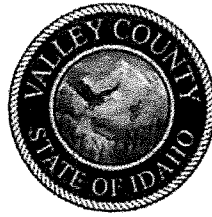


Valley County Planning and Zoning Department

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 type="checkbox"/> Check # _____ or <input checked="" type="checkbox"/> Cash
FILE # <u>C.U.P. 23-39</u>		FEE \$ <u>1000</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>9-7-2023</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: <u>2 lots - SF</u>	
<input checked="" type="checkbox"/> SHORT PLAT		
<input 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: _____

Date: 9-6-23

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.

Morgan Acres CUP with Plat application

From: Jeff Morgan [REDACTED]

Sent: Friday, September 8, 2023 8:48 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Morgan Acres CUP with Plat application

Good Morning Cynda,

Thanks again for your help. Per our conversation yesterday, our plan is to remove the pole portion of the north flag lot and move the ingress/egress for the north lot off of Farm To Market. The south lot ingress/egress will be off of Willey Lane. Both parcels will be equal in acreage after this change at roughly 10 +/- acres.

Jeff Morgan
[REDACTED]

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: Morgan Acres

APPLICANT Jeff and Brenda Morgan

PHONE [REDACTED]

Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 23553 New Castle Ct, Middleton, ID.

ZIP 83644

EMAIL [REDACTED]

PROPERTY OWNER _____

(if not the applicant)

MAILING ADDRESS _____

ZIP _____

EMAIL _____

Nature of Owner's Interest in this Development? Create two 10 acre parcels for future development

AGENT / REPRESENTATIVE Josh Kriz

PHONE [REDACTED]

MAILING ADDRESS PO Box 1407, McCall, ID

ZIP 83638

EMAIL [REDACTED]

ENGINEER Antonio Conti

MAILING ADDRESS 7661 W Riverside Drive, Ste 102, Garden City, ID

ZIP 83714

EMAIL [REDACTED]

PHONE [REDACTED]

SURVEYOR Antonio Conti

MAILING ADDRESS 7661 W Riverside Drive, Ste 102, Garden City, ID

ZIP 83714

EMAIL [REDACTED]

PHONE [REDACTED]

PROPERTY INFORMATION

1. SIZE OF PROPERTY 20 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 A portion of the SW 1/4, Section 13, T.17N., R.3E, B.M., Valley County, Idaho

5. TAX PARCEL NUMBER(S) _____

Quarter SW 1/4

Section 13

Township T.17N.

Range R.3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Agriculture - current dry farmland in grass hay. Cut once a year in July.

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 Private Residence and Agriculture

South Agriculture

East Agriculture

West Private Residence and Agriculture

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: Marsh area on the west side of the property that extends virtually the entire length (north to south) of the property

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? Marginal spring melting run-off in wetlands on west boundary of property

11a. NUMBER OF EXISTING ROADS: 0 Width _____ Public ☐ Private ☐

Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☐

11b. NUMBER OF PROPOSED ROADS: 0 Proposed width: _____

Will the proposed roads be Public ☐ Private ☐

Proposed road construction: Gravel ☐ Paved ☐

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

Existing domestic well on proposed north parcel. No other utilities exist on the property

12b. PROPOSED UTILITIES: Electric, Internet/phone, domestic well

Proposed utility easement width 10 ft

Locations West (R/W) and East property line of both proposed parcels

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 94 Flow 27 GPM Purity Verified? _____
Nearest adjacent well 13686 Farm to Market Rd Depth 154 Flow 13 GPM
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): Existing drainage will not be affected
Any special drains? _____ (Please attach map)
Soil type(s): Sandy brown clay, tan clay, coarse tan sand, source tan cemented sand
(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? No
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 35 feet Sides 35 feet Rear 35 feet
Mobile homes allowed? Yes ☐ No ☒
Minimum construction value \$350,000 Minimum square footage 2,000
Completion of construction required within Not set Days ☐ Months ☐ Years ☐
Resubdivision permitted? Yes ☐ No ☒
Other _____
17. LAND PROGRAM:
Open Areas and/or Common Areas Yes ☐ No ☒
Acreage in subdivision 20 Number of lots in subdivision 2
Typical width and depth of lots 660 feet wide by 660 feet deep
Typical lot area 10.5 acres Minimum lot area 9.5 Maximum lot area 10.5
Lineal footage of streets N/A Average street length per lot N/A
Percentage of area in streets 0 %
Dedicating road right-of-way to Valley County? Yes ☐ No ☒
Percentage of area of development to be public (including easements) .50 acres %
Maximum street gradient _____
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: _____
Drainage: _____
- 3. How many acres is the property being subdivided? _____
- 4. What percentage of this property has water? _____
- 5. How many inches of water are available to the property? _____
- 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.

- 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? _____

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 / 6 / 23



VALLEY COUNTY

Type text here

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: 
Applicant

By: _____
Valley County Weed Control

Date: 9-6-23

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.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ 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.

No roads to be constructed. Access to the property will be via private driveways from Willey Lane

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

N/A Two lot subdivision

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.

Parcel is surrounded on the North and West side by residential lots. South and East side is agriculture parcel. Farm equipment noise associated with existing agriculture as well as minimal existing residence traffic. No added 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.

No added glare. Private parcels

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 increased pariculatates

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.

Current drainage will not be affected. Some wetlands on the property.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

None existing, non proposed.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

Minimal impacts.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Landscaping, which may include grass, trees, shrubs, rock, mulch, etc. will be required around building site upon completion. Landscaping will blend in with surround residential parcels.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

Moderate slopes exists on both parcels, however, building envelopes will be on sections with little to no slope. Additional structural support will be determined at the time of build to meet Valley County code requirements. Landscaping will also be implemented that blended in with current surrounding residential parcels.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Vacant parcels with no grading. Drainage will not be affected. Building site private, no buffers needed.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

Future buildings will blend with current residential parcels. Most parcels in that area are 10+ acres creating ample buffer for adjoining parcels.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

Blends in well with adjacent properties in terms of lot size. There are four total parcels to the east that are roughly 10 acres. Parcels to the North, South, and West are all roughly 20 acres. Both parcels offer upland building area.

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

Two parcel subdivision. Tax assesment will increase as improvements are completed. No other impacts expected.

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

None. Both parcels are surrounded by other single family residential subdivisions and parcels.

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

No impacts to other developments. Both parcels are surrounded by other single family residential subdivisions and parcels.

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.

No natural resources available and no depletion of resources will occur. No impacts to natural resources will occur.

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

If the project is not completed, it will remain as agricultural land. No impacts

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

Two parcel subdivision. Potential improvements includes one single family home and shop per parcel.

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

N/A

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 ^{27 27 text here}

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

Protocols for qualifying property exemption in Valley County, Idaho:

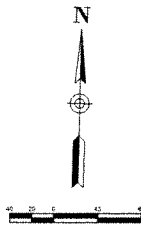
- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale 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.

PRELIMINARY PLAT FOR
MORGAN ACRES SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4, SECTION 13,
T.17N., R.3E., BOISE MERIDIAN, VALLEY COUNTY,
IDAHO.

AUGUST 2023 SCALE: 1" = 250' SHEET 1 OF 1



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be
Altered During Reproduction Processes. Scales Shown
Hereon are Based on a Full Scale Sheet Size of 24" x 36".

Scale: 1" = 80'

Basis of Bearing

Bearings are Gnd Idaho West State Plane Zone, coordinates
were derived from GPS observations and projected to
ground by applying a scale factor of 1.0000934945 to gnd
values, distances shown are true ground distances.

Survey Narrative

This plat is being recorded to show the Lots as platted
hereon. All monuments were accepted and held.

LEGEND:

- SET 5/8" X 24" IRON PIN W/ CAP LS18350
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- ⊕ FOUND BRASS CAP MONUMENT
- ⊕ FOUND 2" DIAM. ALUMINUM CAP ON 5/8" REBAR
- FOUND MONUMENT AS NOTED

B.O.B. BASIS OF BEARING
M MEASURED DISTANCE

CP&F CORNER PERPETUATION AND FILING RECORD

--- SUBDIVISION BOUNDARY LINE
--- LOT LINE
--- PARCEL LINE
--- SECTION LINE

GENERAL NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. CONTACT DIGLINE AT 1-800-252-1133 FOR EXACT UTILITY INFORMATION PRIOR TO ANY CONSTRUCTION.
2. AERIAL PHOTOGRAPHY AND CONTOURS WERE SUPPLIED BY ZERO GRAVITY CIVIL TECH.

IRRIGATION DISTRICT: N/A

DRAINAGE DISTRICT: N/A

SEWAGE DISPOSAL: INDIVIDUAL SEPTIC

WATER SUPPLY: INDIVIDUAL WELLS

FLOOD ZONE: X (FEMA MAP NUMBER 16085C1025C
FEBRUARY 1, 2019)

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS/HER AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT EMS DATE

INSTRUMENT

RELEASE OF SANITARY RESTRICTIONS

SEE SANITARY RELEASE RECORDED TOGETHER WITH PLAT FOR APPROVED DRAINFIELD SYSTEMS.

DECLARATION OF UTILITIES

ELECTRICAL UTILITIES HAVE BEEN INSTALLED. VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE CONSTRUCTION OF UTILITIES SERVING WILEY LANE SUBDIVISION.

BUILDING SETBACKS

SETBACKS WILL COMPLY WITH VALLEY COUNTY REGULATIONS.

UTILITY AND DRAINAGE EASEMENTS

UTILITY AND DRAINAGE EASEMENTS SHALL BE 10 FT. WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS. THE RIGHT-OF-WAY OF ROADS SHALL FURTHER SERVE AS UTILITY AND DRAINAGE EASEMENTS EXCEPT AS RESTRICTED.



BENCH MARK
TOP OF 5/8" PIN
ASSUMED ELEVATION =
4936.00

MORGAN ACRES SUBDIVISION
PRELIMINARY PLAT
VALLEY COUNTY, IDAHO

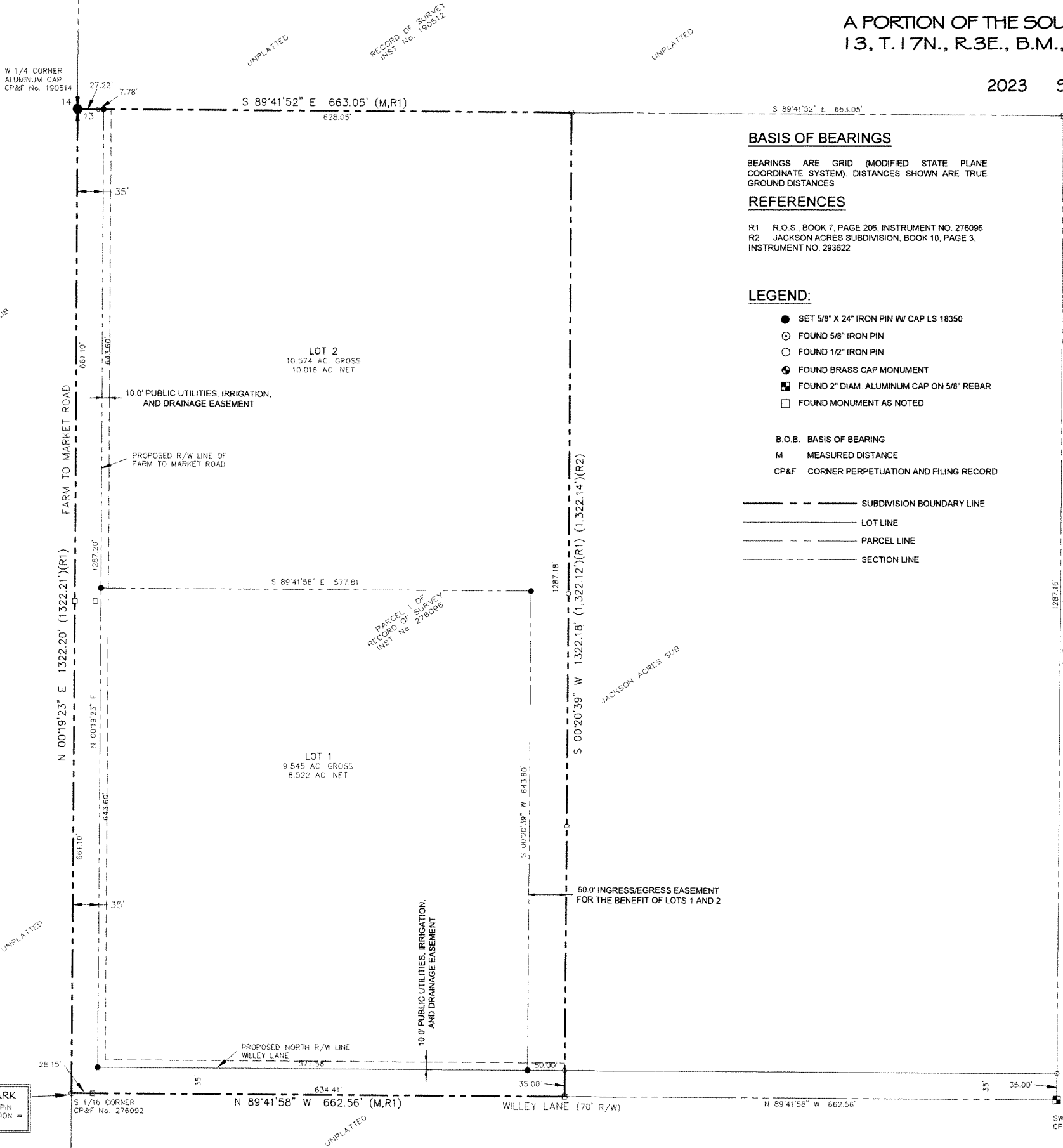
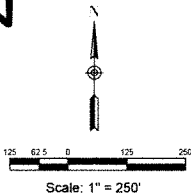
DRAWN BY: DNM
CHECKED BY: AMC
DATE: 08/29/2023

PRELIMINARY
PLAT
1.0

MORGAN ACRES SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION
13, T.17N., R.3E., B.M., VALLEY COUNTY, IDAHO.

2023 SHEET 1 OF 2



BASIS OF BEARINGS

BEARINGS ARE GRID (MODIFIED STATE PLANE COORDINATE SYSTEM). DISTANCES SHOWN ARE TRUE GROUND DISTANCES

REFERENCES

R1 R.O.S., BOOK 7, PAGE 206, INSTRUMENT NO. 276096
R2 JACKSON ACRES SUBDIVISION, BOOK 10, PAGE 3, INSTRUMENT NO. 293822

LEGEND:

- SET 5/8" X 24" IRON PIN W/ CAP LS 18350
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- FOUND BRASS CAP MONUMENT
- FOUND 2" DIAM ALUMINUM CAP ON 5/8" REBAR
- FOUND MONUMENT AS NOTED

B.O.B. BASIS OF BEARING
M MEASURED DISTANCE
CP&F CORNER PERPETUATION AND FILING RECORD

- SUBDIVISION BOUNDARY LINE
- LOT LINE
- PARCEL LINE
- SECTION LINE

NOTES:

- ALL ROADS AND ROAD RIGHTS OF WAY DEPICTED ON THIS FINAL PLAT ARE PUBLIC AND ARE DEDICATED TO THE PUBLIC.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
- THERE SHALL BE NO LOT SPLITS EXCEPT THROUGH VALLEY COUNTY PLANNING AND ZONING IN ACCORDANCE WITH THE CO&R'S
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
- 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
- EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES
- THIS PLAT IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805. NO IRRIGATION IS PROVIDED.
- BEARINGS ARE BASED ON STATE PLANE GRID

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS/HER AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS _____ DATE _____
INST. NO. _____

SURVEYOR'S NARRATIVE

THE SURVEY WAS COMPLETED TO SUBDIVIDE THE PROPERTIES SHOWN HEREON AS DEFINED BY THE VALLEY COUNTY SUBDIVISION ORDINANCE. ALL MONUMENTS FOUND WERE HELD AND ACCEPTED.



PLAT FOR

MORGAN ACRES SUBDIVISION

A PORTION OF THE SOUTHWEST 1/4 OF SECTION
13, T.17N., R.3E., B.M., VALLEY COUNTY, IDAHO.

2023 SHEET 2 OF 2

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THE UNDERSIGNED IS THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND, IN A PORTION OF SECTION 13, T. 17 N., R. 3 E., B.M., VALLEY COUNTY, IDAHO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SW QUARTER OF SECTION 13, T. 17N, R. 3E. BOISE MERIDIAN, VALLEY COUNTY, IDAHO, BEING PARCEL 1 AS SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 276096, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/16 OF SAID SECTION 13 BEING THE SW CORNER OF SAID PARCEL 1; THENCE ON THE WEST LINE OF SAID PARCEL 1 N00°19'23"E A DISTANCE OF 1322.20 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 13 ALSO BEING THE NW CORNER OF SAID PARCEL 1; THENCE ON THE NORTH LINE OF SAID PARCEL 1 S89°41'52"E A DISTANCE OF 663.05 FEET TO THE NE CORNER OF SAID PARCEL 1; THENCE ON THE EAST LINE OF SAID PARCEL 1 S00°20'39"W A DISTANCE OF 1322.18 FEET; TO THE SE CORNER OF SAID PARCEL 1; THENCE ON THE SOUTH LINE OF SAID PARCEL 1 N89°41'58"W A DISTANCE OF 662.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.126 ACRES, MORE OR LESS.

THAT IT IS THE OWNER'S INTENT TO INCLUDE THE ABOVE DESCRIBED PARCEL OF LAND IN THIS PLAT OF MORGAN ACRES SUBDIVISION. THE UTILITY AND DRAINAGE EASEMENTS ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF THESE EASEMENTS AS REQUIRED TO SERVICE SAID UTILITIES IS PERPETUALLY RESERVED. THE OWNERS HEREBY CERTIFY THAT THE INDIVIDUAL LOTS WILL NOT BE SERVED BY ANY WATER SYSTEM COMMON TO ONE (1) OR MORE LOTS BUT WILL BE SERVED BY INDIVIDUAL WELLS. THE OWNERS FURTHER CERTIFY THAT THEY WILL COMPLY WITH IDAHO CODE 31-3805 CONCERNING IRRIGATION RIGHTS AND DISCLOSURES.

THE OWNER HEREBY DEDICATES TO THE PUBLIC, FOR PUBLIC USE, THAT PORTION OF WILLEY LANE AND FARM TO MARKET ROAD AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF, WE HAVE HERE UNTO SET OUT HANDS THIS _____ DAY OF _____, 202_.

BY: _____
JEFF MORGAN DATE

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF VALLEY) S.S.

ON THIS _____ DAY OF _____, 202_, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO, PERSONALLY APPEARED THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 202_ IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO _____

RESIDING AT SAID LOCATION _____

COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, ANTONIO M. CONTI, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" IS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ANTONIO M. CONTI, P.L.S. 18350 DATE: _____

CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF MORGAN ACRES SUBDIVISION IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR DATE

APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF MORGAN ACRES SUBDIVISION IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____, 202_, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN DATE

APPROVAL OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF MORGAN ACRES SUBDIVISION IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____, 202_, BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN DATE

CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF MORGAN ACRES SUBDIVISION HAS BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER DATE

VALLEY COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO)
COUNTY OF VALLEY) S.S.

THIS IS TO CERTIFY THAT THE PLAT OF MORGAN ACRES SUBDIVISION WAS FILED IN THE OFFICE OF THE RECORDER OF VALLEY COUNTY, IDAHO, THIS _____ DAY OF _____, 202_, AT _____ O'CLOCK __M., AT THE REQUEST OF _____ AND WAS DULY RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

DEPUTY EX-OFFICIO RECORDER

