IS APPROVED.
10. IN GENERAL, ALL SITE GRADING ADJACENT TO NEW BUILDING STRUCTURES SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING AT A MINIMUM OF 1.5% IN HARDSCAPE AREAS AND 4% IN LANDSCAPE AREAS. AREAS BETWEEN NEW STRUCTURES AND PROPERTY BOUNDARIES WILL BE SLOPED TO KEEP STORMWATER ON SITE AND RELEASED INTO EXISTING LANDSCAPED AREAS.

LEGEND:

- PROPERTY BOUNDARY
- 5086 EXISTING CONTOUR
- 5084 PROPOSED CONTOUR
- PROPOSED GRAVEL ROADWAY
- PROPOSED ASPHALT ROADWAY
- PROPOSED DRAINAGE SWALE/FLOW LINE
- VEG PRESERVE EXISTING VEGETATION
- S SILT FENCE
- CL CLEARING/CONSTRUCTION LIMITS
- PROPOSED CULVERT
- APPROXIMATE WETLAND AREA
- PROPOSED ROCK CHECK DAM



LOW PT STA = 18+50.00
LOW PT ELEV = 4870.29
PVI STA = 19+50.00
PVI ELEV = 4876.29
AD = 4.00%
K = 50.00
200.00' VC



HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 10'
(VERIFY PER SHEET SIZE)

NO.	REVISION	BY	DATE	DESIGN
				RFP
				DRAWN
				RFP
				CHECKED
				GTT
				APPROVED
				GTT

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638

ROUND VALLEY HAVEN
VALLEY COUNTY, IDAHO

PRELIMINARY ROAD, GRADING, DRAINAGE, AND
STORMWATER MANAGEMENT PLAN - 1

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 1"	
PROJECT	22050
DATE	9/21/2023
DRAWING NO.	SHEET NO.
EX-3	3 OF 4

NOTES:

THE SUBDMR OF THIS PROPOSED DEVELOPMENT IS:

PHILIP PORTSCHE AND TED LARSON
12126 N 18TH AVE
BOISE, ID 83714

1. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:

DUNN LAND SURVEYS, INC.
25 COYOTE TRAIL ROAD
CASCADE, ID 83611

2. THE EXISTING LAND USE/ZONING IS OTHER RURAL.

3. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY ±34.08 ACRES.

4. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.

5. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.

6. ALL LIGHTING MUST BE DARK SKY COMPLIANT PER VALLEY COUNTY CODE.

7. ONLY ONE WOOD BURNING DEVICE PER LOT PER VALLEY COUNTY CODE.

8. 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.

DEVELOPMENT DATA:

PROPERTY AREA	34.06 ACRES
RIGHT-OF-WAY AREA	2.00 ACRES
OPEN SPACE	0.81 ACRES
LOT(S) AREA	31.25 ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C2050C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

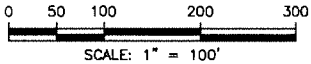
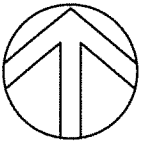
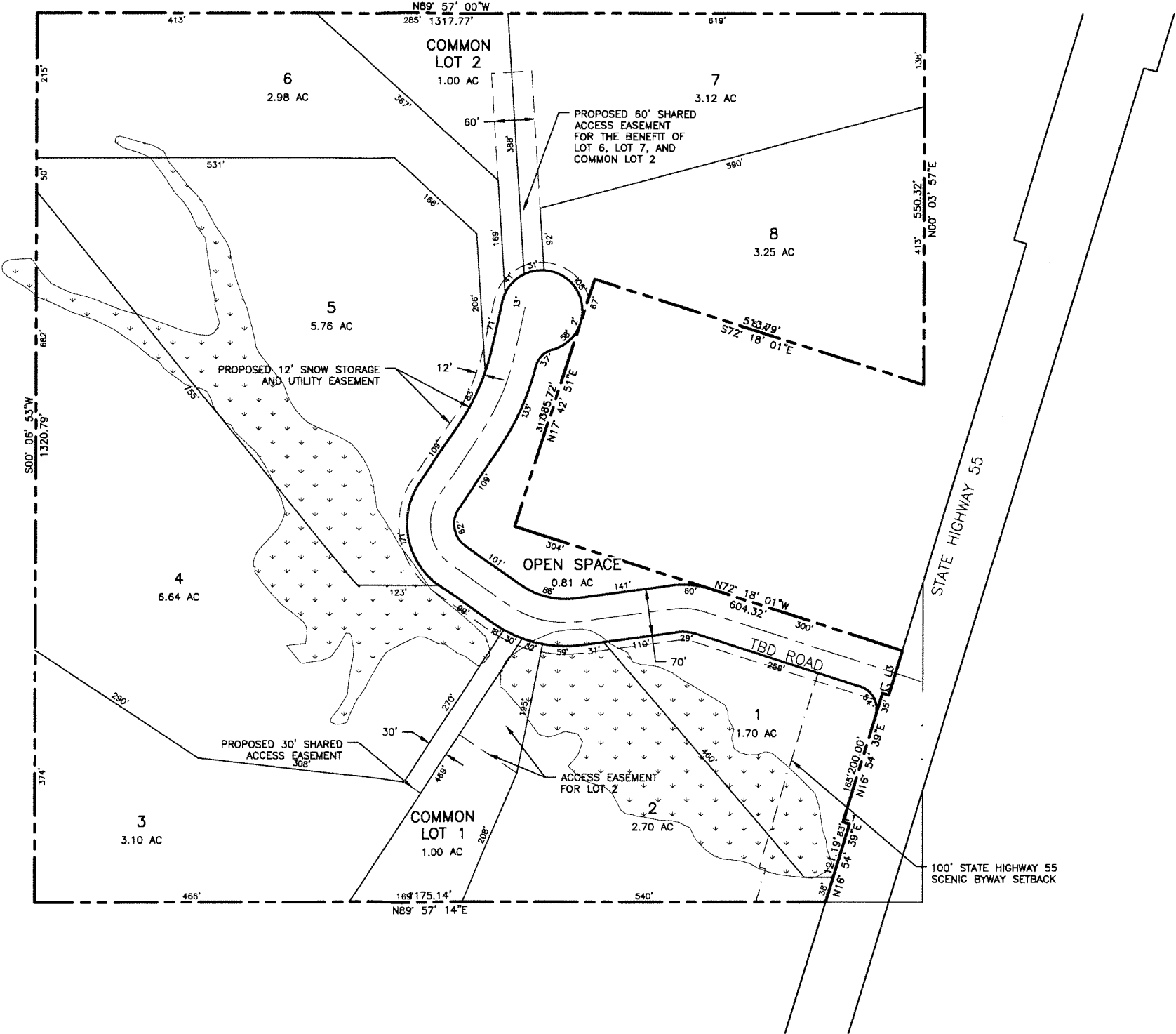
LEGEND:

---	PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY
---	PROPOSED RIGHT-OF-WAY
---	ROAD CENTER LINE
---	PROPOSED LOT LINE
---	ADJACENT PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	SECTION LINE
---	SIXTEENTH LINE
---	APPROXIMATE WETLAND AREA

PRELIMINARY PLAT-ROUND VALLEY HAVEN

A RESIDENTIAL SUBDIVISION LOCATED IN
NE 1/4 OF THE NE 1/4 OF SECTION 19
T.12N., R.4E., B.M.
VALLEY COUNTY, IDAHO
2023

LINE TABLE					
LINE	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING
L1	10.00	982859.789	2554057.409	982862.698	2554047.842
L2	10.00	983054.050	2554106.018	983051.141	2554115.586
L3	69.10	983051.141	2554115.586	983117.251	2554135.685



NO.	REVISION	BY	DATE	DESIGN	<div>CRESTLINE ENGINEERS 323 DEINHARD LANE, SUITE C · PO BOX 2330 McCALL, IDAHO 83638</div>		<div>ROUND VALLEY HAVEN VALLEY COUNTY, IDAHO PRELIMINARY PLAT</div>		VERIFY SCALE	
				RFP					BAR IS ONE INCH ON FULL SIZE DRAWING	
				DRAWN					PROJECT 22050	
				AMD					DATE 9/21/2023	
				CHECKED					DRAWING NO. SHEET NO.	
				GTT					EX-1	1 OF 4
				APPROVED						
				GTT						