

June 19, 2020

Pratt Holding LLC
4516 90th Way SE
Olympia, Wa 98501

Valley County Planning & Zoning Department
219 N. Main Street
PO Box 1350
Cascade, ID 83611

To Whom It May Concern:

Thank you for considering our application for a Conditional Use Permit on our 160 acres in High Valley Idaho.

We believe you will find a detailed project description with photos on how we ensure protection for water, protection for soil, plan to solve sanitation, respect for neighbors, space for parking, strong control for noxious weed, no construction or impact, and support for dining, shopping at the closest cities Smiths Ferry and Cascade.

We have enclosed a copy of our Welcome Book that all guests receive both electronically and physically when they rent from us. Map of the property and plot plan show the exact location of home, pond, and sites along with permit numbers.

We look forward to answering any all questions at the August 13 meeting. Please let us know what phone to call in and time. William Pratt will be present and I will be on the phone to help answer all questions.

We are looking forward to sharing with the commissioners and public.

Sincerely,



Ken Pratt
360-791-9408 (cell)
Pratt Holding LLC
Manager

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # C.U.P. 20-16

FEE \$ 50

ACCEPTED BY _____

DEPOSIT \$ _____

CROSS REFERENCE FILE(S): _____

DATE 6-26-2020

PROPOSED USE: _____

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 or if applicant requests the hearing in writing.

Applicant's Signature: *Kenneth A. Smith* Date: 6/19/2020

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

- ❖ A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, 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.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- ❖ Ten (10) copies of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at www.co.valley.id.us/planning-zoning or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

- 8a. TYPE OF RESIDENTIAL USE (If applicable):
Single family residence ☒ Mobile home for single family residence ☐ Multiple residences on one parcel ☐
- 8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): NA
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 3480
- 8c. DENSITY OF DWELLING UNITS PER ACRE: NA
9. SITE DESIGN:
Percentage of site devoted to building coverage: NA
Percentage of site devoted to landscaping: NA
Percentage of site devoted to roads or driveways: NA
Percentage of site devoted to other uses: NA, describe:
Total: 100%
10. PARKING (If applicable): Office Use Only
a. Handicapped spaces proposed: _____ Handicapped spaces required: _____
b. Parking spaces proposed: _____ Parking spaces required: _____
c. Number of compact spaces proposed: _____ Number of compact spaces allowed: _____
d. Restricted parking spaces proposed: _____
e. Are you proposing off-site parking: Parking on 160 acres as needed
11. SETBACKS:
- | | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|-----------------|------------------------|----------------|------------------------|
| | Proposed | Required | Proposed | Required |
| Front | <u>NA</u> | _____ | <u>NA</u> | _____ |
| Rear | <u>NA</u> | _____ | <u>NA</u> | _____ |
| Side | <u>NA</u> | _____ | <u>NA</u> | _____ |
| Street Side | <u>NA</u> | _____ | <u>NA</u> | _____ |
- 12a. NUMBER OF EXISTING ROADS: 1 Width: 20' Private or Public? Private
Are the existing road surfaces paved or graveled? Dirt
- 12b. NUMBER OF PROPOSED ROADS: None Proposed width: _____
Will the proposed roads be publicly or privately maintained? _____
Proposed road construction: Gravel ☐ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Solar - Hydro with Battery Back-up
Propane Gas
- 13b. PROPOSED UTILITIES: NA
Proposed utility easement width NA Location _____
- 14a. SEWAGE WASTE DISPOSAL METHOD: Septic ☒ Central Sewage Treatment Facility ☐
- 14b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒ Spring
If individual, has a test well been drilled? NA Depth _____ Flow _____ Purity Verified? ✓
Nearest adjacent well NA Depth _____ Flow _____



VALLEY COUNTY

WEED CONTROL AGREEMENT

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

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

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

COOPERATOR

Pratt Holdings LLC
Kenneth L. Pratt II
By: Kenneth L. Pratt II

Date: 6/19/2020

By: _____
Valley County Weed Control

Date: _____

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.

Water Supply 15 gallons/min @ Spring can accommodate everyone.

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

Regulated Camps Fire Permits & Location of Camps fire site for Fire Prevention & Risk.

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.

No Impact

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

No Impact

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

No Impact -

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

No Impact

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

Completed - Natural - NA

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

NA

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

NA

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.

NA

Detailed Project Description

Welcome to The Hide Out on Pratt Mountain

A family working forest since 1845, more than 250 acres of timber land to explore. The Property is attached to USFS and State of Idaho Lands that provide over 1000 acres to explore. It is a working forest with cattle grazing and Silviculture practices to ensure a healthy forest for the 9th generation. We hope you will enjoy the relaxation of wind blowing through Ponderosa Pine trees, no city noise and breath taking views. The home is designed to operate like comfort of home out in the middle of the forest. It is off the power grid and relies on green technology (solar and Hydro) to give you comfort of home. Water is mountain fresh straight from the side of large granite rocks.



Hide out pond is stocked with Rainbow Trout and certified/permitted by the Idaho State Department of Water Resources #65-13777, Idaho Fish, and Game.

In November of 2017 our father, K. Leonard Pratt died from a series of strokes that took his life at young age of 75. The family wanted to continue his legacy of creating a healthy forest for water, forests, wildlife, and recreation. Since 2013, in partnership with USDA, DNR and NRC we have thinned, cleaned, removed, and replanted over 60 acres to ensure a health forest for all who call it home. The risk of forest fire is reduced yearly with our activities. Our parent's retirement home still has 15 years left on the mortgage and we needed a way to help cover the annual costs of 30,000 by opening it to the public for their enjoyment as well as family members.

In spring of 2017, we started working closely with Vecasa of Valley County. Trudy was supportive of helping understand the requirements of opening our land to the public to provide safety. Check Lists to ensure the property was safe and clean were implemented. Audits and corrections were conducted between May 2017

and June of 2018. Trudy was very helpful in providing all the necessary documents to make sure we had success. In June of 2018, Vecasa felt they could not manage a large property and off the grid facility so they canceled their contract with us. At this time, we started up the Rental Property and managing it professionally ourselves through VRBO.

State of Idaho Permit for Travel & Convention Tax #004875408 has been in place since we started in 2018. The business of allowing folks to rent our property is under Pratt Holdings LLC. Our General Liability Insurance Policy is with Lloyds of London since 2018 for protection of all clients and owners of the property.

In 2019, we had 45 nights booked at the home with 100% 5 star satisfaction of guests. All reviews and info for the property are listed on VRBO. Have been a Premier Partner with VRBO for two years with a perfect score on 10 reviews. Web address <https://www.vrbo.com/1169883?unitId=1720612>



Large deck 1500 covered sq. feet and 1000 square feet at ground level for folks to eat along with 1-acre yard for tables or pop up covers to eat with large groups.

Attachments:

1. We have attached in the packet our welcome book to the permit so you can read what each guest gets before check in and understand what they are renting. Rental Agreement Contract is not included but available if requested.
2. We have attached a Map with labels of the location and neighboring property owners:
 - a. Hoff Timberland Inc is located to the West 300 feet away.
 - b. USFS is to the North with land going all the way to Sage Hen on West Mountain Range.
 - c. State of Idaho Land 640 acres is to the east, which is grazed by David and Sharon Pratt.
 - d. David and Sharon Pratt own the property to the South 300 plus feet away
 - e. Pratt Families have a total of 480 acres in the attached map.
3. Plot Plan of camp sites in hide out to scale -
https://satellites.pro/High_Valley_map.Idaho_region.USA#44.247401,-116.183032,18
4. Landscaping Plan is Natural forest
5. RV Sites leveled and grassed over in 2019 (no erosion risk)
6. Pratt Place Road has been in place since 1998 last recorded on 5-20-2005 Instrument #295679.

Reason for the application of Conditional Use Permit is allow for larger groups. We saw several inquiries in 2019 for wedding, large family reunions, church camps, and social events. These clients were looking for something that accommodate the parking, facilities for sleeping, fixing meals, and safety of the group and enjoyment of the great outdoors. Things we have been working for last 12 months to allow this to happen and still maintain the goals of property for water quality, forest health and wildlife. The following items are in place.

1. Goff Plumbing located in Emmett, Idaho (1235 Allen Ln, Emmett, ID 83617) is able to deliver Fresh/Clean Portable Toilet Rentals for each event. We have put together a working relationship for them to deliver and pick up as needed to accommodate the size of the group. **Groups over 10 will have to use this service to protect the septic system.**
2. We have leveled four RV parking/camping sites in the hideout. This ground is level and open area where there is no risk of water contamination or erosion activities. All RV will be self-contained and no dumping on site. In the rental agreement, they would pay an extra 30/day for the rent of the space. Below is photo of the area. Proper signage will be installed so guests are clear on where to park for the stay. All grass and no erosion.



RV sites 1, 2, and 3 next to the private road off Pratt Place Road.



RV site 4

3. We have done the same with areas to pitch a tent. There is a charge of 15/day for the use of each tent site. Again proper signage will be installed so guests are clear on where to set up their tent.



Tent site 4 next to the fire pit.



Tent Site 3



Tent Site 2



Tent Size 1

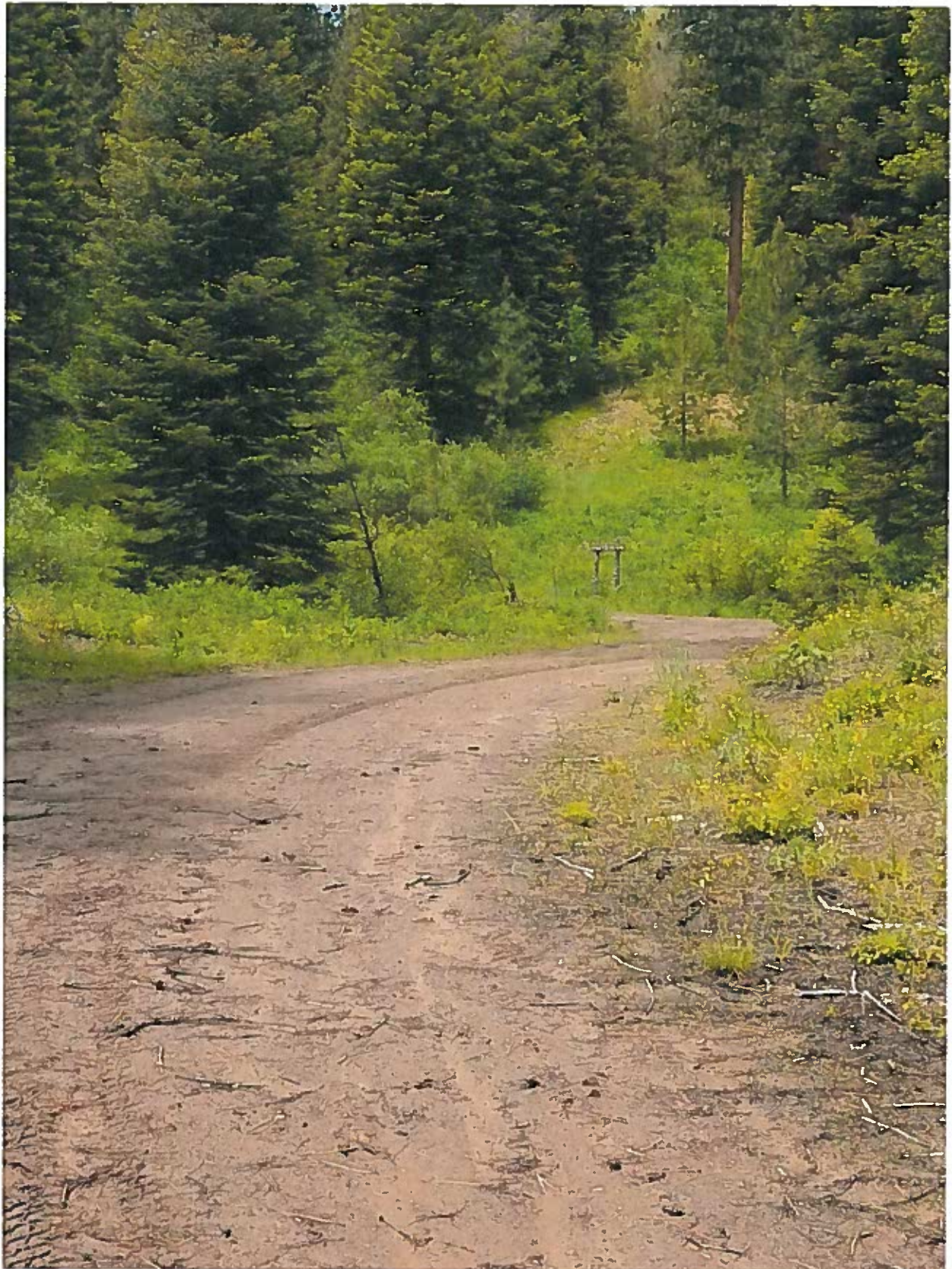
4. Protection of the Hide out Pond water quality and downstream water quality was considered when selecting the sites and all are over 100 plus feet away from water edge.



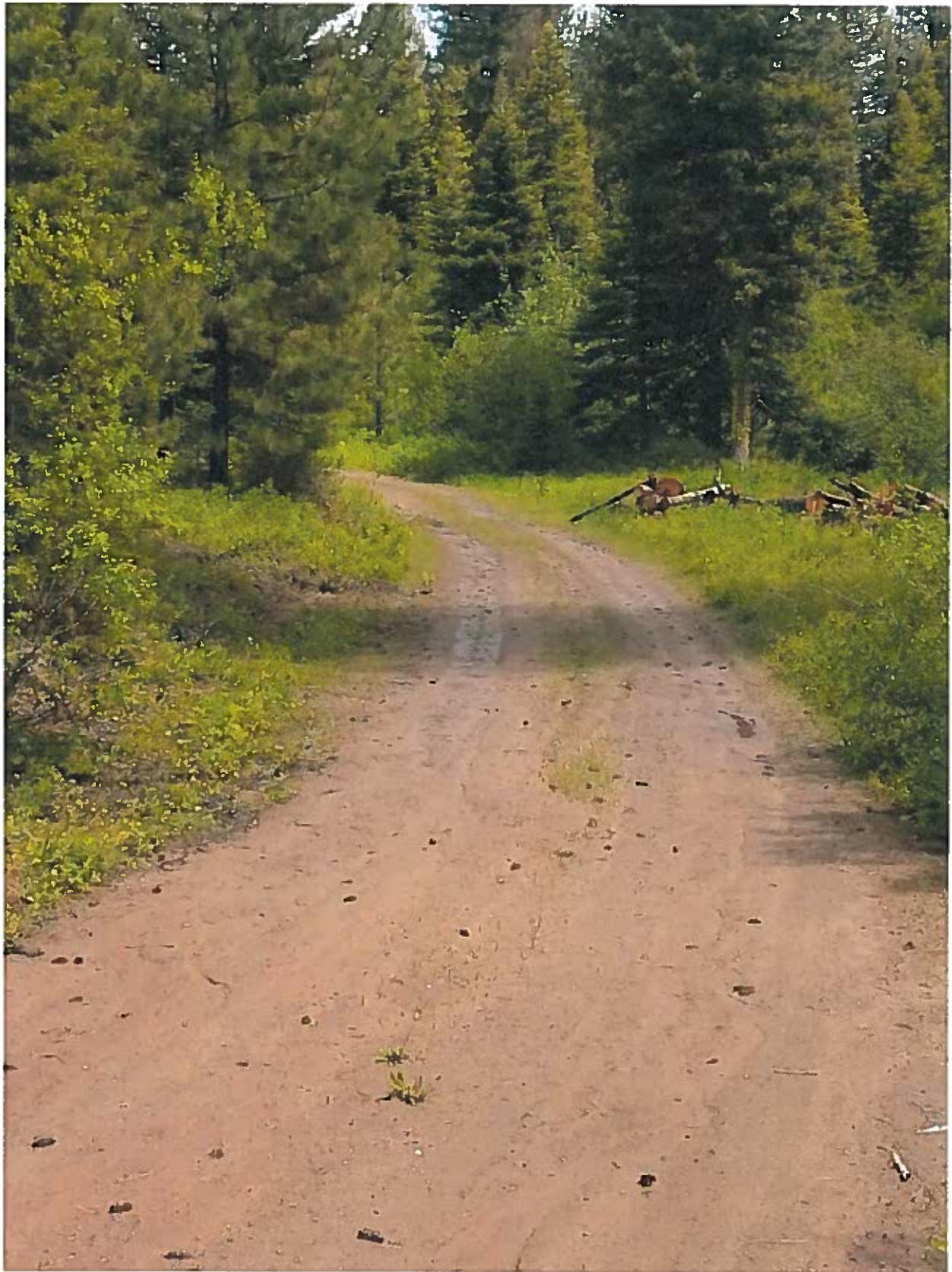
5. Water is provided at the main house for RV and Campers. They all are required to bring containers to fill and can fill trailers at the house before parking.



6. Parking on the 60 acres around the home (fence off to keep cows out of the pond and away from the camping/home site) can accommodate over 50 vehicles.



Parking along the road north of the pond and south of the house.



More parking south of house north of the pond.



More Parking in Hideout west of Tent sites along Pratt Place Road



More Parking along RV sites 1, 2, and 3

7. Cooking for groups is provided at the house and eating arrangements around the house with table and chairs can accommodate over 50 people with tables and chairs they provide.



Guests who have stayed and inquired of the property like the idea of being able to access within two hours of Boise. Get away from People, which is harder to do with the growth in other popular areas like Garden Valley, Cascade, and McCall. Like the ability to be open to hiking and exploring in a safe environment with the home providing comfort of the city. Off the grid being GREEN no emission or pollution having to occur to power the home. Fire pit for fire safety in the summer months and just a great place to get away for a few days, relax, and recharge.

We hope you will find this application well thought out to provide this opportunity for the win win for the community and some sales tax revenue as the word gets out we have a safe and nice location for groups to gather.

Thanks,

Ken Pratt 360-791-9408
Manager – Pratt Holding LLC

William Pratt 208-365-0207
Concierge – Pratt Holdings LLC

AMPAD™

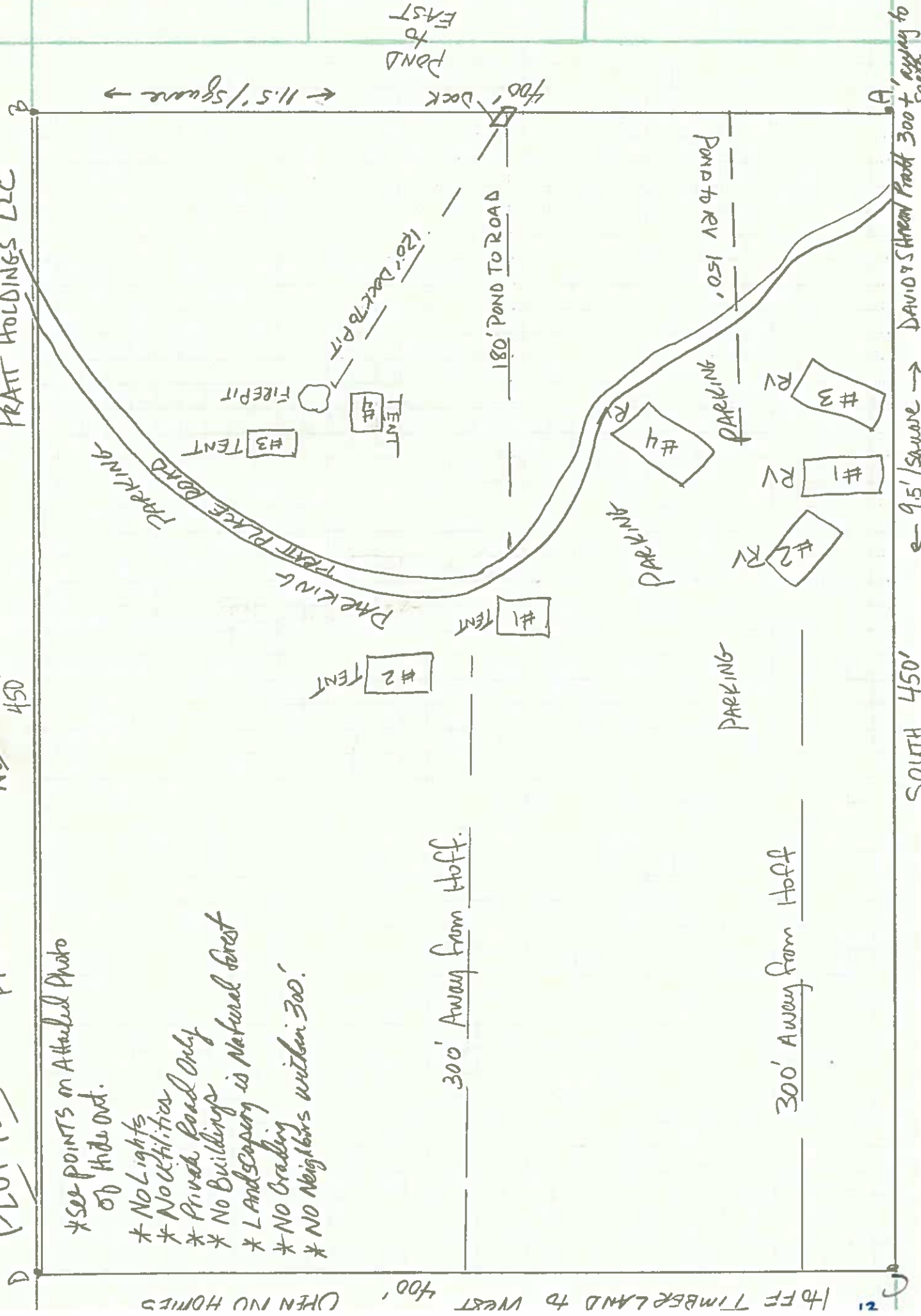
PRATT HOLDINGS LLC

- * No Lights
- * No Utilities
- * Private Road Only
- * No Buildings
- * Landscaping is Natural Forest
- * No Grading
- * No Neighbors within 300'.

300' Away from Hoff

$$e-9.5'/\text{square} \rightarrow$$

DAVID'S GREEN PAST 300+ 'away to





Plot #4 High Valley
of Location in
New York.
Idaho.

Hoff
Timberlands

State of Idaho 640 acres

USFS

[illegible]

80 Nov 20
R.P.
Holding VC
Holding new E

Patt Place Road

140 ~~ans~~
DAVID & Sharon Pratt
Tim & Sandy Anos
20 ans



Welcome to The Hide Out on Pratt Mountain

A family working forest since 1845, more than 200 acres of timber land to explore. The Property is attached to USFS and State of Idaho Lands that provide over a 1000 acres to explore. It is a working forest with cattle grazing and Silviculture practices to ensure a healthy forest for the 9th generation. We hope you will enjoy the relaxation of wind blowing through Ponderosa Pine trees, no city noise and breath taking views. The home is designed to operate like comfort of home out in the middle of the forest. It is off the power grid and relies on green technology (solar and Hydro) to give you comfort of home. Water is mountain fresh straight from the side of large granite rocks.



Hide out pond is fenced off from cattle grazing along with home and 60 acres. Keep gates closed.

The Hidden Pond is home to golden eye ducks who return every May to raise their young. After raising their young they travel back to Canada. If you enjoy watching birds there is several species who call the Hidden Pond home. Once in a great while a rare treat of watching a few Moose Graze in the Northern section of the Pond. White Tail Deer, Rocky Mtn Elk, Black Bear also call our Hide Out forest home. We stock the pond with Rainbow Trout every few years for folks to enjoy. It was stocked with fingerlings again in May 2018.



Hulk berries and Mushrooms are just a few things we enjoy each year that grow in our forest. We would ask you respect our forest home by reading up on the welcome book on how to prevent Forest Fires, Damage to Newly Planted Seedlings, Erosion Control, Maintain Clean Pure Water, and respect other Pratt Family who live and work on this working Forest.

Starting Power and Water first things to do when arriving:

- Key for front door is in a lock box on southeast corner of the home in a small black box. There is a retainer wall it is on top of the wall.
- When you first arrive the water will be turn off to prevent flooding damage in case something breaks why folks are away. It is very simple start up. In the basement there is a small door with a note on front "House Water". A photo will show you how to turn the value and water will be flowing from storage tank within a few minutes. **When you leave please turn it back off to avoid any damage from a leak.**
- In the power room on the wall there will be a switch. **It is always left on.** This switch turns the backup generator on if you should use more power than the batteries can store so you will not have a black out. This switch will allow the propane generator to turn off and on as needed. When it does come on will run for four hours to charge the batteries back up and turn off on its own. When not at home please be respectful and keep lights and other appliances off to conserve on the batteries. Please unplug electronics when not charging. Plug in drains the battery. Leave the Power on when you leave.



Switch is located on the left side of the power system.

Mud Room/ Laundry Room

- We utilize this area to keep the mud and dirt down by removing our shoes here and washing up or changing clothes before entering the home. We have hooks along the wall to hang up items to help keep the house clean and minimize wear on the rugs with dirty shoes from the forest.
- We also use the basement as an area to remove dirt and shoes before entering the home.
- When you get dirty and need to wash a load of clothes please feel free to use. Supplies are above the washer. No special instructions to use. If at all possible heavy items like jeans or jackets please use the railing on the deck to air dry to help conserve on energy and propane.



Kitchen and Appliance

Dishwasher

- If at possible please use the dishwasher in the middle of the day when we have the most direct sun. After lunch run your dishes from the previous meals. This is very helpful for saving on energy.

Cook Stove

- Is propane and first turn is auto light no need for matches. This auto light will not work if power is off it runs off electricity. Turn to the first position it will click and light and then then turn to level you will need. Normal cooking with stove top or stove. Remember you are at 5,500 feet elevation and things cook a little different.
- Be Careful to not use the oven for storage area. Items stored in the oven can ignite.

- Always Broil with oven door closed due to propane.
- Do not block ducts when cooking in the oven. It is important that flow of hot air from the oven and fresh air to the oven burner be free of any items.
- Be Careful to not leave closed containers on the cooked top. The pressure in closed Containers may increase which may cause them to burst.
- Be Careful to not leave plastic or flammable items on the cooktop. They may melt or ignite if left too close to the flame.

Frig/Freezer

- Propane Fridge also and does a good job keeping things cold. Bring up bags of ice for drinks it will do a good job of keeping things frozen. The Propane Fridge does not freeze ice very quickly so putting bags of ice is good. Water bottle in the fridge are for you use and help keep the fridge cool when empty.
- The fridge is set for 30 degrees and works best at this temp. We have found that if you're in and out a lot like your fridge (electric) at home it will not hold temperature as well so fewer trips to the fridge are a good idea.
- We have a freezer in the basement next to the power control/batteries. Please feel free to use this freezer to store ice and other items you need to keep frozen.



Fire Places are here for your use:

- We have two fire places for your warmth and enjoyment. There is kindling already cut in the basement for your use. We have 14 cord of wood stored up in the basement for your use.
- There are fire extinguishers next to each fire place if you need to use them.

- Paper for fire starting is stored next to the wood in the basement. We have lots of wood so use as you feel necessary.
- Matches are on the shelf in the basement if you need a fire in basement to dry off clothes. Matches are in a holder on the wall upstairs when you need to build a fire in living room.
- If a block is too large set it aside and will take care of it later for our next guest. Please do not try to split the wood for we do not need anyone hurt.



General Home Practices we hope you follow:

- We are allergic to all types of smoke and ask to keep our home a smoke free stay. We also are very concerned about forest fires and ask that no smoking be done anywhere on the property.
- Even with many grandkids and family events we have been able to keep the food to the deck and kitchen area. Accidents do occur and would rather clean them up in the kitchen or wash them off on the deck then in other areas of the home. Thank you,
- When something does not make sense please look at your emergency contact list on the door of the fridge and give one of them a call.
- There are two queen size air mattress upstairs and electric pump. Work well over by the game table. Sheets and Supplies are labeled in the closet in the upstairs bathroom. Please bring a sleeping bag for use as blanket. There are a few blankets in closet in Bear Den bedroom.
- Extra Towels are in the upstairs closet if more are needed. Please bring your own towels for use if you are wild enough to take a swim in the pond. Pond is 20 years old and is not the cleanest for swimming. Better for other activities.

- Verizon is the best Cell Coverage at the home. We supply Direct TV to stay caught up on your shows. Please use your hot spot on cell phone for internet access.
- Please keep the pets in the basement when at the house and at night like we do with our dogs. We bring up a dog Bed for them and they do very nicely during the night. Some guests are allergic to dog hair and want to keep it clean for everyone.
- Extra propane bottle for BBQ is stored in the larger storage shed in back corner.
- Enjoy on a 1,400 sq. ft. covered deck, the cool breeze, and open forest.



Road Safety Through Out 200 plus Acres:

- Safety is at our forefront of making sure your stay is one to remember and hopefully want to return and share with friends. The soil here on the mountain tends to have some clay and will get slippery when wet. When you get the nice rain shower in May, June, September, and October, please give the roads a little time before going home whenever possible, no charge for extra time if you need to wait a few hours. The wet road can be slick like ice after a good rain so be very careful. Good news it dry's quickly and does not rain for long periods of time.
- We recommend traveling with a 4x4 vehicle when visiting for we are 18 miles Northwest of Smiths Ferry Idaho or 20 miles Northeast of Ola Idaho.
- Just to be safe may want to bring snow chains if you're staying in May, June, Sept, Oct. Chains help with the slick roads and sometimes it snows in October.
- Please follow the same rules when riding motorized ATV or horses.

- We provide several groomed trails through the property to use. Please use these trails/roads when on the property. We have lots of new seedlings throughout the property and this is why you need to stay on the trails. Signs posted please follow instructions.
- If wet please do not leave ruts through the trails. Choose to ride when the road is not soft. Hike when there is risk of road damage.
- If you meet anyone on the trail most likely going to be a Family member just stop and let them know you're a guest. Be neighborly on this working forest will make your stay much more enjoyable and learn more on where to explore and enjoy. We have let everyone in the valley knows you're coming up for a vacation.



As you enter the property you will see a sign “Pratt Families Owners” and garage we store equipment in on your left. Signs will direct you to the home along with speed limits on the valley floor.

FIRE SAFETY

The property has been managed for fire prevention over the last 172 years so it rather open for hiking and exploring. Old logging roads throughout the property have been maintained for use for riding when the ground is dry after spring runoff. These roads also serve as a natural fire break. We wish we could say the same about the State of Idaho and United States Forest Service. We are very concerned about fire and it's our number one mission for managing the land we call HOME. A few things we ask you to help us with Fire Safety.

1. **New Fire Pit on south lawn** and north side of house along with down by the pond. **ONLY USE WITH PERMIT.** Permit will share which fire pits can be used.
 - a. No open pit fires without a permit anywhere outside. Too much risk of forest fire.

- b. Can use the fire place in home to make s'mores or enjoy a fire or dry off from a shower.
 - c. Keep shovel and water close if ambers escape when you have a permit.
 - d. Put out fire with water and dirt before leaving fire when you have permit.
 - e. Smoking not allowed in house or on the property.
2. Any motorized equipment do not park or drive in tall grass that can cause a fire from a hot muffler



In the Mud Room we have a large map of the property and notes on the map as to where to go for hiking. Please take a picture with your phone so you have an idea. In Summer and Fall beware that bees live in the ground and you could be standing on a nest. If you have allergy please have your medicine with you we do not supply any. There is a first aid kit in the kitchen if you would like to pack something for your adventure.

HIKING SAFETY

- Please be aware of new seedlings and thinning practices on the property is careful to not damage new trees. Watch your step.
- USFS is north of the property after you cross the fence. Hiking on this federal ground is fine.
- Hoff Lumber Company property is to the East after you cross the fence. This is private property and would appreciate you avoiding this property.
- State of Idaho Land property is to the West. And exploring these 640 acres is fine. You can tell you're on State Land for it has not been cleaned up for 100 years.
- Southern Fence line belongs to Owners family members. Please stay north of the road. See map and signs.

- Signs are posted throughout the property, please follow the instructions.
- Please be Respectful like a national park and haul out your trash.



A few life vests for kids your use around the pond for safety and 100' rope behind the door.

Fish house by the pond. The key to this fish house is on the moose rack in the basement hanging on the wall by the door going into the house. The key for the fish house is label. Please keep it locked when not in use so bears do not get in to eat fish food.

FISHING/WATER SAFETY

- Pond has a few large fish. It has been a few years since it was stocked. Planted 750 small fingerling rainbow trout in May 2018.
- Feel free to use the poles and tack. Worms work best for bait.
- Please be respectful of amount you keep to eat for others to enjoy.
- If you do a catch and release please make sure the fish will survive so we do not have dead fish floating for other guests.
 - Make sure you always dispose of any dead fish in the trash or fire. Dogs will become very sick (poison) if they eat trout. We had a guest golden retriever

get into a fish that was a few months old in the weeds and had to be hospitalized for several days. **Please protect dogs from fish poisoning.**

- e. Feel free to feed the young fingerling we planted in May 2018 with food in fish house on the lower shelf.
- f. Please clean up the tackle boxes and fish house for the next guest.
- g. Please observe safety signs and enjoy the wildlife that calls the Hidden Pond home.



CAMPING

The hide out is an open area where camp trailers can be parked on a flat surface. It is approx. 100 yards from the home. There are areas where a Tent could be set up for guests. We charge 30 dollars for trailers and 15 for tents per day. No hook up. There is plenty of water at the house with outside hose to fill up jugs or trailers if needed.

WATER SUPPLY FOR CAMPING, YARD FUN OR WASHING CAMPING MATERIAL

Just east of the propane tanks you will see a stand pipe. This is potable water and used for all applications. Attached to the stand pipe during the nonfreezing months is a hose for watering the lawn and strawberries.

Please feel free to use this water to fill your campers, larger water containers, wash camping supplies, and pick up. If you would like to have some water fun with young children on the lawn please feel free to run the sprinkler. Just avoid driving over the water hose.

Sprinkler for water fun is located on top of the large rock (east side of front yard).

SHOOTING RANGE SAFETY



- **New in 2020** will be a shooting range with targets. We have set a range from 20 yards to 120 yards for target practice. Please only use the range for any target shooting.
- Caution tape has been posted along with signs to warn everyone about the area that is used for shooting. All guests must follow standard safety practices when using the range and use with their own equipment.
- Targets are stored in the fish house to keep them dry and protected. Trash can for any garbage is next to the tree for your use



FOREST MANAGEMENT

We manage the forest for wildlife habitat, fire prevention, tree health, and water quality. So while you're out walking or riding ATV please beware that William Pratt will be falling timber, driving tractors, moving logs, and other activities. We do not want anyone to get hurt. When his Dog "Gus" German Short Hair comes up to say hi, he is just warning you William is close by. You will most likely hear him working from the house. His number is the second one on the fridge if you want to call before going for a walk or have questions about what he does. He also can answer questions about the trails and where to hike or ride.



EMERGENCY CONTACTS ON FRIDGE:

You notice there are six contacts to make your stay Safe and Relaxing. William handles the forest – trails – timber; Uncle David leases out the property for grazing to help reduce fire fuel – call if you have a cow question, Jim Anderson is the best number to call if you need an EMT. He has been to the house many times to help my dad with his 5 strokes and is very good. If you need life flight call Jim to get help. Want to eat out there is two locations on the bottom of list to call. Keith Goslin can help in a pinch if something does not work and you can always call me to answer questions. I live in Washington State and travel the US and Canada for work so call me last. Will call back asap.

Thank you and we hope your stay is relaxing.

Type in Face book to add photos, share experiences and comments during your stay:

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

A copy of the rental contract and kitchen supplies is in the welcome book next to the front door.

Pratt Holdings LLC

Ken and Lanette Pratt