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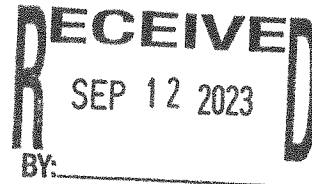
AMY N. PEMBERTON
EMAIL: amy@mpmplaw.com

TELEPHONE
FACSIMILE

September 12, 2023

Via email cherrick@co.valley.id.us
And via personal delivery

Cynda Herrick
Valley County
Planning and Zoning Director
PO Box 1350
Cascade, ID 83611



Re: Extension Request - Jug Mountain Ranch PUD Phase 3 Village South

Dear Cynda:

This letter is an extension request for Conditional Use Permit 21-38 ("CUP 21-38"). On December 21, 2021, Jug Mountain Ranch LLC ("JMR") received preliminary plat approval for an eight lot, single family subdivision ("Phase 3 Village South"), CUP 21-38. As described in more detail below, due to unforeseen rule changes by the Idaho Department of Environmental Quality ("DEQ"), the final plat of Phase 3 Village South cannot be recorded within two years from CUP 21-38's approval. Accordingly, JMR is requesting an extension.

A. Summary of Phase 3 Village South

Phase 3 Village South will provide eight single family residential lots, that are smaller lots and higher density than other lots in Jug Mountain Ranch. Total acreage of Phase 3 Village South is 3.33 acres, of which there are 1.48 acres of open space that will be reserved for use of the owners in Phase 3 Village South. Phase 3 Village South will contain no commercial lots. The Preliminary Plat is attached as **Exhibit 1**.

It is anticipated that JMR will construct the homes on the lots of Phase 3 Village South. The square footage of the homes will be up to 2,400 square feet of heated livable space. See **Exhibit 2** for the Site Plan which depicts preliminary locations of the homes that will be constructed.

The density approved in CUP 04-34 includes commercial uses, plus 125 residential lots, 99 of which remain available after the platting of Phase 3A. No changes are requested to the approved uses and densities.

B. Reasons Extension is Needed

As a condition of approval, the final plat of Phase 3 Village South was to be recorded by December 21, 2023. However, prior to approving any additional final platting in Jug Mountain

Ranch, DEQ is requiring the implementation of improvements to a Wastewater Facilities Plan approved in January of 2023, to the extent necessary to increase the capacity to incorporate the existing platted lots (161 lots), plus the eight lots of Jug Mountain Ranch Phase 3 Village South. This requirement was imposed due to new rules requiring testing for phosphorus in the sewer facility, which was not previously a requirement, and which reduced the approved equivalent dwelling units ("EDUs") for the system.

With the approval of the Phase 3A plat, recorded in September of 2018, there were still available EDUs for Phase 3 Village South. Due to these changes in the rules, the final plat could not be recorded until DEQ approves the upgraded sewer system, which we hope will be given sometime in 2024. The final plat therefore cannot be filed prior to the expiration of the preliminary plat approval on December 22, 2023.

C. Overview of What Has Been Completed to Date

Phase 3 Village South will utilize the central sewer and central water systems for Jug Mountain Ranch. The main water and sewer lines are already in place and the utilities will be completed prior to recording the final plat. Phase 3 Village South will be accessed from Jug Mountain Ranch Road, which is a private, completed road.

D. Updated Completion Date, Phasing Plan and Timeline

It is anticipated that application for final plat for Phase 3 Village South will be made in the spring or summer of 2024, and that construction will commence prior to that time. To the extent that utilities and roads are not completed prior to recordation of the final plat, the cost to complete will be escrowed in accordance with the VCLUDO.

A list of owners of property within 300' of Phase 3 Village South is attached as **Exhibit 3**.

Please let us know if you have questions or need any additional information.

Thank you and best regards,

A handwritten signature in black ink, appearing to read "Amy Pemberton", with a long horizontal flourish extending to the right.

AMY N. PEMBERTON

Enclosures:

- Exhibit 1 – Preliminary Plat
- Exhibit 2 – Site Plan
- Exhibit 3 – Owners' within 300'
- \$250 Extension Request Fee

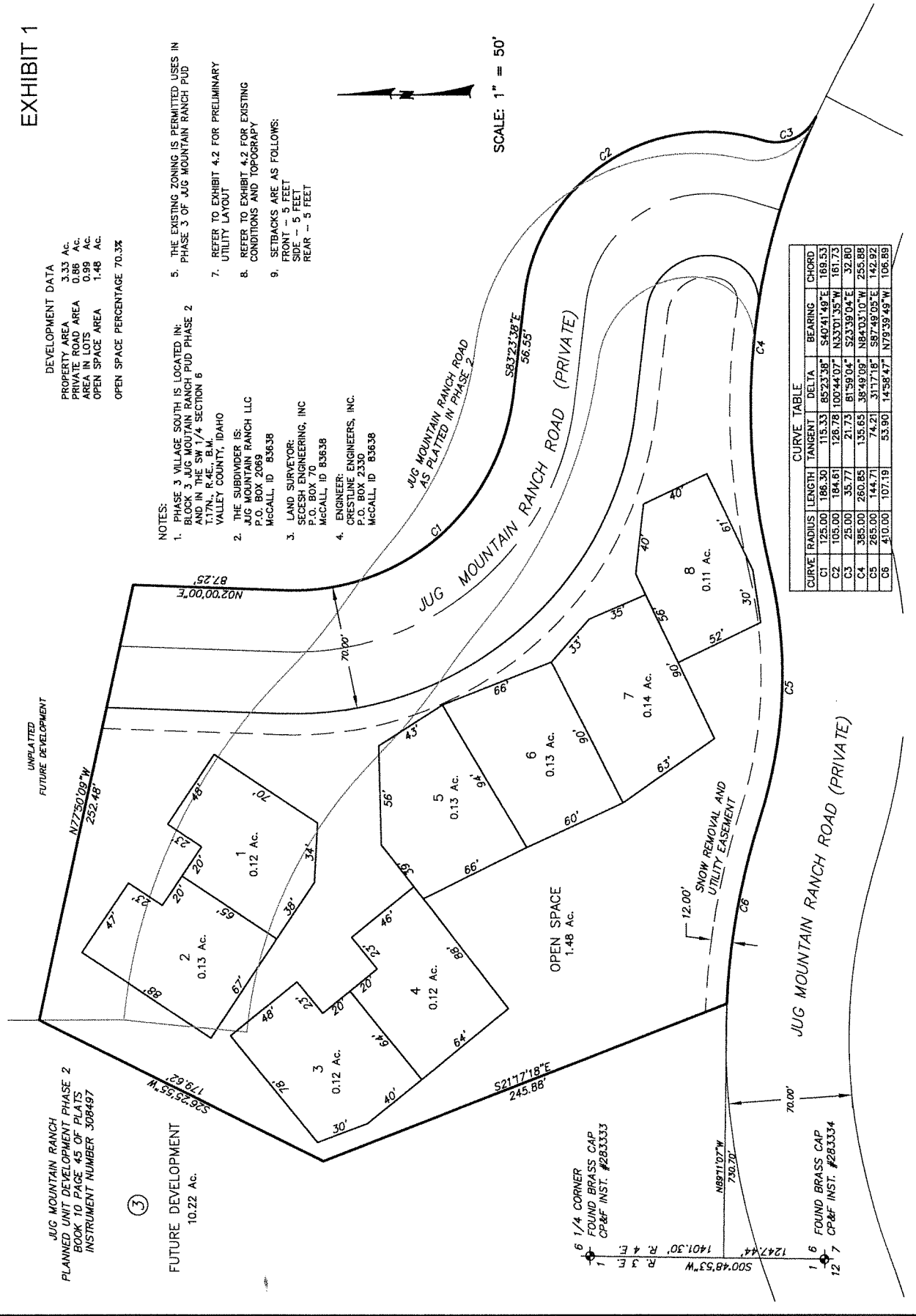
EXHIBIT 1

PROPERTY AREA	3.33	Ac.
PRIVATE ROAD AREA	0.86	Ac.
AREA IN LOTS	0.99	Ac.
OPEN SPACE AREA	1.48	Ac.
OPEN SPACE PERCENTAGE	70.3%	

NOTES:

1. PHASE 3 VILLAGE SOUTH IS LOCATED IN: BLOCK 3 JUG MOUNTAIN RANCH PUD PHASE 2 AND IN THE SW 1/4 SECTION 6 T.17N., R.4E., B.M. VALLEY COUNTY, IDAHO
2. THE SUBDIVIDER IS: JUG MOUNTAIN RANCH LLC P.O. BOX 2069 McCall, ID 83638
3. LAND SURVEYOR: SECECH ENGINEERING, INC P.O. BOX 70 McCall, ID 83638
4. ENGINEER: CRESTLINE ENGINEERS, INC. P.O. BOX 2330 McCall, ID 83638
5. THE EXISTING ZONING IS PERMITTED USES PHASE 3 OF JUG MOUNTAIN RANCH PUD
7. REFER TO EXHIBIT 4.2 FOR PRELIMINARY UTILITY LAYOUT
8. REFER TO EXHIBIT 4.2 FOR EXISTING CONDITIONS AND TOPOGRAPHY
9. SETBACKS ARE AS FOLLOWS:
FRONT — 5 FEET
SIDE — 5 FEET
REAR — 5 FEET

SCALE: 1" = 50'



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	125.00	186.30	115.33	82°33'38"	S40°41'48"E	168.53
C2	103.00	184.61	126.78	100°44'07"	N33°01'35"W	161.73
C3	25.00	35.77	21.73	61°59'04"	S23°39'04"E	32.80
C4	385.00	260.85	135.65	39°49'09"	N84°03'10"W	255.08
C5	265.00	147.71	74.21	31°17'18"	S87°49'05"E	142.92
C6	410.00	107.19	53.90	14°58'47"	N79°39'49"W	106.89

EXHIBIT 2



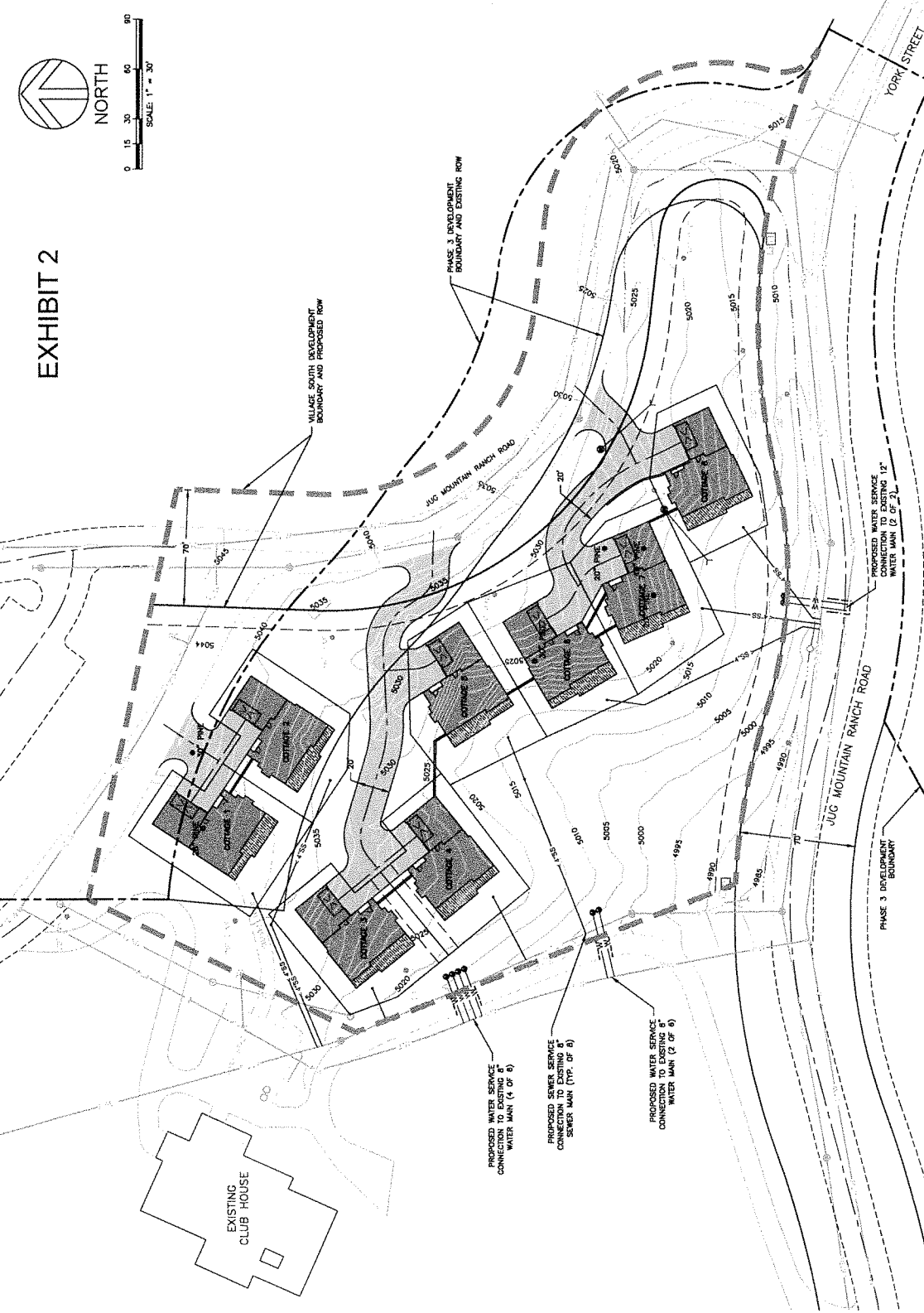
0 15 30 60 90

SCALE 1" = 30'

- NOTES:
- EXISTING TOPOGRAPHY, PROPERTY BOUNDARIES AND BASE DATA WERE OBTAINED FROM A SURVEY CONDUCTED BY SECTER ENGINEERING, INC.
 - THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED HEREON. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED HEREON.
 - THE PROPERTY SLOPES ACROSS THE SITE TO THE SOUTH/SOUTHWEST AT APPROXIMATELY 1% TO 3%. THE PROPERTY SLOPES ACROSS THE SITE TO THE SOUTH/SOUTHWEST AT APPROXIMATELY 1% TO 3%.
 - THE PROJECT IS LOCATED IN: LOT 6 & LOT 7, S3 17N, R4E, B1W, VALLEY COUNTY, IDAHO
 - THE PROPOSED PROJECT IS LOCATED WITHIN THE JUG MOUNTAIN RANCH (JMR) PROPERTY BOUNDARY. THE PURPOSES OF THIS PROJECT A DEVELOPMENT AREA OF 3.33 ACRES WAS USED.
 - ALL PAVED SURFACES LOCATED WITHIN THE PROPERTY BOUNDARY SHALL BE OWNED AND MAINTAINED BY THE JUG MOUNTAIN RANCH HOA.
 - PROPOSED WATER AND SEWER SYSTEM IMPROVEMENTS SHALL BE CONNECTED TO THE JMR SYSTEMS. ALL WORK SHALL BE IN ACCORDANCE WITH THE JMR STANDARD AND STANDARDS FOR PUBLIC WORK CONSTRUCTION (SPWC) AND THE REQUIREMENTS OF VALLEY COUNTY.
 - WATER AND SEWER SERVICE LAYOUTS ARE CONCEPTUAL. FINAL CONSTRUCTION DETAILS SHALL BE PROVIDED BY THE JMR PRIOR TO ANY CONSTRUCTION.
 - REFER TO EXHIBIT 4.3 FOR PRELIMINARY SITE GRADING, DRAINAGE, AND STORMWATER MANAGEMENT.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- DEVELOPMENT AREA
- EXISTING CONTOUR
- ROAD CENTER LINE
- PAVEMENT
- EDGE OF EXISTING PAVEMENT
- EDGE OF PROPOSED PAVEMENT
- DRAINAGE SWALE/FLOW LINE
- SEW CUT LINE
- EXISTING STORMWATER, SEW, AND MANHOLE
- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING WATER MAIN, SIZE AND GATEVALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER AND SERVICE LINE
- PROPOSED WATER METER AND SERVICE LINE
- EXISTING SANITARY SEWER, SIZE AND MANHOLE
- PROPOSED SANITARY SEWER SERVICE LINE AND CLEANOUT/SERVICE MARKER
- EXISTING POWER STRUCTURE
- EXISTING COMMUNICATION STRUCTURE
- EXISTING TREE DIA. AND TYPE TO REMAIN
- EXISTING TREE DIA. AND TYPE TO BE REMOVED
- 24" SPR
- PROPOSED ROOF AREA
- PROPOSED ASPHALT AREA
- PROPOSED DECK AREA



CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C - PO BOX 2330
MCALL, IDAHO 83838

PRELIMINARY
DRAWING FOR
CONSTRUCTION

NO.	REVISION	DATE	BY	DATE	DESIGN
1.	VALLEY COUNTY PRELIMINARY PLAY AMENDMENT TO PAID SUBMITTAL	09/27/2021	BJL	09/27/2021	OTR/BJL
					DRAWN
					CHECKED
					APPROVED

JUG MOUNTAIN RANCH - VILLAGE SOUTH
VALLEY COUNTY, IDAHO
EXISTING PHYSICAL CONCORDINGS WITH PRELIMINARY
SITE PLAN AND UTILITY IMPROVEMENTS

PROJECT NO.	1000000000
DATE	09/27/2021
EXHIBIT NO.	EX-4.2
SHEET NO.	