

CENTURION ENGINEERS, INC.

David Crawford
President

2323 S. Vista Ave Ste 206
Boise, ID 83705



Cynda Herrick
Planning Director

219 N. Main | PO Box 1350
Cascade, ID 83611
208.382.7115
cherrick@co.valley.id.us

March 14, 2024

Dear Ms Herrick,

The purpose of this letter is to provide a detailed description of the Double Down Subdivision project. On behalf of our clients, Brian Brown and Cathy Lauritzen, we seek conditional use and short plat subdivision approval of the property located at 100 Johnson Lane, McCall, Idaho. The subject property is 20.17 acres. The owners propose to create a two lot subdivision. Lot 1 would be 8.62-acres and Lot 2 would be 11.02-acres. Both lots will have stunning north-westerly views of Red Ridge.

There is an existing home, well, and septic system on Lot 2 that will remain—all within the newly created lot. There is also an irrigation ditch that crosses about mid-way through the lot going east/west and another going north/south. A 30-foot strip of land down the eastern property line provides the required street frontage for the lot.

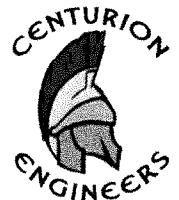
Lot 1 will have over 600 feet of frontage along Johnson Lane (a public road). The plat will include an easement over the existing driveway to benefit the owner of Lot 2. Although this driveway bisects the property, given the large size of the lot, it will not impact future development. There are also two irrigation ditches generally going east/west across the property. The owners have been in contact with Central District Health and have already confirmed a location for the future septic system for the lot.

In keeping with the subdivision to the east (The Preserve at McCall Ranch), we have shown a 35-foot road dedication along Johnson Lane.

Power and other available utilities are to be provided from the existing overhead power lines adjacent to and north of Johnson lane.

The owner intends to complete all necessary improvements for the project prior to recordation. No financial guarantees are being contemplated at this time.

Over a Century of Engineering Excellence



CENTURION ENGINEERS, INC.

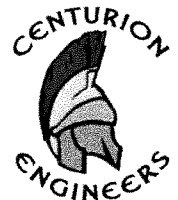
We look forward to working with you on this subdivision. Please feel free to call with any questions or concerns.

Sincerely,
David Crawford



President
Centurion Engineers, Inc.

Over a Century of Engineering Excellence



Submittal List for Preliminary Plats

Not a Complete List. Applications are site specific. See Title 10 of Valley County Code for Complete Details

- CUP/Preliminary Plat Application Form
- Preliminary Plat (VCC 10-3-2-3 Contents of Preliminary Plat)
- Notes on Face of Plat (not a complete list):
 - All lighting must be dark sky compliant.
 - Only one wood burning device per lot.
 - Private Road Declaration _____ (If private roads proposed.)
 - Declaration of Installation of Utilities _____
 - "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."
- A plot plan, drawn to scale, showing:
 - existing utilities, streets, easements,
 - N/A all watercourses, including ditches, high water elevation, and known Base Flood Elevations (BFE)
 - any significant natural features (e.g., rock outcroppings, marshes, or wooded areas)
 - N/A wetland delineation may be required
 - buildings,
 - Soil profiles and water table data when property has potential for high groundwater
 - location of existing and proposed sewers, water mains, culverts, drainpipes, and electric conduits or lines proposed to service the property to be subdivided,
 - and the location of adjacent streets or existing structures that would affect the proposed improvement program, including pathways.
- [Commercial Subdivision]* 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.
- [Prior to any Construction - Can be a condition of approval]*. A site grading / storm water management plan 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.
- [Administrative Request]* Existing site topography (contours with intervals of 5-ft or less)
- N/A A phasing plan and construction timeline.
- N/A A Wildland Urban Interface Fire Protection Plan (VCC 10-7)
 - Draft CCRs may be included or may be submitted with final plat package.
 - Well logs of wells located in surrounding contiguous property.
 - A current title search report of the property from a licensed title company (1 copy only)
- N/A Include written request of any variances (e.g., road width, length of cul-de-sac) and reasons why request is made.
- Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. (1 copy only)
- Ten (10) copies of the application and additional materials are required, unless otherwise specified. (3 Full size plats and 7 – 11"x17")
- One 8½ x 11" – 300 scale drawing of the proposed subdivision

Submittal List for Final Plats to PZ Commission

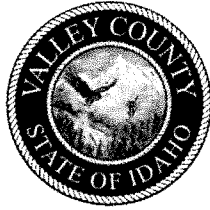
- Transmittal Letter
 - Describing Request
 - Statement Final Plat Substantially Complies with approved Preliminary Plat
 - Description of Financial Guarantees that Will Be Put in Place
 - Implementation of Wildland Urban Interface Fire Protection Plan and/or Financial Guarantee
- List of Conditions of Approval from recorded C.U.P. and how each has been completed.
- Final Plat – VCC 10-3-3-2
 - ✗ 3 copies 18", including signature page
 - ✗ 10 copies of 11 x 17, including signature page
 - ✗ Lot and Subdivision Closure Sheets
 - N/A ○ Proposed road names
 - Shared Driveway ○ Declaration of Private Road – Draft version
 - On Preliminary Plat ○ Declaration of Utilities – Draft version
 - ✗ CCRs if proposed – Draft Version. Include the following if relevant:
 - Septic maintenance
 - Long-term maintenance of Wildland Urban Interface Fire Protection Plan
 - 1 wood-burning device per lot
 - Dark-Sky lighting compliance
 - Address posting on home and at driveway entrance
 - N/A ○ Approved Site Grading/Storm Water Management from Valley County Engineer
 - N/A ○ Wetland Delineation or Letter of Map Revision (if required)
 - N/A ○ Floodplain Determination Note

Plat Process

- Pre-Application Conference (Recommended):** Put on Notice Concerning Sewer/Septic Challenges and other issues such as.... Hydrologist Report for Well Logs, Private Road Declaration, Declaration of Installation of Utilities, CCR's, Site Grading Plan, Topographic Map, Landscaping Plan, Lighting Plan, Fire Protection Plan (Fire Districts), Construction Plan, Central District Health Response (Must make application to CDHD.), Wetland Delineation, Idaho Power
- Submit Application:** Review within ten days to make sure the application is complete then set it on an agenda. Prepare the Staff Report for the public hearing.
- Public Hearing:** P&Z approves the conditional use permit and preliminary plat with conditions of approval.
- Construction or Financial Guarantees:** After CUP/preliminary plat approval and compliance with conditions of approval, the developer can start construction of the project. However, the developer may choose to financially guarantee the improvements prior to going to Board of County Commissioners.
- Final Plat – P&Z Commission:** Developer submits final plat information 30 days before public meeting -- blueines, CCR's (if they have any), Private Road Declaration, etc. The final plat must substantially comply with the approved preliminary plat.
- Final Plat – Board of County Commissioners:** Two weeks before going to Board, developer submits everything on the attached list. Prior to approval by the Board of County Commissioners financial sureties must be in place. After approval of the Board, the plat can be recorded.

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 # <u>✓ ce</u> or <input type="checkbox"/> Cash
FILE # <u>24-06 WP</u>		FEE \$ <u>1600</u>
ACCEPTED BY <u>lee</u>		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>3-19-24</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: [Signature] Date: 3/14/2024

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.
- N/A A phasing plan and construction timeline.
- One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- See PP A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- N/A 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.
- N/A 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.
- N/A A lighting plan.
- N/A 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: Double Down Ranch Subdivision

APPLICANT David Crawford - Centurion Engineers, Inc. PHONE [REDACTED]

Owner Option Holder Contract Holder

MAILING ADDRESS 2323 South Vista Ave, #206, Boise, ID ZIP 83705

EMAIL [REDACTED]

PROPERTY OWNER Brian Brown and Cathy Lauritzen

(if not the applicant)

MAILING ADDRESS 100 Johnson Lane McCall, ID ZIP 83638

EMAIL [REDACTED]

Nature of Owner's Interest in this Development? Create a two lot subdivision

AGENT / REPRESENTATIVE David Crawford - Centurion Engineers, Inc. PHONE [REDACTED]

MAILING ADDRESS 2323 South Vista Ave, #206, Boise, ID ZIP 83705

EMAIL [REDACTED]

ENGINEER Joe Canning - Centurion Engineers, Inc.

MAILING ADDRESS 2323 South Vista Ave, #206, Boise, ID ZIP 83705

EMAIL [REDACTED] PHONE [REDACTED]

SURVEYOR Joe Canning - Centurion Engineers, Inc.

MAILING ADDRESS 2323 South Vista Ave, #206, Boise, ID ZIP 83705

EMAIL [REDACTED] PHONE [REDACTED]

PROPERTY INFORMATION

1. SIZE OF PROPERTY 19.64 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 Scenic easement

Deed Restrictions None

Liens or encumbrances None

4. LEGAL DESCRIPTION Lot 8 of the McCall Ranch Situate in the Southeast Quarter of the Southeast Quarter of Section 29, Township 18 North, Range 3 East, Boise Meridian, Valley Coutry, Idaho

5. TAX PARCEL NUMBER(S) RP18N03E299255

Quarter SE Section 29 Township 18N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Lot 2 has an existing single family home.

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: None known of.

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

North Undeveloped land

South Single family home

East Undeveloped land

West Single family home

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: One large rock located on lot 2 as shown on the preliminary plat.

10a. WATER COURSE: None. Property is surface irrigated.

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? None known of.

11a. NUMBER OF EXISTING ROADS: 1 Width 20 Public Private

Are the existing road surfaces paved or graveled? Gravel Paved

11b. NUMBER OF PROPOSED ROADS: 1 shared driveway Proposed width: 15

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: Well and septic

Proposed utility easement width 30 Locations Shared Driveway

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): Surface infiltration
 Any special drains? No (Please attach map)
 Soil type(s): See preliminary plat for soils information
 (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 ³⁰ _____ feet Sides 15 feet Rear 15 feet
 Mobile homes allowed? Yes No
 Minimum construction value _____ Minimum square footage _____
 Completion of construction required within _____ Days Months Years
 Resubdivision permitted? Yes No
 Other See restrictive covenants.
17. LAND PROGRAM:
 Open Areas and/or Common Areas Yes No
 Acreage in subdivision 19.64 Number of lots in subdivision 2
 Typical width and depth of lots _____
 Typical lot area 8 Minimum lot area 8.5 acres Maximum lot area 11.02 acres
 Lineal footage of streets 663 Average street length per lot _____
 Percentage of area in streets 2.63 %
 Dedicating road right-of-way to Valley County? Yes No
 Percentage of area of development to be public (including easements) 2.63 %
 Maximum street gradient 1.2 %
 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:
- For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 - 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.**

- Are you within an area of negotiated City Impact? Yes No
- What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: Lake Irrigation District
Drainage: N/A
- How many acres is the property being subdivided? 20
- What percentage of this property has water? 50%
- How many inches of water are available to the property? 10"
- How is the land currently irrigated? surface sprinkler irrigation well
 above ground pipe underground pipe
- How is the land to be irrigated after it is subdivided? surface sprinkler irrigation well
 above ground pipe underground pipe
- Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.
Weir pool located at a head gate northeast of the property conveys water to the north irrigation ditch.
Surface water collects into a drain on the southerly part of the site.

- 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? Each lot exceeds eight acres
in size. Storm water will naturally infiltrate on each lot as it has historically.

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)
The project is residential. No contamination from commercial activities are contemplated.

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.
- N/A Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- N/A Rise locations and types, if any.
- N/A 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 →→→).
- N/A 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.
- see note below A written response from the irrigation entity and/or proof of agency notification.
- N/A Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- N/A Copy of all new easements ready for recording (irrigation supply and drainage).
- N/A 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=====

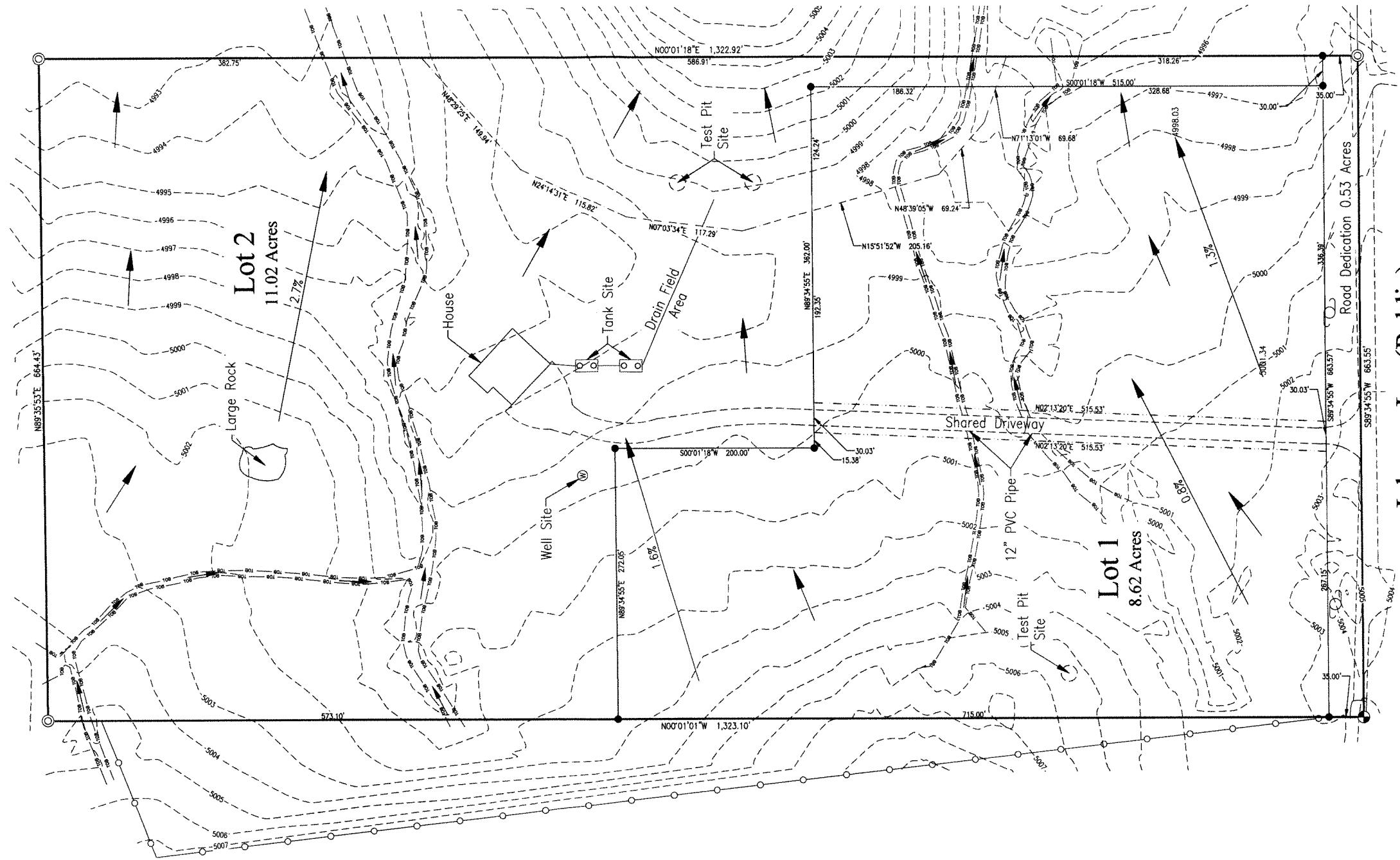
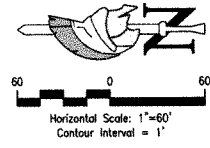
I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

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: 03 / 27 / 2024

*** Spoke with John Lee (208) 634-9672 & Shirley Florance (208) 634-9235 @ Lake Irrigation District via phone - 03/27/2024



Johnson Ln. (Public)

- Legend**
- Subdivision boundary line
 - Proposed Lot line
 - 30' Common drive
 - Scenic easement as per Valley County Record of Survey recorded in Book 14, Page 25
 - Adjoining property line
 - Existing edge of gravel road
 - Existing edge of ditch
 - Existing fence
 - Existing utility pole
 - Found 5/8" pin with cap labeled as noted
 - Set 1/2"x24" iron pin with plastic cap labeled "CENTURION PLS 4116"
 - Flow of ditch
 - Flow of wastewater
 - Slope of property at 255'

Irrigation Plan Sketch

Double Down Ranch Subdivision
 Lot 8 of The McCall Ranch situate in the southeast quarter of the southeast quarter of Section 29, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho.

REV.	DESC.	DATE/ BY.

SCALE: 1" = 60'
 DATE: MARCH 25, 2024
 DRAWN BY: K.C. CANNING
 CHECKED BY: J.D. CANNING
 PROJECT NO: BB19
 DRAWING FILE NAME: BB19 Pre-Planning

SHEET NO:
1

CENTURION ENGINEERS
CENTURION ENGINEERS, INC.
 Consulting Engineers, Land Surveyors, Planners
 2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
 www.centengr.com



VALLEY COUNTY WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

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: Brian D. Brown
DocuSigned by:
Applicant
0D20F3C80E8641D...

By: Valley County Weed Supervisor
DocuSigned by:

Date: 3/27/2024

Date: _____

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

- ❖ 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 proposed conditional use is for a two-lot subdivision. The site has an existing home, so there will be one additional home. The applicant is proposing to dedicate additional right-of-way for Johnson Lane. There will not be any construction associated with the subdivision itself. There are no new roads or driveways. (The existing home will continue to use the existing driveway.) Sewer and water will be on-site systems. Electricity is already adjacent to the site. There will be typical construction activities when the one new home is under construction. In summary, the proposed conditional use will have little impact on existing and future roadway conditions for automobiles, trucks, bicycles, and pedestrians. The additional right-of-way will allow for future improvements to the roadway.

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

The proposed conditional use will not impact housing affordability. The new lot created by the subdivision will be 8.62 acres in area and not a lot size or location that can support affordable housing. However, the proposed conditional use permit will create additional supply, albeit just one unit. A brother and sister own the property and desire to build a second home. Because the lot will not be sold, it will not impact the affordability of housing within the City of McCall.

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.

As noted previously, the proposed conditional use is for a two-lot subdivision. There will be no construction activities associated with the development of the subdivision. The property will need to be surveyed and have pins set to define the lots. Such activities will not create a noticeable change in noise and vibration levels at any time. Construction of a new single family home will have minimal impacts on surrounding properties.

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.

The proposed subdivision will not create additional heat or glare because the site is remaining unchanged. The eventual construction of one additional home may create some additional heat and glare, but such impacts will be mitigated by the large size of the lot.

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.

The proposed subdivision will not create additional particulate emission through air, smoke, dust, chemicals, gasses, or fumes because the site is remaining unchanged. The eventual construction of one additional home may create some additional emissions, but such impacts will be mitigated by the large size of the lot.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and

potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

The home that will be built as a result of the proposed subdivision will be on individual well and septic, thereby having very limited impact on water demand, discharge, supply source, and disposal for domestic uses. There are two irrigation ditches on the property, and there is a drainage area near the southern portion of proposed Lot 1. There are no wet lands or flood prone areas associated with the drainage area. The CC&Rs will include provisions that require compliance with the Valley County Fire Protection standards.

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

In general there are only a few or no trees on the surrounding properties; the existing vegetation poses little risk of spreading wild fires. The proposed subdivision and the surrounding large, lot residential uses do not pose a fire, explosion, or hazardous threat. The CC&Rs will include provisions that require compliance with the Valley County Fire Protection standards.

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

The proposed subdivision does not involve any construction or disturbance to wet lands, stability of soils, slopes, or embankments. Nor is there a potential for sedimentation of disturbed soils. The home construction will be subject to additional review and approval by the County.

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

The proposed subdivision does not involve any construction or disturbance to soils or removal of vegetation. The home construction will be subject to additional review and approval by the County.

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

We have provided a soils map with the conditional use permit application. The soil is suitable for building foundations and landscaping. Furthermore, two areas of the project site were tested and found suitable to support onsite sewage disposal systems.

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

The proposed development of the subdivision does not involve any site grading, cuts, fills, impoundments, buffers, or utilities extensions. The home construction will be subject to additional review and approval by the County.

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 affect of shadows from new features on neighboring property.

Johnson Lane is a public road. The proposed subdivision will result in one additional home to the property. Given the size of the lot and the proposed location of the new home (approximately 220 feet from the roadway), the home will not create shadows that will extend beyond the property line.

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.

The applicants--the current owners--are brother and sister. They want to build a second home on the property. The lots will remain in family ownership.

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

The proposed subdivision and subsequent new home construction will increase property tax assessment revenue. It will not increase jobs to local residents or increase local expenditures. The dedication of right-of-way for Johnson Lane will decrease future road widening expenditures.

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

The additional costs for most services and facilities will be handled on-site and therefore negligible. Once a new home is constructed, there will be minimal impact on fire, police, and schools. We anticipate that those impacts are handled through the building permit process.

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

Given the scale of this proposed development and its use for the current family, it will not impact existing developments providing the same or similar products.

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 will be used to produce a product.

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

Because there is no construction associated with the project, there are no potential impacts of partial completion.

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

One new residential dwelling unit. Size yet unknown.

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

Once the conditional use permit and preliminary plat are approved, we will file a final plat on behalf of the applicant.

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.

The property will not be sold. As noted before, a brother and sister currently own the property and they desire to build a second home.

Wells and Groundwater Management



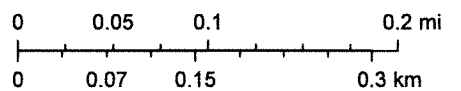
3/5/2024, 3:05:41 PM

1:9,028

Wells

Administrative Regions

Counties



Esri, HERE, iPC, Esri, HERE, Garmin, iPC, Maxar

Well ID 461314

Form 238-7
6/07

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IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 87123

Drilling Permit No 896674

Water right or injection well # _____

2. OWNER: Jason Butts

Name Jason Butts

Address 947 S. Shoshone

City Boise State ID Zip 83705

3. WELL LOCATION:

Twp 18 North or South Rge 3 East or West

Sec 29 SW 1/4 SE 1/4 SE 1/4

Gov't Lot _____ County Valley

Lat 44 ° 51.9065'N (Deg and Decimal minutes)

Long 116 ° 06.6083'W (Deg and Decimal minutes)

Address of Well Site TBD Norwood

City McCall

Lot 3 Blk _____ Sub Name McCall Ranch

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 _____

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft ³)	Placement method/procedure
Betonite	0	38	1300	Pull back & pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing Liner	Threaded	Welded
6"	+2	141	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Was drive shoe used? Y N Shoe Depth(s) 141'

9. PERFORATIONS/SCREENS:

Perforations Y N Method _____

Manufactured screen Y N Type Johnson SS

Method of installation Drop off

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
143	148	.20		5"	SS	.250

Length of Headpipe 5' Length of Tailpipe 0

Packer Y N Type 3 Lip K Packer

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	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) 18' Static water level (ft) 95'

Water temp (°F) _____ Bottom hole temp (°F) _____

Describe access port Well Cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)
	<u>45</u>	<u>120</u>

Test method:

Pump	Bailer	Air	Flowing artesian
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: Good

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	
				Y	N
10	0	2	Top Soil		X
10	2	10	Brown Clays		X
10	10	20	Brown Sands & Gravels - 10 GPM	X	
10	20	35	Brown Sands		X
10	35	38	Brown Clays		X
6	38	43	Brown Clays		X
6	43	58	Brown Sands		X
6	58	78	Brown Sands & Gravels		X
6	78	83	Brown Clays		X
6	83	98	Grey Sands & Gravels		X
6	98	123	Grey Sands - 15 GPM	X	
6	123	135	Grey Sands & Gravels	X	
6	135	147	Grey Sands & Small Gravels	X	
6	147	148	Large Gravels	X	

RECEIVED

MAR 16 2021

WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 148

Date Started: 10/29/2020

Date Completed: 10/30/2020

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 Dig Well Idaho, LLC Co No 682

*Principal Driller _____ Date 11/6/2020

*Driller Justin _____ Date 11/6/2020

*Operator II _____ Date _____

Operator I Jason _____ Date 11/6/2020

* Signature of Principal Driller and rig operator are required

IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 100075
Drilling Permit No. 911620

Water right or injection well # _____

2. OWNER: River Investments llc
Name Patrick Finnerty

Address 936 Brickell Plz #441
City Miami State FL Zip 33131

3. WELL LOCATION:
Twp. 18 North or South Rge. 03 East or West
Sec. 29 1/4 SE 1/4 SE 1/4

Gov't Lot _____ County Valley
Lat. 44 ° 51.8706 (Deg and Decimal minutes)
Long. -116 ° 06.4809 (Deg and Decimal minutes)
Address of Well Site 8 Cattail Creek Place

City McCall
Lot. 8 Blk. _____ Sub. Name Curved Horn Ranch

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 ³)	Placement method/procedure
Bentonite	0	60	1750	Pullback & Pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	337	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? Y N Shoe Depth(s) 337

9. PERFORATIONS/SCREENS:
Perforations Y N Method _____
Manufactured screen Y N Type Wire Wound
Method of installation Set & Pullback

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
337	357	14		5	Stainless	.250

Length of Headpipe 8' Length of Tailpipe 2'
Packer Y N Type K

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	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) 28 Static water level (ft) 126

Water temp. (°F) 52 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
	<u>80 @ 320'</u>	<u>120</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: Ph=7.7, tds=51, Fe=.8mg/l, gpg=4

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	
				Y	N
10	0	28	Clay Brown & Cobbles		X
10	28	52	Gravel	X	
10/6	52	134	Clay Brown Gravel Mix		X
6	134	171	Clay Tan Gravel Streaks	X	
6	171	326	Clay Tan Orange Sand Streaks	X	
6	326	327	Clay Tan		X
6	327	335	Sand Gray	X	
6	335	338	Clay Gray		X
6	338	359	Sand Gray	X	
		359	Clay Gray		X

RECEIVED

AUG 13 2023

WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 359
Date Started: 8/7/2023 Date Completed: 8/11/2023

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 Drilling Co. No. 793
*Principal Driller Alan Latawiec Date 8/13/2023
*Driller _____ Date _____
*Operator II Matt McV... Date 8/13/2023
Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

Well # 41521

Form 238-7

6/07

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IDAHO DEPARTMENT OF WATER RESOURCES WELL DRILLER'S REPORT

1. WELL TAG NO. D 100072

Drilling Permit No. 911509

Water right or injection well # _____

2. OWNER: River Investments llc

Name Patrick Finnerty

Address 936 Brickell Plz #441

City Miami State FL Zip 33131

3. WELL LOCATION:

Twp. 18 North or South Rge. 03 East or West

Sec. 29 1/4 SE 1/4 SE 1/4

Gov't Lot _____ County Valley

Lat. 44 51.7077 (Deg and Decimal minutes)

Long. -116 06.5254 (Deg and Decimal minutes)

Address of Well Site 86 Johnson Ln

City McCall

Lot. 1 Blk. _____ Sub. Name Curved Horn Ranch

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 ³)	Placement method/procedure
Bentonite	0	60	1750	Pullback & Pour

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	426	.250	Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was drive shoe used? Y N Shoe Depth(s) 426

9. PERFORATIONS/SCREENS:

Perforations Y N Method _____

Manufactured screen Y N Type Wire Wound

Method of installation Set & Pullback

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
426	436	14		5	Stainless	.250

Length of Headpipe 8' Length of Tailpipe 2'

Packer Y N Type K

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft ³)	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) 25 Static water level (ft) 120

Water temp (°F) 54 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
	<u>50 @ 400'</u>	<u>60</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Test method:

Water quality test or comments: Ph=7.7, tds=73, 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	
				Y	N
10	0	10	Top Soil & Cobbles		X
10	10	25	Clay Brown Gravel Mix		X
10	25	48	Sand & Gravel	X	
10/6	48	125	Clay Brown Gravel Mix		X
6	125	157	Sand & Gravel	X	
6	157	393	Clay Tan Orange Sand Streaks	X	
6	393	423	Clay Gray Orange sand streaks	X	
6	423	436	Sand Gray	X	
6	436	438	Clay Dark Gray		X

RECEIVED

AUG 13 2023

WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 438
Date Started: 7/31/2023 Date Completed: 8/6/2023

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 Drilling Co. No. 793

*Principal Driller Alan Wambacher Date 8/13/2023

*Driller _____ Date _____

*Operator II Matt McVey Date 8/13/2023

Operator I _____ Date _____

* Signature of Principal Driller and rig operator are required.

Double Down Ranch SUBDIVISION

DRIVEWAY EASEMENT FOR LOT 2 OVER LOT 1

A driveway easement is hereby declared, granted and conveyed by Brian R. Brown & Cathy Lauritzen, both with an address of: 100 Johnson Lane McCall, Idaho, Ada County, Idaho, and their respective heirs, successors, and assigns (hereinafter "Grantor"), as the owners of Lot 1, Block 1 of Double Down Ranch Subdivision, Valley County, Idaho, to and for the benefit of Lot 2, Block 1 and their respective heirs, successors and assigns (hereinafter "Grantee") as the owners of Lot 2, Block 1 of Double Down Ranch Subdivision, Valley County, Idaho, according to the following terms and conditions:

1. Grantor and Grantee are the same parties and the owners of record of adjacent property known as and legally described as Double Down Ranch Subdivision, Valley County, Idaho. The Grantor and Grantee declare, grant, and convey the subject easement in order to establish access and define the rights and responsibilities related to that access for an existing driveway over Lot 1 providing access to and from Lot 2 and the public road known as Johnson Lane, all as shown on the plat for Double Down Ranch Subdivision, filed of record and incorporated herein by reference as Exhibit A. The easement shall run with the land, appurtenant to Lot 2, and Lot 1, Block 1 shall be subject to the easement.
2. The easement shall be bounded and described as shown on Exhibit A and according to the description prepared by Centurion Engineers, Inc., and attached hereto and made part hereof as Exhibit B.
3. Within the said easement area, a driveway has been constructed and shall be used, maintained, repaired and as necessary reconstructed.
4. The driveway may have adjacent ditches and culverts to collect and direct rain and melting snow. Water flow shall not be concentrated or directed in any manner that would cause erosion outside of the easement area, but may be allowed to flow outside the easement area. The balance of the easement area shall be maintained as natural vegetation.
5. Underground utilities shall be permitted to be installed.
6. The easement shall only be used for access to and from Lot 2 and the public road, and shall also serve Lot 1. The easement shall only serve a single-family dwelling and buildings and uses accessory thereto. Regular vehicle travel shall be limited to passenger vehicles and light trucks under one ton capacity, and pedestrian and bicycle use. Intermittent use shall be permitted for larger trucks and equipment for construction and maintenance of the said single family dwelling and accessory buildings and uses, and for logging, firewood cutting or similar use and maintenance of Lot 2.
7. No storage, no parking, and no other use of the easement shall be made by Grantee. No lights or lighting of any kind, and no fences, shall be permitted in the easement area. Nothing shall be built or constructed in the easement area except the driveway described herein. Provided only, at the intersection with the public road, a gate and fencing may be constructed and maintained, as well as a mailbox and a sign (not over four (4) square feet in area) identifying the address and owner.
8. The speed limit for travel shall be fifteen (15) miles per hour.

9. All costs and expense related to the driveway and easement, including without limitation construction and maintenance, shall be shared between the owners of the lots jointly.
10. In consideration of the grant of the easement, Grantee, and his and its respective heirs, successors and assigns, shall and does hereby indemnify Grantor, and his and its respective heirs, successors and assigns, and hold them harmless, from and of any suit, claim or cause of action (including personal injury and death) arising out of or associated with the driveway and easement.
11. Grantor reserves the right to use the easement area in common with Grantee, and to cross and re-cross the easement area for access to all parts of Lot 1. Grantor shall incur no cost or expense in connection with such reserved use, except in the case of unreasonable damage to the driveway by logging equipment or other related activity, which shall be promptly repaired at Grantor's expense.

IN WITNESS WHEREOF, the undersigned Grantor and Grantee have set their hands and seals.

By: Brian R. Brown

Date: _____

Title: Owner

By: Cathy Lauritzen

Date: _____

Title: Owner

State of Idaho)

)ss.

County of _____)

On this _____ day of _____, 20____, before me the undersigned a Notary Public in and for said State, personally appeared Brian R. Brown known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

Notary Public for _____

Residing In _____

My Commission Expires _____

State of Idaho)

)ss.

County of _____)

On this _____ day of _____, 20____, before me the undersigned a Notary Public in and for said State, personally appeared Cathy Lauritzen known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

Notary Public for _____

Residing In _____

My Commission Expires _____

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS DOUBLE DOWN
RANCH SUBDIVISION

- 1) Both parcels (Lot 1 and Lot 2) shall be used and occupied as single-family residential parcels. Neither parcel shall be split, divided or subdivided into a smaller parcel than indicated on final plat map.
- 2) No buildings other than one detached residence, private garages or shops with ADU (auxiliary dwelling unit), barns and corrals, or other usual and appropriate buildings to a private residence shall be erected or maintained on either parcel.
- 3) No parcel shall be used as a short-term rental property of any kind.
- 4) No parcel shall be used or maintained as a dumping ground for rubbish, trash, junk, dilapidated or non-operational vehicles, or any other waste material.
- 5) All structures and landscape shall be properly cared for at all times, so as to maintain a good appearance to the public and neighboring parcels.
- 6) Each grantee of a conveyance or purchaser under contract of sale, by accepting a deed or a 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.
- 7) The covenants, conditions and restrictions of this Declaration shall run with and bind the land for a term of forty (40) years from the date this Declaration is recorded, after which time they shall automatically be extended for successive periods of ten (10) years. This Declaration may be amended by an instrument approved by both parcel owners which they execute and cause to be recorded in the office of the County Recorder of Valley County.
- 8) Nuisances and Noxious Weeds. No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere upon the Property. No odor shall be permitted which would render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other Lot or to its occupants. No noise, vibration, glare, light or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to any other Lot or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), flashing lights or search lights, shall be located, used or placed on any part of the Property without the prior written approval of the Board. No noxious or invasive weeds shall be permitted anywhere on the Property, and it shall be the

obligation of the Owners of the respective Lots to control or eradicate noxious weeds and invasive plants in accordance with law.

9) Wetlands and Drainage. There shall be no interference with the established drainage pattern over any portion of the Property, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the Board. For the purposes hereof, "established" drainage is defined as the system of drainage, whether natural or otherwise which exists at the time the overall grading to any portion of the Property is completed by Grantor or a Lot Owner, or any plans approved by the Board, which may include drainage from one Lot to another Lot. Wetland areas of the Property shall not be graded, filled or built on with structures or other Improvements, wetland areas may be disturbed where necessary, if and to the extent permitted by law, for the construction of check dams, ponds or impoundments.

10) Grading. The owner of any Lot in which grading or other work has been performed shall maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures, means or devices so as to prevent erosion and stabilize disturbed areas.

11) Fire protection. Each homeowner shall be required to follow the valley county wildland urban interface manual for defensible space and construction materials related to new construction within the subdivision.

IN WITNESS WHEREOF, the owners of said lands have executed this Declaration this _____ day of _____ 2024.

By: Brian R. Brown, Owner

Date

By: Cathy Lauritzen, Owner

Date

State of Idaho)

)ss.

County of Valley)

On this _____ day of _____, 2024, before me the undersigned a Notary Public in and for said State, personally appeared Brian R. Brown, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

Notary Public for _____

Residing In _____

My Commission Expires _____

State of Idaho)

)ss.

County of Valley)

On this _____ day of _____, 2024, before me the undersigned a Notary Public in and for said State, personally appeared Cathy Lauritzen, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

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

Notary Public for _____

Residing In _____

My Commission Expires _____



WARRANTY DEED

FOR VALUE RECEIVED, MIRROR POND LLC, an Idaho limited liability company ("Grantor"), does hereby grant, bargain, sell, and convey unto Brian R. Brown, an unmarried man AND Cathy Lauritzen, an unmarried woman, whose current address is P.O. Box 155, Shaver Lake, CA 93664 ("Grantee"), the following described real property situated in Valley County, Idaho, to-wit:

TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY, COUNTY, IDAHO

SECTION 29: W 1/2 SE 1/4 SE 1/4 ALSO KNOWN AS PARCEL 8 ON RECORD OF SURVEY RECORDED JUNE 4, 2020 AS INSTRUMENT NO. 429001.

And also subject to current year's property taxes and non-monetary easements, liens or encumbrances of record or visible on the property.

To have and to hold the said premises, together with improvements and appurtenances unto the said Grantee and Grantee's successors and assigns forever, including any appurtenant water rights. And the said Grantor hereby covenants to and with said Grantee, that it is the owner in fee simple of said premises; that the said premises are free from all encumbrances except as noted above; and, that it will warrant and defend the same from all lawful claims whatsoever.

DATED this 20 day of Oct, 20 20.

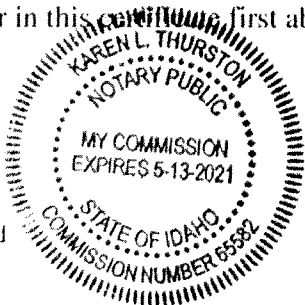
MIRROR POND LLC, An Idaho limited liability company

By: Diane B. DeBoer DIANE B. DeBOER, Manager

STATE OF IDAHO,) County of Valley) ss.)

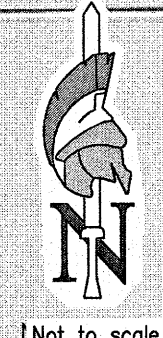
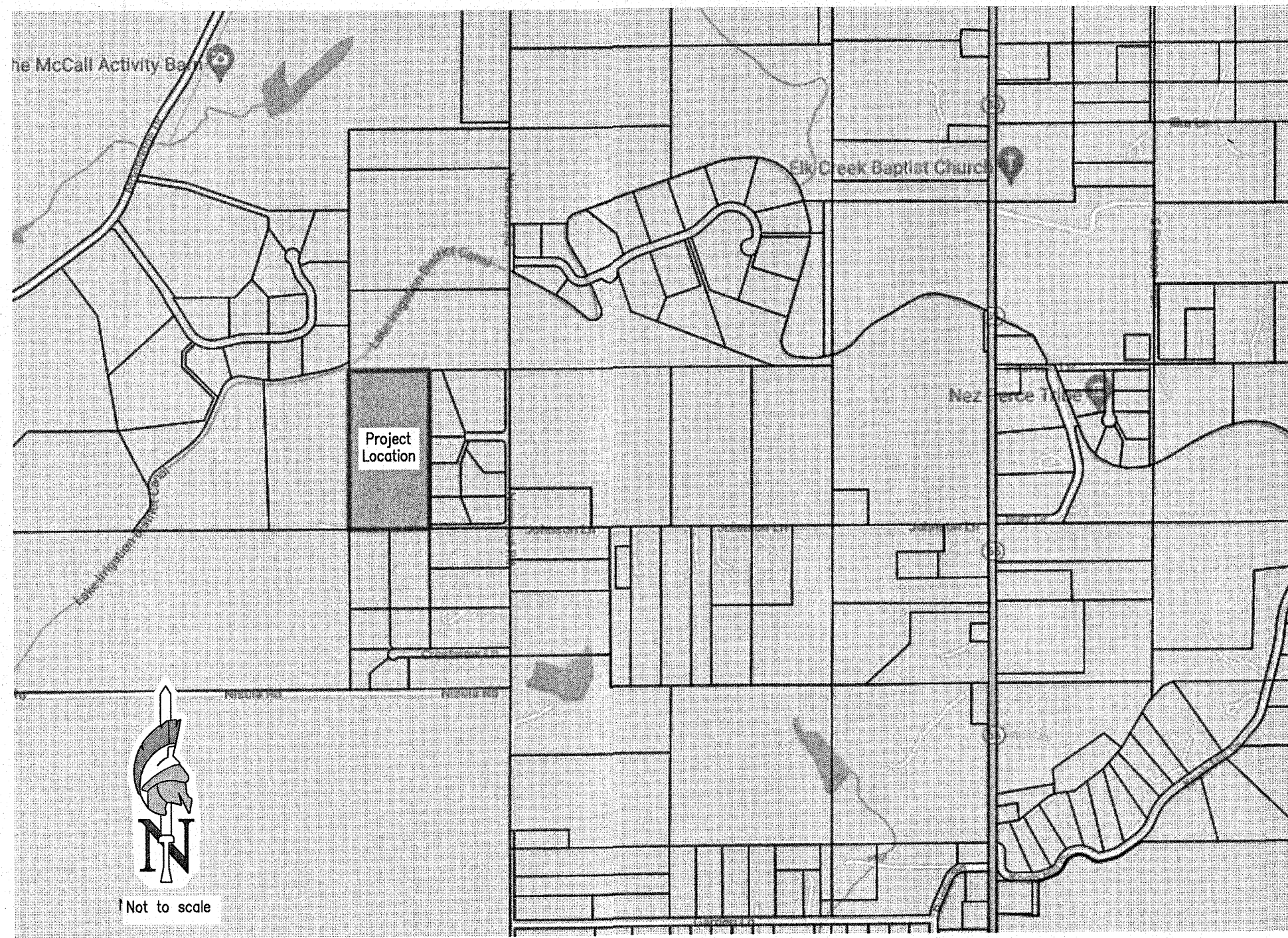
On this 20 day of Oct, 20 20, before me, a Notary Public in and for said State, personally appeared Diane B. DeBoer known or identified to me to be the Manager of Mirror Pond LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such company 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.



Karen L. Thurston NOTARY PUBLIC FOR IDAHO My Commission Expires: 5-13-2021

Vicinity Map



Legend

- Subdivision boundary line
- Section line
- Proposed Lot line
- 30' Common drive
- Scenic easement as per Valley County Record of Survey recorded in Book 14, Page 25
- Adjoining property line
- Existing edge of gravel road
- Existing edge of ditch
- Existing fence
- Existing utility pole
- Found 5/8" pin with cap labeled as noted
- Set 1/2"x24" iron pin with plastic cap labeled "CENTURION PLS 4116"
- Found brass cap
- East Quarter Corner, found brass cap CP&F No. 2016-034801
- Southeast Section Corner, found brass cap CP&F No. 2016-034798

Notes

1. Property address: 100 Johnson Lane, McCall, ID 83638.
2. Property lies within the McCall Fire Protection District.
3. This property is not in a Flood Plain Area per FEMA Panel 16085C1001C dated 2/1/2019, not printed.
4. Assessors Plat W/2 SE SE (AKA Parcel 8) S29 T18N R3E, Parcel Number RP16N03E290004.
5. Existing use: Rural Land.
6. Contour interval: 1 FEET
Source: NAVD 88 elevation data collected in field.
7. Lots 1 and 2 shall be subject to a shared driveway agreement, filed of record, providing for a single shared driveway from the building area of all said lots to Johnson Lane, a public road.
8. An offer of dedication of a strip of land, 35 Feet from centerline, is hereby made to valley county for use as a public road, along and part of Johnson Lane. The said offer of dedication is accepted by valley county board of commissioners in connection with approval of final plat.
9. All artificial lighting shall be dark sky compliant.
10. Lots 1 and 2 of this subdivision will be served by individual wells and septic.
11. Only one wood burning device per lot.
12. Proposed shared driveway.
13. Installation of Idaho Power for Utilities.
14. 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.

Land Use Calculations

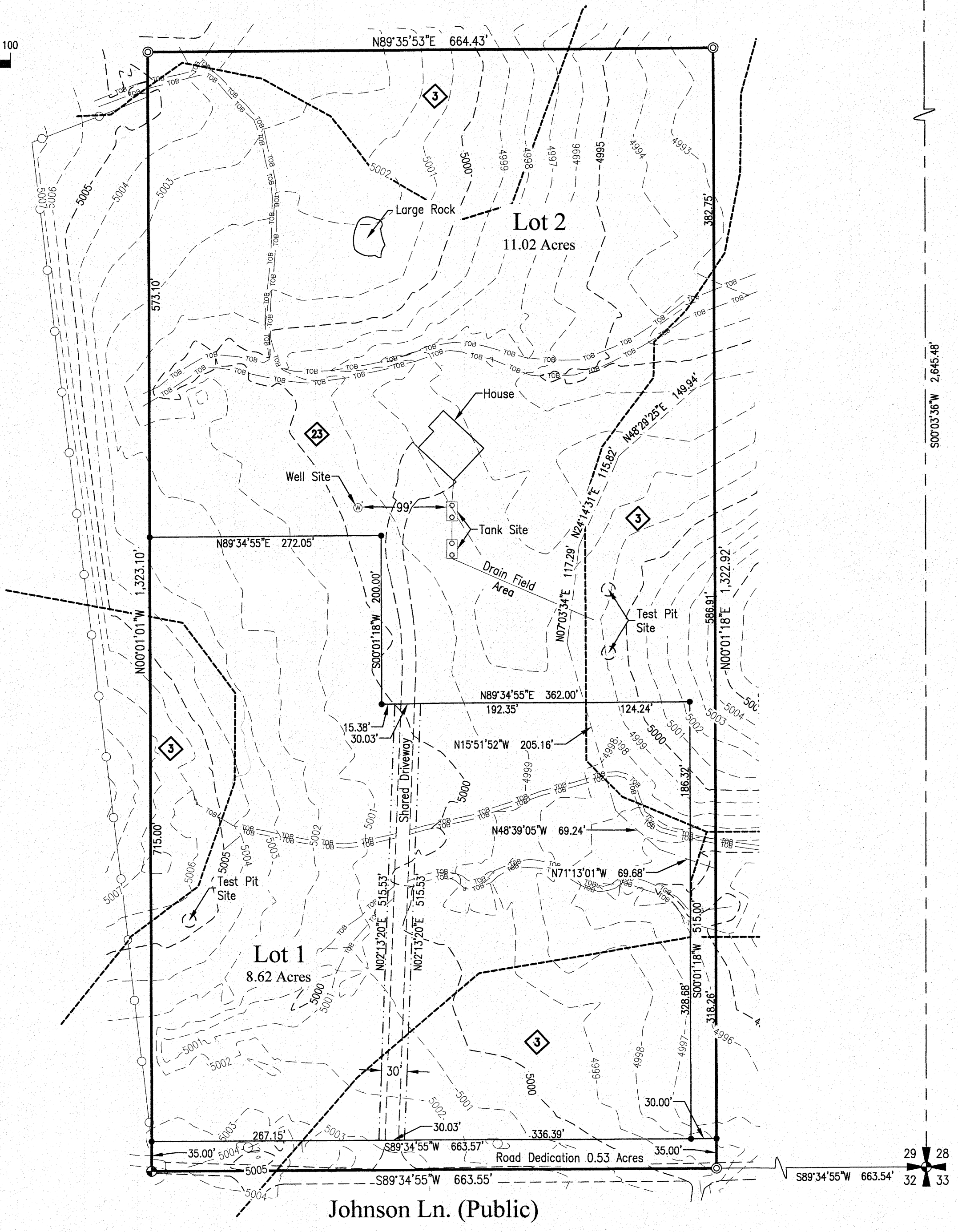
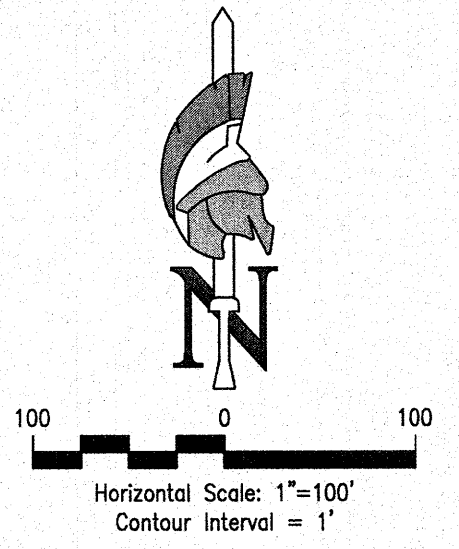
DESCRIPTION	AREA	PERCENTAGE
PROJECT	20.17 AC	100%
RESIDENTIAL LOTS	19.64 AC	97.4%
RIGHT-OF-WAY	0.53 AC	2.6%
TOTAL RESIDENTIAL LOTS	2	

Soils Data

- Archabal Loam, 4-12% slope
- Gestrin Loam, 2-4% slope
- Soil Delineation Line

Owner/Applicant

Brian Brown & Cathy Lauritzen
 PO Box 14
 Shaver Lake, CA. 93664
 (559) 281-7241 (Cathy)

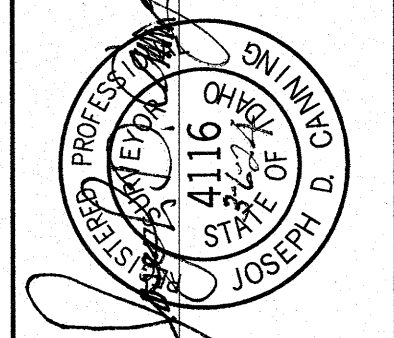


29 28

S00°03'35"W 2,645.48'

29 28
32 33

THE REFERRED STAMP INDICATES THAT THE SUBDIVISION BOUNDARY SHOWN HEREON HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.



Preliminary Plat

Double Down Ranch Subdivision
 Lot 8 of the McCall Ranch situate in the southeast quarter of the southeast quarter of Section 23, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho.

REVISIONS	DATE/BY
REV. 1 DESC.	

SCALE: 1" = 100'	DATE: JANUARY 25, 2024
DRAWN BY: K.C. CARWING	CHECKED BY: K.C. CARWING
PROJECT NO. 8819	DRAWING FILE NAME: 8819 Pre-Plat.dwg

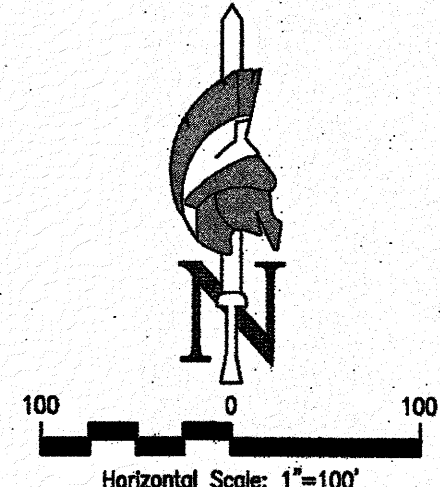
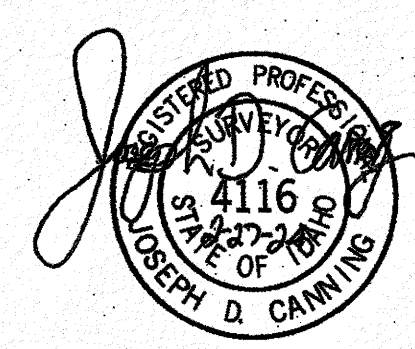
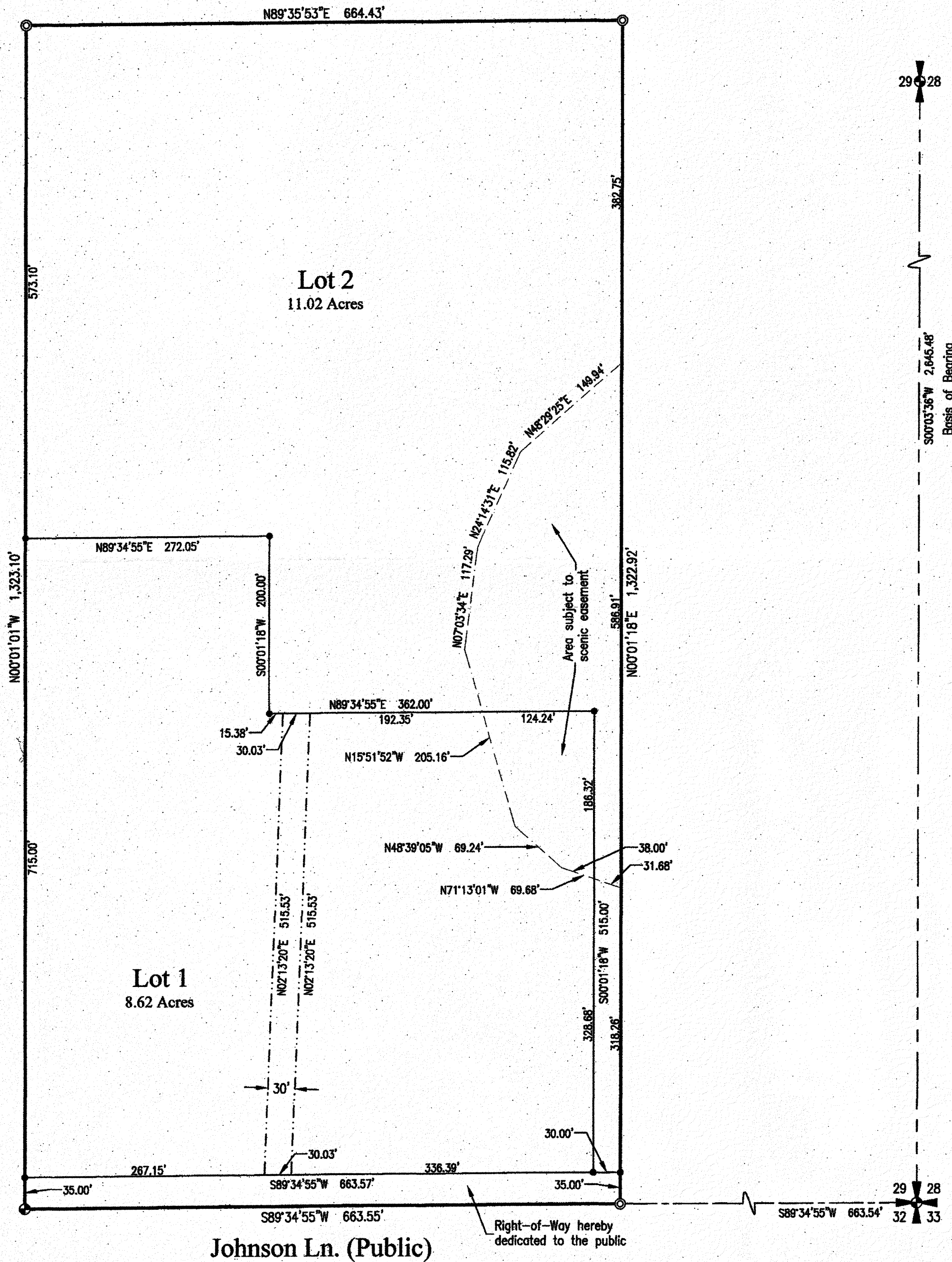
SHEET NO: **1**

CENTURION ENGINEERS, INC.
 Consulting Engineers, Land Surveyors, Planners
 2323 S. Vista Ave. Ste. 206 | Boise, ID 83705
 www.centengr.com

Double Down Ranch Subdivision

LOT 8 OF THE MCCALL RANCH SITUATE IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO.

2024



Legend

	Subdivision boundary line
	Section line
	Proposed Lot line
	30' Common drive
	Scenic easement as per Valley County Record of Survey recorded in Book 14, Page 25
	Centerline
	Found 5/8" pin with cap labeled as noted
	Set 1/2"x24" iron pin with plastic cap labeled "CENTURION PLS 4116"
	Found brass cap
	East Quarter Corner, found brass cap CP&F No. 2016-034801
	Southeast Section Corner, found brass cap CP&F No. 2016-034798

Survey Narrative

Purpose: The purpose of this survey is to create 2 lots.
Basis of Bearing: The Basis of Bearing for this survey is from the Southeast Corner of Section 29 to the East Quarter Corner of Section 29.
Boundary: The boundary was established per Record of Survey Instrument No. 457424, monuments found and accepted are shown hereon.
Records Used: (All within Valley County, Idaho)
 Record of Survey Instrument No. 431375 - Book 14, Page 25
 CP&F No. 257752 - Southwest Corner Section 29
 CP&F No. 238250 - Westerly Quarter Section 29

Notes

- All references to Homeowners' Association hereon are to the Double Down Ranch Homeowners' Association and the owners of the lots, within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, Recorded as Instrument No. _____ as amended and as may be amended from time to time.
- Lots 1 and 2, shown hereon, are subject to and governed by the Double Down Ranch Homeowner's Association.
- Lots shall not be reduced in size without prior approval from the Health Authority.
- A driveway easement has been shown hereon over Lot 1 to benefit Lot 2 for ingress and egress. The 30-foot easement is 15-feet either side of the centerline. The driveway has been constructed on the ground, and shall serve as the monument for the driveway location.
- All Lots are being serviced by private wells and septic systems to be provided by the individual lot owner and approved by the Health Authority.
- This is to certify that this plat is being recorded under the provisions of Idaho Code Section 50-1331 through 50-1333 and that all interior monuments will be set within one year from the recording date of this plat.
- Lots 1 and 2, shown on this plat, are subject to the Double Down Ranch Subdivision Development Agreement Recorded as Instrument No. _____ Valley County, Idaho.
- Lots 1 and 2, as shown on this plat, are subject to a Shared-Driveway Maintenance Agreement Recorded as Instrument No. _____ Valley County, Idaho.
- No building is allowed within 50 feet of a creek.
- All lighting must comply with the Valley County Lighting Ordinance.

Certificate of Owners

Know all men by these presents: That the undersigned do hereby certify that it is the owner of a certain tract of land to be known as paddy flat summit subdivision, and that it intends to include the following described land in this plat:

Lot 8 of the McCall Ranch Situate in the Southeast Quarter of the Southeast Quarter of Section 29, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho, and being more particularly described as follows:

Commencing at the Southeast Corner of said Section 29, which bears S00°03'36"W, 2,645.48 feet from the East Quarter Corner of said Section 29, thence S89°34'55"W, 663.54 feet along the Southerly Boundary of said Section 29 and the centerline of Johnson Lane to the Southeast Corner of said Lot 8 which is the Point of Beginning:

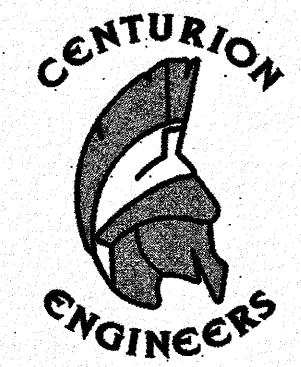
Thence continuing S89°34'55"W, 663.55 feet along the Southerly Boundary of said Section 29 and the centerline of Johnson Lane to the Southwest Corner of said Lot 8;

Thence N00°01'01"W 1,323.10 feet along the Westerly Boundary of said Lot 8 to the Northwest Corner of said Lot 8;

Thence N89°35'53"E, 664.43 feet along the Northerly Boundary of said Lot 8 to the Northeast Corner of said Lot 8;

Thence S00°01'18"E, 1,322.92 feet along the Easterly Boundary of said Lot 8 to the Southeast Corner of said Lot 8 and the Point of Beginning.

Comprising 19.64 Acres, more or less.



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 | www.centengr.com

Double Down Ranch Subdivision

Certificate of Owners Signature

That it is the intention of the undersigned to and they do hereby include said land in this plat.

The owners hereby certify that this plat will conform with I.C. 50-1334 and that all lots will be served by individual wells.

The owners further certify that they will comply with I.C. 31-3805 concerning irrigation rights and disclosure.

The owners hereby dedicate to the public for the public's use forever, Johnson Lane as shown on the foregoing plat.

In witness whereof: I have hereunto set our hands.

Brian R. Brown Date
Owner

Cathy Lauritzen Date
Owner

Acknowledgment

State of Idaho)

)ss.

County of Ada)

On this ____ day of _____, in the year of 2024, before me the undersigned personally appeared as Brian R. Brown, an unmarried man, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

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

Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires _____

Acknowledgment

State of Idaho)

)ss.

County of Ada)

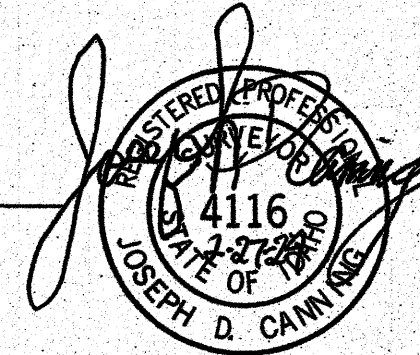
On this ____ day of _____, in the year of 2024, before me the undersigned personally appeared as Cathy Lauritzen, an unmarried woman, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

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

Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires _____

Certificate of Surveyor

I, Joseph D. Canning, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this Double Down Ranch Subdivision, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.



Joseph D. Canning, L.S. NO. 4116

Approval of the Valley County Planning and Zoning Commission

Accepted and approved this ____ day of _____, 202____
by the Valley County Planning and Zoning Commission.

Approval of the Valley County Board of Commissioners

Accepted and approved this ____ day of _____, 202____
by the Valley County Board of Commissioners.

Certificate of County Surveyor

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

Valley County Surveyor

Health Certificate

Sanitary restrictions as required by I.C. Code 50-1326 are in force. No owner shall construct any building, dwelling, or shelter, which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied.

Central District Health Department, EHS Date

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for Valley County, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

Valley County Treasurer Date



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