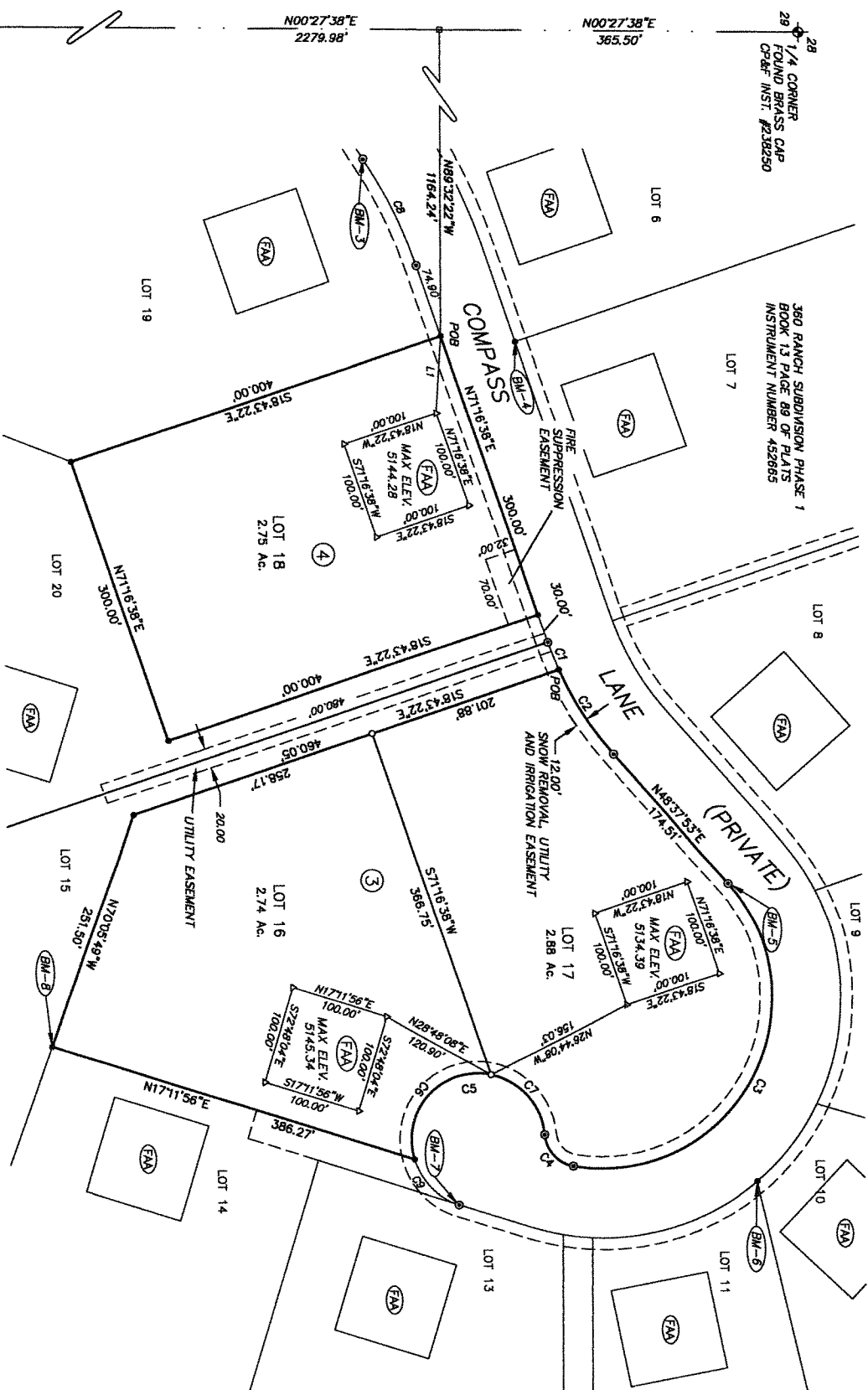


360 RANCH SUBDIVISION PHASE 2  
a replat of Blocks 3 and 4, 360 Ranch Subdivision Phase 1  
Located in  
N1/2 SW1/4 Section 28, T.18N., R.3E., B.M.  
Valley County, Idaho



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING
C1	335.00	30.04	15.03	5708.16"	N88°42'30"E
C2	335.00	102.37	51.59	17°30'28"	N57°23'08"E
C3	175.00	430.76	494.64	141°01'58"	N80°51'07"W
C4	35.00	46.28	27.23	75°45'35"	N47°32'40"E
C5	68.00	228.11	636.31	192°11'56"	S10°40'32"E
C6	68.00	140.56	114.15	118°25'59"	S47°13'27"E
C7	68.00	87.35	57.03	73°46'00"	S48°32'27"W
C8	465.00	120.98	60.82	14°54'15"	S53°48'31"W
C9	68.00	66.49	36.18	56°01'32"	N45°12'42"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	78.53	N85°17'41"W

BENCHMARKS	
BM	ELEVATION
BM-3	5077.50
BM-4	5078.00
BM-5	5087.40
BM-6	5085.00
BM-7	5085.00
BM-8	5075.00

SURVEY NARRATIVE

A. This plat is filed to create 3 lots from Blocks 3 and 4 of 360 Ranch Subdivision Phase 1. The boundary of the parcels were derived from record documents along with found monuments as shown on this plat.

B. Record Documents:  
360 Ranch Subdivision Phase 1, Book 13 Page 89 of Plats, Inst. #452655

C. The Vertical Control provided in this plat to establish building height limits are property corners and iron of this Plat and the Plat of 360 Ranch Subdivision Phase 1. The elevations shown are based on NAD83, which is tied to VCSN, a part of City of McCall Control Point Network, calculated with GPS.

NOTES:

- All Lots shall be subject to the Declaration of Covenants, Conditions, Restrictions and Easements for the 360 Ranch Subdivision, as recorded with the Office of Recorder of Valley County, Idaho, Instrument Number 452657.
- Compass Lane and its right of way as depicted on this Plat is private, and, after completion, it will be owned and maintained in a good and workmanlike manner by the 360 Ranch Property Owners Association, Inc. as Maintenance Property, Inst. #452668
- All lots shall be accessed from Compass Lane.
- GFL Holdings LLC will ensure that power and fiber optic services will be timely installed to a location within each Lot's utility easement running immediately adjacent to Compass Lane.
- No additional domestic water supply shall be installed beyond the water system approved in the Sanitary Release.
- There shall be no further subdivision of any Lot shown on this Plat without the approval of the Health Authority.
- All Utility and Irrigation easements shown on this plat are dedicated to Public Utilities, Inst. #452669
- Flood zones shown on this plat are per FEMA FIRW panel #16085C 1001 Effective February 1, 2019  
Flood Zones: Zone X  
Base Flood Elevation: N/A  
Flood Zones are subject to change by FEMA and all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.
- 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.
- 360 Ranch Subdivision is subject to a Declaration of Water Delivery Easement, on file at the Office of Recorder of Valley County, Instrument Number 429034.
- All lots are subject to the Airport Overlay Agreement with the City of McCall, recorded with the Office of Recorder of Valley County, Idaho, as Instrument Number 452667.
- All Buildings are limited to a Maximum Building Peak Elevation. Each lot has an FAA Analyzed Site where this Peak Elevation has been calculated and this elevation has been noted within the Site on this Plat, Sheets 2 through 4. Benchmarks are provided, as noted on the Plat, for reference. In addition, all structures are subject to Valley County Building Height Limits.
- To construct buildings or structures outside of these sites, the property owner must obtain approval from the 360 Ranch Property Owners Association and work with the FAA as necessary to verify that airport approach requirements can be met.

LEGEND

- SUBDIVISION BOUNDARY
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 1/2" X 24" REBAR AND LS 8577
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- ANGLE POINT - NOTHING SET
- EASEMENT LINE
- BLOCK NUMBER
- FAA ANALYZED SITE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAH CODE TITLE 50 CHAPTER 13 HAVE BEEN SANITIED. SANITARY RESTRICTIONS AS REQUIRED IN ACCORDANCE WITH IDAH CODE TITLE 50, SECTION 50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS



SECESH ENGINEERING, INC.  
McCall, Idaho

360 RANCH SUBDIVISION PHASE 2  
a replat of Blocks 3 and 4, 360 Ranch Subdivision Phase 1  
Located in  
N1/2 SW1/4 Section 28, T.18N., R.3E., B.M.  
Valley County, Idaho

CERTIFICATE OF OWNER

Blocks 3 and 4, 360 Ranch Subdivision Phase 1, located in the north 1/2 of the southwest 1/4 of Section 28 T.18N., R.3E., B.M., more particularly described as follows:

Block 3: BEGINNING at the northwest corner of said Block 3 as shown on the Plat of said 360 Ranch Subdivision Phase 1, filed in Book 13 of Page 89 of Plats, as Instrument Number 452665, Records of Valley County, Idaho, thence, along the Right-of-Way for Compass Lane,

- 1.) along a curve to the left having a radius of 335.00 feet, an arc length of 102.37 feet, through a central angle of 173°0'29", and a chord bearing and distance of N.57°23'08"E., 101.97 feet; thence, tangent from said curve,
- 2.) N.48°37'53"E., 174.51 feet to the beginning of a tangent curve; thence,
- 3.) along said curve to the right having a radius of 175.00 feet, an arc length of 430.76 feet, through a central angle of 141°01'59", and a chord bearing and distance of S.60°51'07"E., 329.96 feet; thence,
- 4.) along a curve to the right having a radius of 35.00 feet, an arc length of 46.28 feet, through a central angle of 75°45'35", and a chord bearing and distance of S.47°32'40"W., 42.98 feet to the beginning of a reverse curve; thence,
- 5.) along said curve to the left having a radius of 68.00 feet, an arc length of 228.11 feet, through a central angle of 192°11'59", and a chord bearing and distance of S.10°40'32"E., 135.23 feet; thence, departing said Right-of-Way,
- 6.) S.17°11'56"W., 386.27 feet; thence,
- 7.) N.70°05'49"W., 251.50 feet; thence,
- 8.) N.18°43'22"W., 460.05 feet to the POINT OF BEGINNING, CONTAINING 5.62 Acres, more or less.

Block 4: BEGINNING at the northwest corner of said Block 4 as shown on the Plat of said 360 Ranch Subdivision Phase 1; thence, along the Right-of-Way for Compass Lane,

- 1.) N.71°16'38"E., 300.00; thence, departing said Right-of-Way,
- 2.) S.18°43'22"E., 400.00 feet; thence,
- 3.) S.71°16'38"W., 300.00 feet; thence,
- 4.) N.18°43'22"W., 400.00 feet; to the POINT OF BEGINNING, CONTAINING 2.75 Acres, more or less.

That it is the intention of the undersigned to and they do hereby include said land in this Plat.  
Irrigation water have been provided from Lake Irrigation District in compliance with Idaho Code 31-3805(b). Lots within the subdivision will be entitled to irrigation water rights as stated in the Declaration of Covenants, Conditions, Restrictions and Easements for the 360<sup>th</sup> Ranch Subdivision, Instrument Number 452667, Records of Valley County, Idaho. Owners will be obligated for assessments from Lake Irrigation District.

APPROVAL OF  
THE BOARD OF VALLEY COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO.

CHAIRMAN

VALLEY COUNTY SURVEYOR

APPROVAL OF  
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

ACKNOWLEDGMENT

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me, \_\_\_\_\_, a Notary Public in and for said State, personally appeared AARON CRAWBLETT, known or identified to me to be the Member of GFL HOLDINGS LLC, the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability 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.

NOTARY PUBLIC FOR IDAHO  
My Commission Expires: \_\_\_\_\_

CERTIFICATE OF COUNTY SURVEYOR

I, GEORGE BOWERS, REGISTERED 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.

CERTIFICATE OF SURVEYOR

I, RALPH MILLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

RALPH MILLER  
IDAHO NO. 8577



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE \_\_\_\_\_ COUNTY TREASURER  
RP0072500030000  
RP0072500040000

GFL HOLDINGS LLC  
By: \_\_\_\_\_  
AARON CRAWBLETT, MEMBER

SECESEH ENGINEERING, INC.  
McCall, Idaho

**GFL Holdings, LLC**

PO Box 2554

McCall, ID 83638

timelessconstruction.rose@yahoo.com

(208) 315-5143

**Date:** August 21, 2025

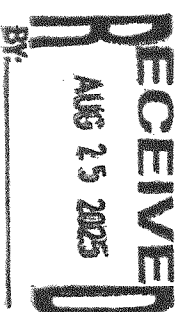
**To:**

Planning and Zoning Commission

Attn: Cynda Herrick

PO Box 1350

Cascade, Idaho 83611



**Subject:** Transmittal Letter – Submission of Final Plat for 360 Ranch Subdivision, Phase 2

Dear Members of the Planning and Zoning Commission,

GFL Holdings, LLC is pleased to submit the Final Plat for Phase 2 of the 360 Ranch Subdivision for your review and approval. This submission includes the attached documents:

- 360 Ranch Phase 2 Final Plat (dated August 1, 2025)
- Valley County Final Staff Report demonstrating Phase 1 compliance and C.U.P

This request pertains to the development of Phase 2, which includes the addition of Lots 16, 17, and 18. We confirm that the Final Plat complies with the approved Preliminary Plat, with Lots 16, 17, and 18 remaining consistent in layout, size, and configuration as noted in the preliminary submission. No changes have been made to existing roads, infrastructure, or other structures within the subdivision as part of this phase.

Financial guarantees will not be necessary for Phase 2 approval as all work associated with the roadway and other required improvements were completed during Phase 1 of 360 Ranch.

Regarding wildland urban interface fire protection, a 30,000-gallon water tank designated for fire protection was installed on-site during Phase 1 of the 360 Ranch Subdivision. This infrastructure meets the necessary requirements for fire safety and is available for use in Phase 2, ensuring compliance with applicable regulations.

We respectfully request that the Planning and Zoning Commission consider this submission at the earliest convenient meeting. Should you require additional information or clarification, please do not hesitate to contact Rose Cramblet at (208) 315-5143 or [timelessconstruction.rose@yahoo.com](mailto:timelessconstruction.rose@yahoo.com). Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rose Cramblet', written in a cursive style.

Rose Cramblet  
CFO  
GFL Holdings, LLC

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# GFL HOLDINGS LLC

PO BOX 2554 MCCALL ID 83638 | 208.315.5143 | [timelessconstruction.rose@yahoo.com](mailto:timelessconstruction.rose@yahoo.com)

**August 25, 2025**

Valley County P & Z Commission  
Attn: Cynda Herrick  
Po Box 1350  
Cascade, ID  
83611

**Dear Valley County P & Z Commission:**

Please find the packet of our proposed revisions to the 360° Ranch Subdivision CC & R's:

- Short Term Rentals allowed per VC permitting process
- Camping restrictions modified to 10 days in 30
- Firepits allowed per applicable VC ordinances

We hope you find these revisions acceptable!

Sincerely,

**Rose Cramblet**  
**208.315.5143**  
**CFO**  
**GFL HOLDINGS LLC**

**Chris Hammond**  
**760.470.1019**  
**CHIEF COMPLIANCE OFFICER**  
**GFL HOLDINGS LLC**

## ARTICLE 3 GENERAL AND SPECIFIC OBLIGATIONS AND RESTRICTIONS

### 3.3 Leasing.

**Original Text:** Owners may lease to such Owner's family at any time, and may lease to others provided the lease term is one month or longer. See Section 3.3.

**[Proposed: 3.3 Leasing and Rental of Homes.]**

**[3.3.1 General Provisions.** Owners may lease their Home to any person, including family or non-family third parties (collectively, "Renters"), for any duration, including short-term rentals (thirty (30) days or less, hereinafter referred to as "STRs") or long-term rentals (over thirty (30) days, hereinafter referred to as "LTRs") (STRs and LTRs collectively and singularly referred to, as the context requires, as "Rented Homes"), as set forth in this Section 3.3. Owners of Rented Homes ("Renting Owners") shall be responsible for full compliance with all provisions set forth herein. For purposes of this Declaration, "Home" shall mean the residential structure or structures located on a Lot, as defined in Article 1, intended for residential use and occupancy. "Rented Home" shall mean any Home leased or rented to a Renter under an STR or LTR, and "Renter" shall mean any person occupying a Rented Home pursuant to a lease or rental agreement.]

**[3.3.2 Compliance with Applicable Laws.** All Renting Owners and Rented Homes shall comply with all requirements of Valley County Ordinance No. 20-10 ("Ordinance 20-10") (applicable to STRs only), as amended or supplemented from time to time, and all other applicable federal, state, and local laws, ordinances, rules, and regulations related to Rented Homes (collectively, "Applicable Laws"). Applicable Laws are deemed incorporated herein by reference and made a part hereof. Renting Owners shall provide evidence of compliance with Applicable Laws as required herein and shall not lease or rent (or continue to lease or rent, as applicable) any Home until such evidence of compliance has been provided to the Association. Without limiting the foregoing, prior to engaging in any STR, Renting Owners must:

- (a) Obtain the Administrative Permit required under Ordinance 20-10 and provide a copy of the same to the Association, along with a complete copy of the Application Package required under said Ordinance; and
- (b) Satisfy the notice requirements under Ordinance 20-10 and provide proof of compliance to the Association.

If at any time a Renting Owner or Rented Home is not in full compliance with this Section 3.3.2 or any other provisions of this Section 3.3, such Renting Owner shall immediately cease leasing or renting the applicable Home until full compliance is established.]

[3.3.3 Submittals to the Association. Prior to leasing or renting a Home, the Renting Owner shall submit to the Association the following:

(a) For STRs, the materials required under Section 3.3.2 showing compliance with Ordinance 20-10;

(b) For STRs, copies of the annual reports required under Ordinance 20-10, to be provided annually to the Association at the same time such reports are required by Valley County;

(c) If the Renting Owner engages a property management company to administer the rentals on behalf of the Renting Owner ("Rental Management Company"), a Certification, under oath, by the Renting Owner that the contract with the Rental Management Company ("Rental Management Contract") contains the provisions required under Section 3.3.4 and that the contracts with Renters ("Rental Contracts") contain the provisions required under Section 3.3.5. If the Renting Owner self-administers or manages rentals without engaging a Rental Management Company, the Renting Owner shall provide a Certification, under oath, to the Association that the Renting Owner has performed all obligations under Section 3.3.4 and that the Rental Contracts contain the provisions required under Section 3.3.5.]

[3.3.4 Rental Management Contracts. All Renting Owners who lease or rent through a Rental Management Company must have written Rental Management Contracts that include the following provisions:

(a) The Rental Management Company shall at all times comply with Ordinance 20-10 (for STRs), all other Applicable Laws, this Declaration, and the Ranch Rules, and shall use its best efforts to immediately correct any violation of the same;

(b) The Rental Management Company shall provide the Association with current emergency contact phone numbers to ensure 24/7 response to violations and shall be available on a 24/7 basis to enforce the requirements of Section 3.3.4(a);

(c) The Rental Management Contract shall provide that the Association, the Board, and all other Owners are intended third-party beneficiaries of the provisions required under this Section 3.3.4.

If a Renting Owner leases or rents directly to Renters without engaging a Rental Management Company, the Renting Owner shall perform all obligations set forth in this Section 3.3.4 that would otherwise apply to a Rental Management Company.]

[3.3.5 Rental Contracts. All Rental Contracts, whether entered into directly between the Renting Owner and the Renters or between the Rental Management Company and the Renters, must include the following provisions:

(a) Renters' use of the Rented Home is subject to Ordinance 20-10 (for STRs), all other Applicable Laws, this Declaration, and the Ranch Rules, and Renters shall be liable for any violation of the same. A copy of all Ranch Rules relating to Rented Homes and, for STRs, a copy of Ordinance 20-10, shall be provided to Renters as part of the Rental Contracts;

(b) Renters shall assume all risk relative to the use of the Common Area and shall be fully subject to the provisions of Article 7 (Rights to Common Areas). Without limiting the foregoing, Renters shall, by virtue of their use of or presence in the Common Area (and without the need for executing any document), indemnify, defend, and hold harmless the Association, the Board, and all Owners from and against any claims, losses, and damages relating to the Renters' use of or presence in the Common Area;

(c) The Rental Contracts shall provide that the Association, the Board, and all other Owners are intended third-party beneficiaries of the provisions required under this Section 3.3.5.]

[3.3.6 Violations. In the event of any violation of this Section 3.3, the Ranch Rules, or Applicable Laws by any Renting Owner, Renter, or Rental Management Company, the responsible Renting Owner shall immediately cease leasing or renting the Rented Home until compliance is established. Such Renting Owner shall be subject to fines and other penalties as provided in this Declaration and under Applicable Laws.]

[3.3.7 Application Fee. All Renting Owners shall pay an annual application fee of \$150 to the Association to compensate the Association and the Board for



administrative costs incurred in administering the requirements of this Section 3.3. Such fee shall be due and payable annually as a Limited Assessment, as defined in Section 6.4.]

[3.3.8 Limit on Number of Guests. No more than four (4) guests per bedroom, with a maximum of eight (8) guests per Rented Home, shall be permitted to stay overnight in any Rented Home, notwithstanding broader limits under Applicable Laws. If Applicable Laws impose stricter occupancy limits or restrictions, such Applicable Laws shall prevail. No parties or events drawing guests from outside the Rented Home shall be permitted in any Rented Home.]

### **3.11 Construction and Temporary Structures.**

**Original Text:** No trailer, tent, shack, garage, barn or other unattached structure erected on a Lot will, at any time, be used as a residence, temporarily or permanently, nor will any residence of a temporary character be permitted. No building of any kind will be erected or maintained on a Lot prior to the construction of the Improvements thereon. The construction of Improvements will be prosecuted diligently and continuously from the time of commencement thereof until such Improvements are fully completed and painted. The construction site will be cleaned of trash and debris nightly and maintained in a non-nuisance condition.

**[Proposed: 3.11 Construction and Temporary Structures.]**

**\*\*[No trailer, tent, shack, garage, barn, or other unattached structure erected on a Lot shall be used as a residence, temporarily or permanently, except as expressly permitted under this Section 3.11 or Section 3.12. For a period not exceeding fourteen (14) months from the commencement of construction of the primary residence on a Lot, one (1) recreational vehicle may be parked on the Lot for use by the Owner or construction personnel, provided such use complies with all Applicable Laws, as defined in Section 3.3.2, and the Ranch Rules. No other mobile units or temporary construction trailers shall be placed or constructed on a Lot without the prior written approval of the Board. No building of any kind shall be erected or maintained on a Lot prior to the construction of the Improvements thereon, as approved by the Architectural Review Committee pursuant to Article 5. The construction of Improvements shall be prosecuted diligently and continuously from the commencement thereof until fully completed and painted.]**

The construction site shall be cleaned of trash and debris daily and maintained in a non-nuisance condition, as provided in Section 3.5.]

### **3.12 Camping Prohibited.**

**Original Text:** Camping Prohibited.

**[Proposed: 3.12 Camping.]**

**\*\*[Camping, defined as sleeping in a temporary structure such as a recreational vehicle, tent, or similar shelter, shall be permitted on a Lot only under the following conditions:**

- (a) The Lot contains a completed and occupied primary residence, as approved by the Architectural Review Committee pursuant to Article 5.**
- (b) Camping shall be limited to no more than ten (10) days within any thirty (30) day period.**
- (c) Recreational vehicles used for camping may be parked to the side of the primary residence and may be connected to permanent utility hookups for water, sewer, and electricity, provided such hookups are constructed in compliance with all applicable building, health, and safety codes, including, without limitation, those set forth in Section 3.18.**
- (d) Camping on undeveloped Lots without an active building permit is prohibited. Any camping not complying with the foregoing conditions shall constitute a violation of this Declaration and be subject to enforcement pursuant to Section 15.7.]**

### **3.25 Wood Burning Stoves, Fireplaces, and Open Campfires.**

**Original Text:** Wood burning stoves and fireplaces may be located within the residential dwelling. Open pit campfires are prohibited within any Lot.

**[Proposed: 3.25 Wood Burning Stoves, Fireplaces, and Fire Pits.]**

**\*\*[Wood burning stoves and fireplaces may be located within the Home, as defined in Section 3.3.1, provided they comply with all Applicable Laws, as defined in Section 3.3.2, and are approved by the Architectural Review Committee pursuant to Article 5. Exterior fire pits shall be permitted on a Lot, subject to the following conditions:**

- (a) Fire pits shall be permanently installed or placed in a non-combustible enclosure, such as stone, brick, or metal, designed to contain the fire and prevent the spread of embers.**

(b) Fire pits shall be located a minimum of fifteen (15) feet from any structure, including the Home, or any combustible material.

(c) Fire pits shall be used only in compliance with all applicable fire restrictions, burn bans, and local regulations, including, without limitation, those imposed by Valley County or other governmental authorities.

(d) Fire pits shall be attended at all times while burning, with an extinguishing method, such as water or a fire extinguisher, immediately available.

Open campfires outside of approved fire pits are prohibited on any Lot. Any violation of this Section 3.25 shall be subject to enforcement pursuant to Section 15.7.]

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## **ARTICLE 6 ASSESSMENTS**

### **6.4 Limited Assessments.**

**Original Text:** Limited Assessment means a charge against a particular Owner for an expense directly attributable to such Owner, equal to the cost incurred or estimated to be incurred by the Association in connection with corrective action or maintenance, repair, replacement and operation activities performed pursuant to the provisions of this Declaration, including correcting damage to or maintenance, repair, replacement and operation activities performed for any Common Area or Maintenance Property or the failure of an Owner to keep the Owner's Lot in proper repair, and including interest thereon as provided in this Declaration or for any goods or services provided by the Association benefiting less than all Owners.

**[Proposed: 6.4 Limited Assessments.]**

**\*\*[A "Limited Assessment" means a charge against a particular Owner for an expense directly attributable to such Owner, equal to the cost incurred or estimated to be incurred by the Association in connection with corrective action or maintenance, repair, replacement, and operation activities performed pursuant to the provisions of this Declaration, including correcting damage to or maintenance, repair, replacement, and operation activities performed for any Common Area or Maintenance Property or the failure of an Owner to keep the**

Owner's Home or Lot in proper repair, and including interest thereon as provided in this Declaration or for any goods or services provided by the Association benefiting less than all Owners. Without limiting the foregoing, Limited Assessments shall include the annual application fee of \$150 required under Section 3.3.7 for Owners of Rented Homes engaging in short-term rentals (STRs), as defined in Section 3.3.1, to compensate the Association and the Board for administrative costs incurred in administering the requirements of Section 3.3. Such Limited Assessments shall be due and payable within thirty (30) days after the Association provides an invoice therefor to the Owner, subject to the procedures set forth in Section 6.6.]

[Note: Other sections of Article 6 (e.g., 6.1, 6.2, 6.3, 6.5, 6.6, 6.7, 6.8) and all other articles remain unchanged, as per the original document.]

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## Explanation of Changes

### 1. Section 3.3 (Leasing and Rental of Homes):

- **Original:** A single sentence allowing leasing to family at any time and to others for terms of one month or longer.
- **Proposed:** Replaces the original with a detailed framework allowing Owners to lease their **Home** (defined as the residential structure(s) on a Lot) to any person for any duration, including STRs (30 days or less). Incorporates Blackhawk rental rules, requiring compliance with Valley County Ordinance 20-10, submittals to the Association, specific contract provisions, and a \$150 annual application fee. Limits guests to 4 per bedroom, maximum 8 per Rented Home, stricter than Valley County's 12-guest limit (per Section 9-4-10). Uses "Home" instead of "Lot" for leasing, with a definition in **Section 3.3.1**.
- **Formatting:** Labeled "Proposed" and **bolded**, with hierarchical numbering (3.3.1–3.3.8) and cross-references to **Article 7** (Common Areas) and **Section 6.4** (Limited Assessments).

### 2. Section 6.4 (Limited Assessments):

- **Original:** Defined Limited Assessments as charges for expenses attributable to specific Owners (e.g., maintenance, corrective actions) without mentioning STR fees.
- **Proposed:** Adds the \$150 annual STR application fee from **Section 3.3.7** as a Limited Assessment, specifying it compensates the Association for

STR administrative costs. Includes “Home” alongside “Lot” to align with **Section 3.3** and clarifies payment terms (due within 30 days per **Section 6.6**).

- **Formatting:** Labeled “Proposed” and **bolded**, maintaining the original structure and legal tone.

3. **Section 3.11 (Construction and Temporary Structures):**

- **Original:** Prohibited temporary residences (e.g., trailers, tents) on Lots, required diligent construction, and mandated daily cleanup.
- **Proposed:** Allows one recreational vehicle (RV) for up to 14 months during construction of the primary residence, subject to Applicable Laws and Ranch Rules. Other temporary structures require Board approval. Retains construction and cleanup requirements, referencing **Article 5** (Architectural Review Committee) and **Section 3.5** (Nuisances). Uses “Lot” for the construction site, consistent with the original context.
- **Formatting:** Labeled “Proposed” and **bolded**, with cross-references and legal phrasing aligned with the CC&Rs.

4. **Section 3.12 (Camping):**

- **Original:** Simply stated “Camping Prohibited.”
- **Proposed:** Defines “Camping” as sleeping in temporary structures (e.g., RVs, tents) and permits it on Lots with a completed primary residence for up to 10 days in any 30-day period. Allows RV utility hookups compliant with codes (referencing **Section 3.18**). Prohibits camping on undeveloped Lots without a building permit. Violations are enforceable under **Section 15.7**. Uses “Lot” for the property and “primary residence” tied to “Home” via **Article 5**.
- **Formatting:** Labeled “Proposed” and **bolded**, with numbered conditions (a–d) and legal tone.

5. **Section 3.25 (Wood Burning Stoves, Fireplaces, and Fire Pits):**

- **Original:** Allowed stoves and fireplaces within the residential dwelling; prohibited open pit campfires.
- **Proposed:** Permits stoves and fireplaces within the “Home” (per **Section 3.3.1**), subject to **Article 5** approval and Applicable Laws. Allows exterior fire pits on Lots if permanently installed in non-combustible enclosures, located 15 feet from structures or combustible materials, compliant with fire restrictions, and attended. Prohibits open campfires outside approved fire pits. Violations are enforceable under **Section 15.7**. Uses “Home” for the residence and “Lot” for the fire pit’s location.
- **Formatting:** Labeled “Proposed” and **bolded**, with numbered conditions (a–d) and cross-references.

## Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350

Phone: 208-382-7115  
Fax: 208-382-7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)



**STAFF REPORT:** C.U.P. 21-15 360° Ranch Subdivision – Final Plat  
**MEETING DATE:** August 11, 2022  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT / OWNER:** GFL Holdings LLC  
P.O. Box 2554  
McCall, ID 83638  
**AGENT / REPRESENTATIVE:** Aaron Cramblet  
13885 Farm to Market Road  
McCall, ID 83638  
**ENGINEER:** Crestline Engineers  
PO Box 2330  
McCall, ID 83638  
**SURVEYOR:** Ralph Miller, Secesh Engineering  
P.O. Box 70  
McCall, ID 83638  
**LOCATION:** Parcels RP18N03E284175 & RP18N03E284780,  
east of Norwood RD and north of Johnson LN,  
W ½ Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho  
**SIZE:** Approximately 67.5 acres  
**REQUEST:** Single-Family Residential Subdivision  
**EXISTING LAND USE:** Agriculture - Grazing Land

GFL Holdings LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit.

The approval for a conditional use permit and preliminary plat was effective August 24, 2021. The preliminary plat approval was for a 20-lot single-family residential subdivision on approximately 67 acres.

This plat consists of 17 single-family residential lots, ranging in size from 1.42 to 6.63 acres. Two blocks are shown as "future development" and one "open space" lot. All lots have building envelopes.

Lots will be accessed from Norwood Road onto a graveled private road. A bridge will cross Clara Foltz Ditch.

A 30,000-gallon water storage tank for Fire Department use is to be installed prior to recording of the final plat. The location is in Block 4 (Sheet 4).

Access will be from a new private road onto Norwood Drive (public). Public road right-of-way has been dedicated (Sheet 2).

Wetlands have been delineated on the final plat. The applicant submitted a permit from Idaho Department of Environmental Quality for wetland mitigation.

CCRs have been submitted. Access, utility, irrigation, and ditch easements are included on the final plat. Both a Declaration of Utilities and a Private Road Declaration have been submitted.

#### **FINDINGS:**

1. The final plat was submitted on July 8, 2022.
2. Legal notice was posted in the *Star News* on July 21, 2022, and July 28, 2022. The proposed final plat was posted on the Valley County website "Public Hearing Information" on July 12, 2022. **This is not a public hearing.**

#### **3. Comment received:**

Parametrix, Valley County Engineer, has reviewed the final roadway, grading, and stormwater improvement plans and stormwater drainage report. Approval is recommended. (February 9, 2022)

Central District Health stated that application and test holes are completed; engineering report needs submitted. (July 29, 2022)

Shirley Florence, Lake Irrigation District, stated that the District's requests have been met regarding water rights, assessment costs, and the bridge over the canal. There are no other issues at this point. (August 3, 2022)

Jeff McFadden, Valley County Road Department Superintendent, stated that County-maintained roads that will see increased traffic would include Norwood Road and Johnson Lane. It is expected that transportation services including all season road maintenance, road resurfacing, road rebuilds will be impacted by increased traffic. He recommends a 50-ft public right-of-way dedication. He recommends the impacts to transportation services be mitigated by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development. (May 12, 2022)

#### **STAFF QUESTIONS / COMMENTS / RECOMMENDATION:**

- 1) The open space lot is shown on sheet 3 of the final plat; recommend it also be designated as open space on sheet 1 so as not to confuse as part of Lot 11.
- 2) Prior to recording the final plat, will the building elevations be determined for each lot?

- 3) The Declaration of Utilities states a fire tank is located on-site. CCRs should include continued maintenance of the fire mitigation tank.
- 4) I recommend that the CCRs include information on septic maintenance. Brochures are available on our website.
- 5) Wetlands shall be marked as "no-build" areas on the final plat.
- 6) Has the avigation easement with the City of McCall been completed? (Plat Note 12)
- 7) The following are the conditions of approval and comments as to whether the applicant has complied with each condition.

**Approved Conditions of Approval – Instrument # 443756:**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. ✓
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit. ✓
3. The final plat shall be recorded within two years or this permit will be null and void. **By August 24, 2023**
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit. ✓
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. ✓ - **Approved Feb. 9, 2022**
6. Roads shall be constructed in accordance with the Valley County Private Road standards. The Valley County Engineer shall review and approve construction drawings prior to development. ✓ - **Approved Feb. 9, 2022**
7. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer. **(Required prior to recordation of the plat.)**
8. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat. ✓
9. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation. ✓
10. A letter of approval is required from McCall Fire & EMS stating all infrastructure, including road and buried tank, is in place prior to recording the final plat. **Needed**
11. CCR's should address lighting, wildfire prevention, and limit each lot to one wood burning device. Recommend noxious weed eradication requirements in the CCR's. ✓ - **Articles**



**3.23, 5.4, and 2.34)**

12. CCR's shall also require additional soundproofing in new construction; and, require written notice to homeowners about the airport's existing flight paths, and possibility of noise impact. This condition is enforceable by Valley County as a condition of the conditional use permit. ✓ - **CCRs Article 4**
13. CCR's shall require a Form 7460-1 Notice of Proposed Construction or Alteration be submitted by the developer of the subdivision for excavation and by each lot owner at the time of any building construction to be included in the building permit application to Idaho Transportation Department. This condition is enforceable by Valley County as a condition of the conditional use permit. ✓ - **CCRs Article 4**
14. Shall record and reference in the notes on the face of the final plat an Airport Overlay Agreement that includes the following: Avigation Easement negotiated by the developer of the subdivision with the City of McCall that will apply to all future landowners with restrictions that do not go beyond the example from Boise, included in the record. This easement should detail height limitations on specific lots, along with the building envelopes, and be included in the CCR's. Lot owners should be directed to submit the easement with building permits. **See Plat Note 12 – The agreement will need to be complete prior to recording the final plat.**
15. All lighting must comply with the Valley County Lighting Ordinance. ✓ - **CCRs Article 3.23**
16. Shall place addressing numbers at each driveway and each building. ✓ - **CCRs Article 3.20**
17. A letter from Lake Irrigation is required stating they have no concerns with this proposal. ✓ **Lake Irrigation is meeting on August 11, 2022. There is a recorded irrigation easement agreement between the applicant and the Lake Irrigation District (#441738, 6-29-2021) and information in CCR Article 3.16**
18. All lots should have access off the private road, not Norwood Road. ✓ - **Plat Note 3**
19. Must bury conduit for fiber optics with utilities. ✓ - **Applicant states installment completed.**
20. Must dedicate a 35-foot right-of-way to Valley County for Norwood Road. ✓ - **Plat Sheet 2**
21. Irrigation easements must be shown on plat. ✓
22. The following note shall be placed in the notes on the face of the final plat:  
"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." ✓
23. Must show floodplain note on the face of the final plat. ✓ - **Plat Note 8**

\_\_\_\_\_ **End Conditions of Approval** \_\_\_\_\_

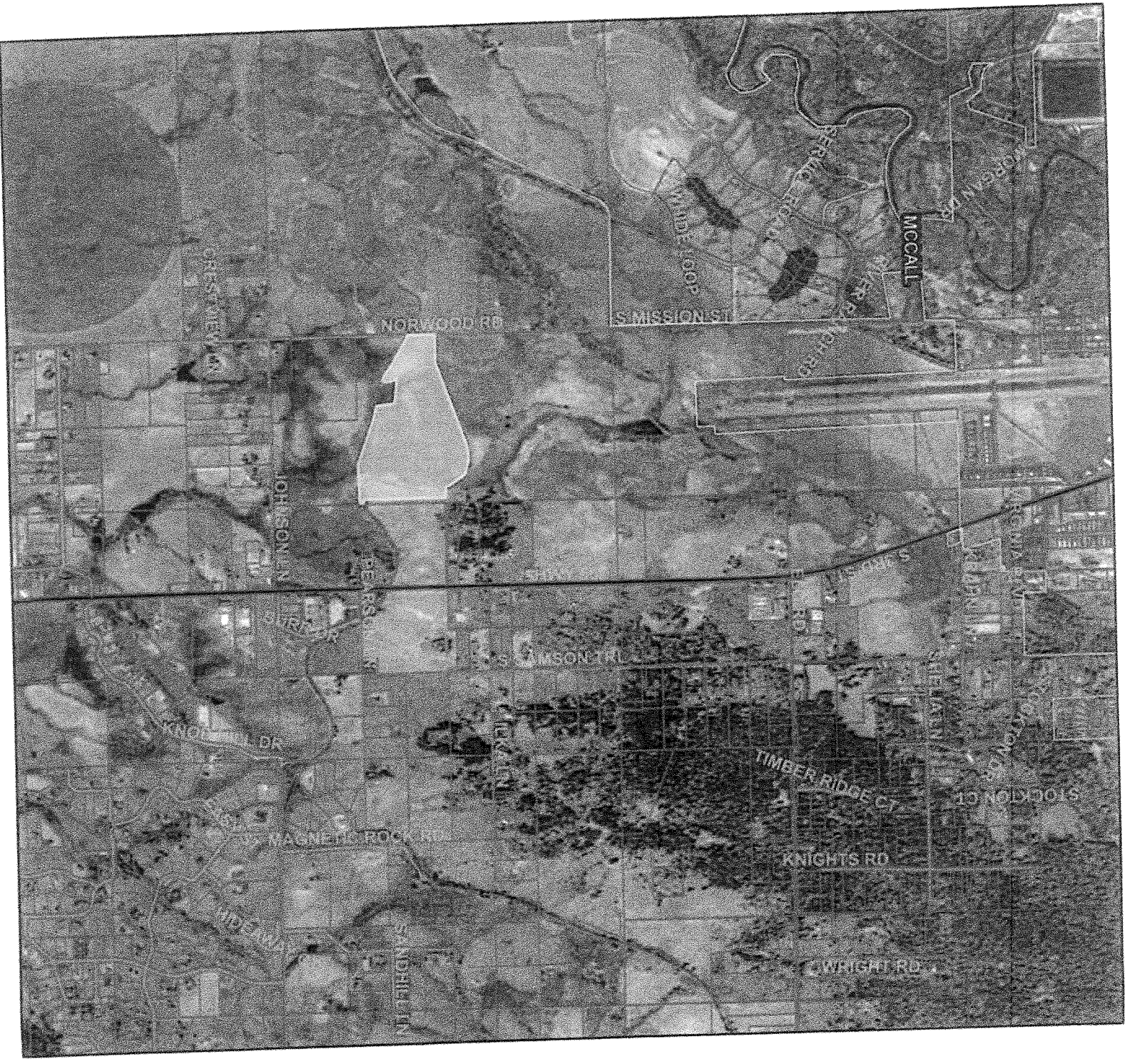
**ATTACHMENTS:**

- Vicinity Map

- Aerial Map
- Conditional Use Permit
- Proposed Final Plat
- Approved Preliminary Plat
- Submittal Letter from Applicant (July 8, 2022)
- Responses
- Letters received from the Applicant's Attorney and Other Submittals
- Idaho DEQ Permit
- Proposed CCRs
- Draft Installation of Utilities
- Draft Declaration of Private Road

#### **END OF STAFF REPORT**

# C.U.P. 21-15 360 Ranch Vicinity Map



5/25/2021, 2:24:29 PM

Municipalities



Parcel Boundaries

All Road Labels

Roads

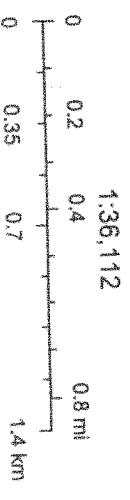
MAJOR

COLLECTOR

URBAN/RURAL

PRIVATE

OTHER



Maxar



# C.U.P. 21-15 Aerial Map - Approximate Boundary



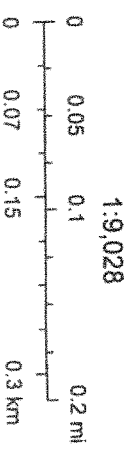
7/26/2022, 11:17:36 AM

■ Address Points

□ Parcel Boundaries

Roads

URBAN/RURAL



Maxar



Planning and Zoning Commission  
VALLEY COUNTY  
IDAHO

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115  
FAX: 208.382.7119

**Instrument # 443756**  
RECORDED  
VALLEY COUNTY, CASCADE, IDAHO  
8-31-2021 08:15:24 AM No. of Pages: 3  
Recorded for : P&Z  
DOUGLAS A. MILLER Fee: 0.00  
Ex-Officio Recorder Deputy KAY  
Index to: COUNTY MISC

**CONDITIONAL USE PERMIT**  
**N O. 21-15**  
**360 Ranch Subdivision**

**Issued to:**

GFL Holdings LLC  
P.O. Box 2554  
McCall, ID 83638

**Property Location:**

The site is 67.5 acres in Parcels RP18N03E284175 and  
RP18N03E284780, east of Norwood RD and north of Johnson LN,  
in the W ½ of Section 28, T.18N, R.3E, Boise Meridian, Valley  
County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of August 12, 2021. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 21-15 with Conditions for establishing a 20-lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is August 24, 2021.

**Conditions of Approval:**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat shall be recorded within two years or this permit will be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from

complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
6. Roads shall be constructed in accordance with the Valley County Private Road standards. The Valley County Engineer shall review and approve construction drawings prior to development.
7. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer.
8. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat.
9. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation.
10. A letter of approval is required from McCall Fire & EMS stating all infrastructure, including road and buried tank, is in place prior to recording the final plat.
11. CCR's should address lighting, wildfire prevention, and limit each lot to one wood burning device. Recommend noxious weed eradication requirements in the CCR's.
12. CCR's shall also require additional soundproofing in new construction; and, require written notice to homeowners about the airport's existing flight paths, and possibility of noise impact. This condition is enforceable by Valley County as a condition of the conditional use permit.
13. CCR's shall require a Form 7460-1 Notice of Proposed Construction or Alteration be submitted by the developer of the subdivision for excavation and by each lot owner at the time of any building construction to be included in the building permit application to Idaho Transportation Department. This condition is enforceable by Valley County as a condition of the conditional use permit.
14. Shall record and reference in the notes on the face of the final plat an Airport Overlay Agreement that includes the following: Avigation Easement negotiated by the developer of the subdivision with the City of McCall that will apply to all future landowners with restrictions that do not go beyond the example from Boise, included in the record. This easement should detail height limitations on specific lots, along with the building envelopes, and be included in the CCR's. Lot owners should be directed to submit the easement with building permits.
15. All lighting must comply with the Valley County Lighting Ordinance.

16. Shall place addressing numbers at each driveway and each building.
17. A letter from Lake Irrigation is required stating they have no concerns with this proposal.
18. All lots should have access off the private road, not Norwood Road.
19. Must bury conduit for fiber optics with utilities.
20. Must dedicate a 35-foot right-of-way to Valley County for Norwood Road.
21. Irrigation easements must be shown on plat.
22. The following note shall be placed in the notes on the face of the final plat:  
"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."
23. Must show floodplain note on the face of the final plat.

END CONDITIONAL USE PERMIT

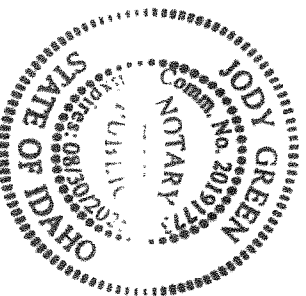
Date August 30, 2021  
Approved by Cynda Herrick

\*\*\*

On this 30 day of August, 2021, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

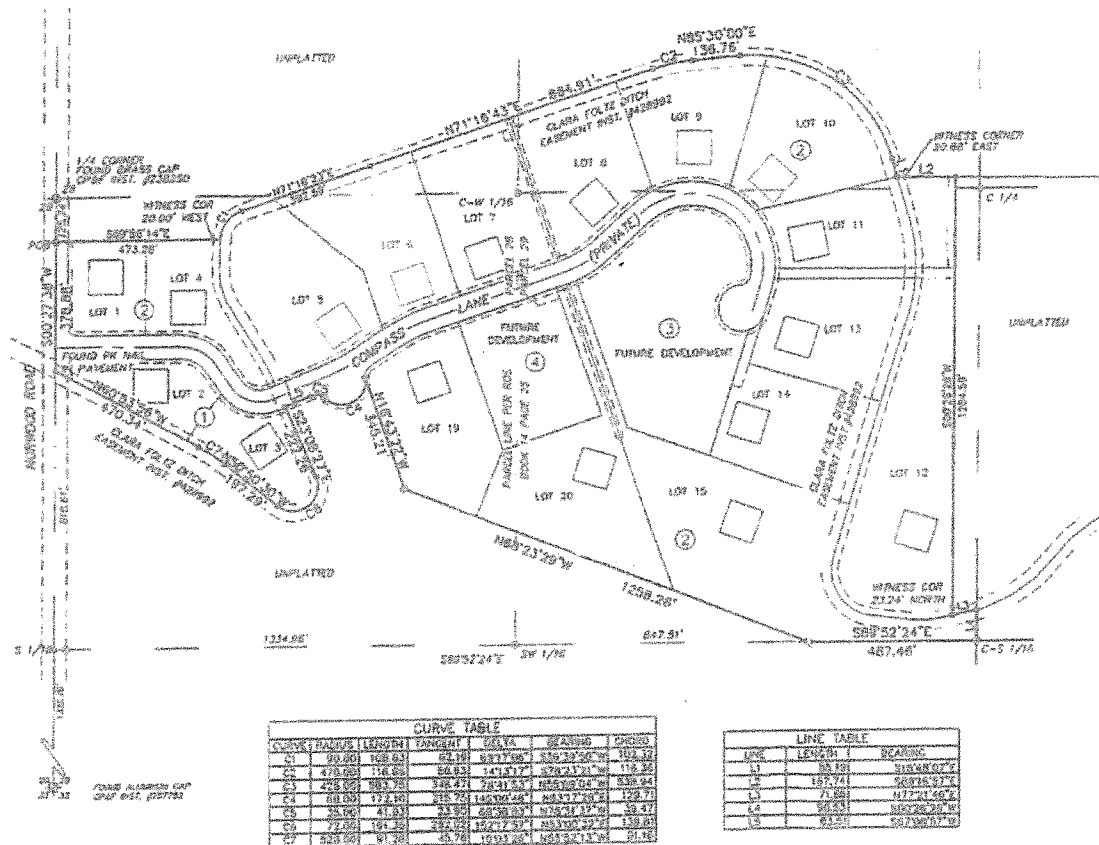
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.

[Signature]  
Notary Public  
Residing at: Valley County  
Commission Expires: 8/30/25



# 360 RANCH SUBDIVISION PHASE 1

Located in  
W 1/2 Section 28, T.18N., R.3E., B.M.  
Valley County, Idaho



## NOTE:

- All lots shall be subject to the Declaration of Covenants, Conditions, Restrictions and Easements for the 360 Ranch Subdivision, as recorded with the Office of Recorder of Valley County, Idaho, Instrument Number \_\_\_\_\_.
- Compass Lane and its right of way as depicted on this Plat is private, and, after completion, it will be owned and maintained in a good and workable manner by the 360 Ranch Property Owners Association, Inc. as Maintenance Property.
- All lots shall be accessed from Compass Lane.
- CFL Holdings LLC will ensure that power and other utility services will be timely installed in a location within each Lot's utility easement running immediately adjacent to Compass Lane.
- The additional domestic water supply shall be installed beyond the water system approved in the Summary Release.
- There shall be no further subdivision of any Lot shown on this Plat without the approval of the Health Authority.
- All Utility and irrigation easements shown on this plat are dedicated to Public Use/Use.
- Flood zones shown on this plat are per FEMA Flood Panel #16085C 1001 Effective February 1, 2019.  
Flood Zones: Zone X  
Base Flood Elevation: 31/4  
Flood Zones are subject to change by FEMA and of land within a Floodplain is regulated by Title 9 and Title 11 of the Valley County Code.
- The Valley County Board of Commissioners have the sole discretion to set the level of service for city public road; the level of service can be changed.
- Many lot corners depicted on this plat fall within 2-arc Minute Ditch Witness Corners are set on the lot lines at the intersection of the ditch easement.
- 360 Ranch Subdivision is subject to a Declaration of Water Delivery Easement, on file at the Office of Recorder of Valley County, Instrument Number 428534.
- All lots are subject to the Airport Overlay Agreement with the City of McCall, recorded with the Office of Recorder of Valley County, Idaho, as Instrument Number \_\_\_\_\_.  
All lots are limited to a Maximum Building Peak Elevation, noted within the Building Envelope on this Plat, Sheets 2 through 4. Benchmarks are provided, as noted on the Plat, for reference.

## LEGEND

- SUBDIVISION BOUNDARY
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- SET 5/8" X 30" REBAR MKD LS 8577
- SET 1/2" X 24" REBAR MKD LS 8577
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- ANGLE POINT -- NOTHING SET
- EASEMENT LINE
- WETLANDS
- BLOCK NUMBER

## HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 20 CHAPTER 13 HAVE BEEN SATISFIED. SANITARY RESTRICTIONS MAY BE REMOVED IN ACCORDANCE WITH IDAHO CODE TITLE 20 CHAPTER 13, SECTION 20-1325, BY THE ISSUANCE OF A CERTIFICATE OF SANITATION.

DIRECTOR, HEALTH DEPARTMENT, IDAHO

## SURVEY NARRATIVE

- This plat is filed to create 17 lots from a portion of Parcels 28 and 29 of McCall Ranch, an unsplit development shown on Record of Survey in Book 14 of Page 25. The boundary of the parcel parcel was derived from record documents along with found monuments as shown on this plat.
- Record Documents:  
Record of Survey Book 14 Page 130, Instrument Number 441740  
Record of Survey Book 14 Page 25, Instrument Number 425001  
Record of Survey Book 13 Page 34, Instrument Number 402217  
Record of Survey Book 11 page 152, Instrument Number 362561  
Dates, Instrument Number 433001, 433902

## MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS DONE RECORDED UNDER THE PROVISIONS OF IDAHO CODE 20-1321 THRU 20-1323 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDED DATE OF THIS PLAT.



SECESH ENGINEERING, INC.  
McCall, Idaho



# 360 RANCH SUBDIVISION PHASE 1

Located in  
W 1/2 Section 28, T.18N., R.3E., B.M.  
Valley County, Idaho

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	78.00	128.17	25.74	S82°00'00"W
C2	84.00	172.04	31.78	S14°00'00"E
C3	39.00	41.63	11.93	S82°00'00"W
C4	72.00	101.36	23.42	S82°00'00"W
C5	870.00	91.28	45.79	S82°00'00"W
C6	75.00	38.27	23.04	S82°00'00"W
C7	181.00	137.00	24.47	S82°00'00"W
C8	45.00	36.23	15.00	S82°00'00"W
C9	45.00	36.23	15.00	S82°00'00"W
C10	45.00	36.23	15.00	S82°00'00"W
C11	45.00	36.23	15.00	S82°00'00"W
C12	45.00	36.23	15.00	S82°00'00"W
C13	45.00	36.23	15.00	S82°00'00"W
C14	45.00	36.23	15.00	S82°00'00"W
C15	45.00	36.23	15.00	S82°00'00"W
C16	45.00	36.23	15.00	S82°00'00"W
C17	45.00	36.23	15.00	S82°00'00"W
C18	45.00	36.23	15.00	S82°00'00"W
C19	45.00	36.23	15.00	S82°00'00"W
C20	45.00	36.23	15.00	S82°00'00"W
C21	45.00	36.23	15.00	S82°00'00"W
C22	45.00	36.23	15.00	S82°00'00"W
C23	45.00	36.23	15.00	S82°00'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.00	S82°00'00"W
L2	45.00	S82°00'00"W
L3	75.00	S82°00'00"W
L4	45.00	S82°00'00"W
L5	75.00	S82°00'00"W

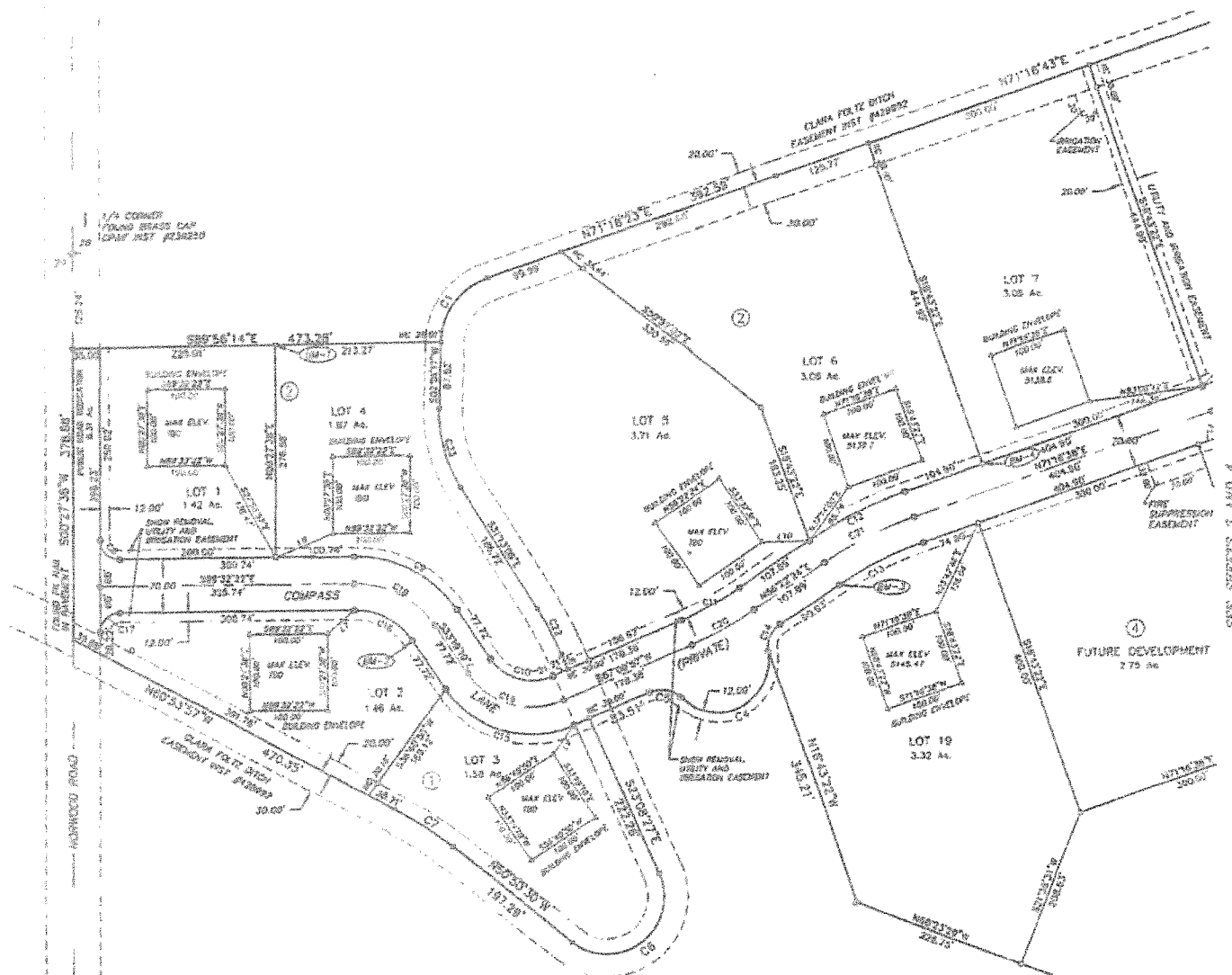
BENCHMARKS	
BM	ELEVATION
BM-1	5877.56
BM-2	5876.40
BM-3	5877.50
BM-4	5878.00

SCALE: 1"=40'  
BEARINGS BASED ON GPS DERIVED  
STATE PLANE GRID. QUAD WEST 2004  
VERTICAL CURVE HANDBOOK

## LEGEND

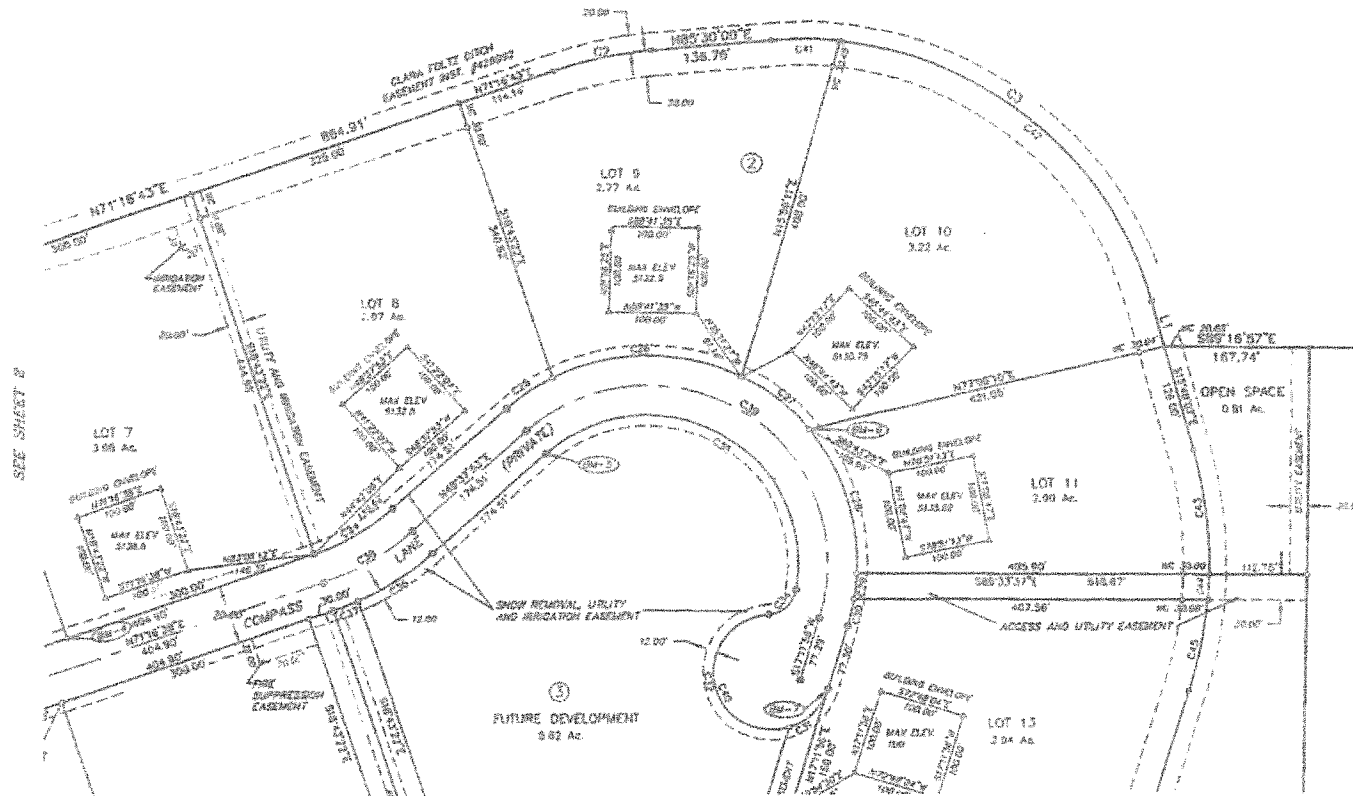
- SUBDIVISION BOUNDARY
- FOUND 5/8" X 30" IRON PIN
- FOUND 1/2" IRON PIN
- SET 3/8" X 30" REBAR MKD LS B577
- SET 1/2" X 24" REBAR MKD LS B577
- SET 3/8" X 24" REBAR MKD LS B577
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- ANGLE POINT - NOTHING SET
- EASEMENT LINE
- WETLANDS
- BENCHMARK
- BLOCK NUMBER

SECESH ENGINEERING, INC.  
McCall, Idaho



# 360 RANCH SUBDIVISION PHASE 1

Located in  
W 1/2 Section 28, T.18N., R.3E., B.M.  
Valley County, Idaho



SCALE: 1"=80'  
BEARINGS BASED ON NAD 83 DERIVED  
STATE PLANS GRD. HAVING WEST ZONE  
VERTICAL DATUM RAISON

## LEGEND

- SUBDIVISION BOUNDARY
- ⊙ FOUND 5/8" IRON PIN
- ⊙ FOUND 1/2" IRON PIN
- ⊙ SET 5/8" X 30" REBAR MKD LS 0577
- ⊙ SET 1/2" X 24" REBAR MKD LS 0577
- ⊙ SET 3/8" X 24" REBAR MKD LS 0577
- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND ALUMINUM CAP MONUMENT
- ⊙ ANGLE POINT — NOTHING SET
- EASEMENT LINE
- WETLANDS
- ⊙ BENCHMARK

CURVE	TRANSIT	LENGTH	TANGENT	BC	LC	BEARING	CHORD
C1	264.00	104.74	68.88	22.50	104.74	N87°16'43"E	124.00
C2	264.00	104.74	68.88	22.50	104.74	N87°16'43"E	124.00
C3	246.00	258.81	191.84	52.48	258.81	N87°16'43"E	217.60
C4	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C5	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C6	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C7	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C8	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C9	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C10	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C11	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C12	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C13	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C14	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30

CURVE	TRANSIT	LENGTH	TANGENT	BC	LC	BEARING	CHORD
C15	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C16	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C17	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C18	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C19	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C20	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C21	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C22	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C23	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C24	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30

CURVE	TRANSIT	LENGTH	TANGENT	BC	LC	BEARING	CHORD
C25	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C26	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C27	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C28	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C29	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C30	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C31	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C32	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C33	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30
C34	246.00	198.00	90.71	22.50	198.00	N87°16'43"E	167.30

BENCHMARKS	
BM	ELEVATION
BM - 4	5678.00
BM - 5	5677.40
BM - 6	5678.00
BM - 7	5678.00



SECTISH ENGINEERING, INC.  
McCall, Idaho

# 360 RANCH SUBDIVISION PHASE 1

Located in  
W 1/2 Section 28, T.18N., R.3E., B.M.  
Valley County, Idaho

## CERTIFICATE OF OWNER

A parcel of land, located in Section 28 T.18N., R.3E., B.M., more particularly described as follows:

COMMENCING at the west 1/4 corner of said Section 28 as shown on a Record of Survey filed in Book 14 at Page 25 of Surveys, Records of Valley County, Idaho; thence, along the west line of said Section 28,

- A.) S.02°27'38"W., 125.24 feet to the POINT OF BEGINNING; thence, departing said section line,
- 1.) S.89°38'14"E., 473.28 feet to a point in Clara Foltz Ditch; thence, along said ditch,
- 2.) along a curve to the right having a radius of 90.00 feet, an arc length of 100.83 feet, through a central angle of 69°17'08", and a chord bearing and distance of N.36°39'50"E., 102.32 feet; thence,
- 3.) N.71°18'23"E., 392.59 feet; thence,
- 4.) N.71°16'43"E., 884.91 feet to the beginning of a tangent curve; thence,
- 5.) along said curve to the right having a radius of 470.00 feet, an arc length of 116.86 feet, through a central angle of 141°11'17", and a chord bearing and distance of N.78°23'21"E., 116.36 feet; thence, tangent from said curve,
- 6.) N.85°30'00"E., 136.76 feet to the beginning of a tangent curve; thence,
- 7.) along said curve to the right having a radius of 425.00 feet, an arc length of 583.75 feet, through a central angle of 78°41'53", and a chord bearing and distance of S.55°09'04"E., 538.94 feet; thence, tangent from said curve,
- 8.) S.15°48'07"E., 55.19 feet; thence, departing said ditch,
- 9.) S.89°16'52"E., 167.74 feet; thence,
- 10.) S.02°26'35"W., 1284.56 feet to a point in said Clara Foltz Ditch; thence, along said ditch,
- 11.) N.77°21'46"E., 71.86 feet to a point on the east line of the NE 1/4 of the SW 1/4 of said Section 28; thence, departing said ditch, along said 1/4 section line,
- 12.) S.02°26'28"W., 90.53 feet to the C-S 1/16 corner of said Section 28; thence, along the south line of the NE 1/4 of the SW 1/4 of Section 28,
- 13.) N.88°32'24"W., 427.46 feet; thence, departing said 1/16 line,
- 14.) N.68°23'28"W., 1258.26 feet; thence,
- 15.) N.18°43'22"W., 345.21 feet to the beginning of a non-tangent curve; thence,
- 16.) along said curve to the right having a radius of 68.00 feet, an arc length of 172.10 feet, through a central angle of 145°00'46", and a chord bearing and distance of S.63°17'26"W., 129.71 feet to the beginning of a reverse curve; thence,
- 17.) along said curve to the left having a radius of 35.00 feet, an arc length of 41.93 feet, through a central angle of 68°38'52", and a chord bearing and distance of N.78°11'37"W., 33.47 feet; thence, tangent from said curve,
- 18.) S.67°28'57"W., 83.51 feet to a point in said Clara Foltz Ditch; thence, along said ditch,
- 19.) S.21°08'27"E., 222.26 feet to the beginning of a tangent curve; thence,
- 20.) along said curve to the right having a radius of 72.00 feet, an arc length of 181.38 feet, through a central angle of 152°17'37", and a chord bearing and distance of S.83°00'32"W., 139.81 feet; thence, tangent from said curve,
- 21.) N.50°50'30"W., 197.29 feet to the beginning of a tangent curve; thence,
- 22.) along said curve to the left having a radius of 320.00 feet, an arc length of 91.28 feet, through a central angle of 100°33'26", and a chord bearing and distance of N.55°52'13"W., 81.16 feet; thence, tangent from said curve,
- 23.) N.64°53'36"W., 470.35 feet to a point on the west line of said Section 28; thence, along said section line,
- 24.) N.02°27'38"E., 378.88 feet to the POINT OF BEGINNING.

CONTAINING 66.88 Acres, more or less,

That it is the intention of the undersigned to and they do hereby include and land in this Plat.  
Irrigation water has been provided from Lake Irrigation District in compliance with Idaho Code 31-3805(b). Lots within the subdivision will be entitled to irrigation water rights as stated in the Declaration of Covenants, Conditions, Restrictions and Easements for the 360 Ranch, as recorded with the Office of Recorder of Valley County, Idaho. Owners will be obligated for assessments from Lake Irrigation District.

GFL HOLDINGS LLC

By \_\_\_\_\_  
AARON CRAMBLET, MEMBER

## APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO.

\_\_\_\_\_  
CHAIRMAN

## APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

\_\_\_\_\_  
CHAIRMAN

## ACKNOWLEDGMENT

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me, \_\_\_\_\_, a Notary Public in and for said State, personally appeared AARON CRAMBLET, known or identified to me to be the Member of GFL HOLDINGS LLC, the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such limited liability 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.

\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO  
My Commission Expires: \_\_\_\_\_

## CERTIFICATE OF COUNTY SURVEYOR

I, GEORGE BOWERS, REGISTERED 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

## CERTIFICATE OF SURVEYOR

I, RALPH MILLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

RALPH MILLER  
IDAHO NO. 8577



## CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF LC 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE \_\_\_\_\_ COUNTY TREASURER

RP18ND3E284175  
RP18ND3E284788

SECESH ENGINEERING, INC.  
McCall, Idaho

# NOTES:

- 360 RANCH IS LOCATED IN:  
SECTIONS 28 AND 29  
T.18N. R.12E. S.8E.  
VALLEY COUNTY IDAHO
- THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS:  
GFL HOLDINGS, LLC  
PO BOX 2534  
McCALL, IDAHO 83638
- THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:  
RECEDES ENGINEERS, INC.  
335 DEINHARD LANE, SUITE 1  
PO BOX 70  
McCALL, ID 83638

- THE EXISTING ZONING IS AGRICULTURAL.
- THE TOTAL AREA FOR THE SITE IS APPROXIMATELY 487.70 ACRES. THE REMAINDER PARCEL AREA TO BE SEPARATED FROM THE SITE IS APPROXIMATELY 220.17 ACRES. THE TOTAL PROPERTY AREA FOR THE SUBDIVISION IS 267.53 ACRES.
- REFER TO EXHIBIT NO. EX-1 FOR EXISTING CONDITIONS AND TOPOGRAPHY.

## DEVELOPMENT DATA:

PROPERTY AREA	68.86 ACRES
PRIVATE RIGHT-OF-WAY AREA	4.43 ACRES
LOT(S) AREA	61.32 ACRES
OPEN SPACE AREA	0.81 ACRES

## LEGEND:

--- PROPERTY BOUNDARY
--- ADJACENT PROPERTY LINE
--- RIGHT-OF-WAY
--- ROAD CENTER LINE
--- SECTION LINE
--- QUARTER SECTION LINE
--- SIXTEENTH SECTION LINE
--- EXISTING EASEMENT LINE
--- PROPOSED LOT LINE
--- PROPOSED EASEMENT LINE
--- PHASE LINE

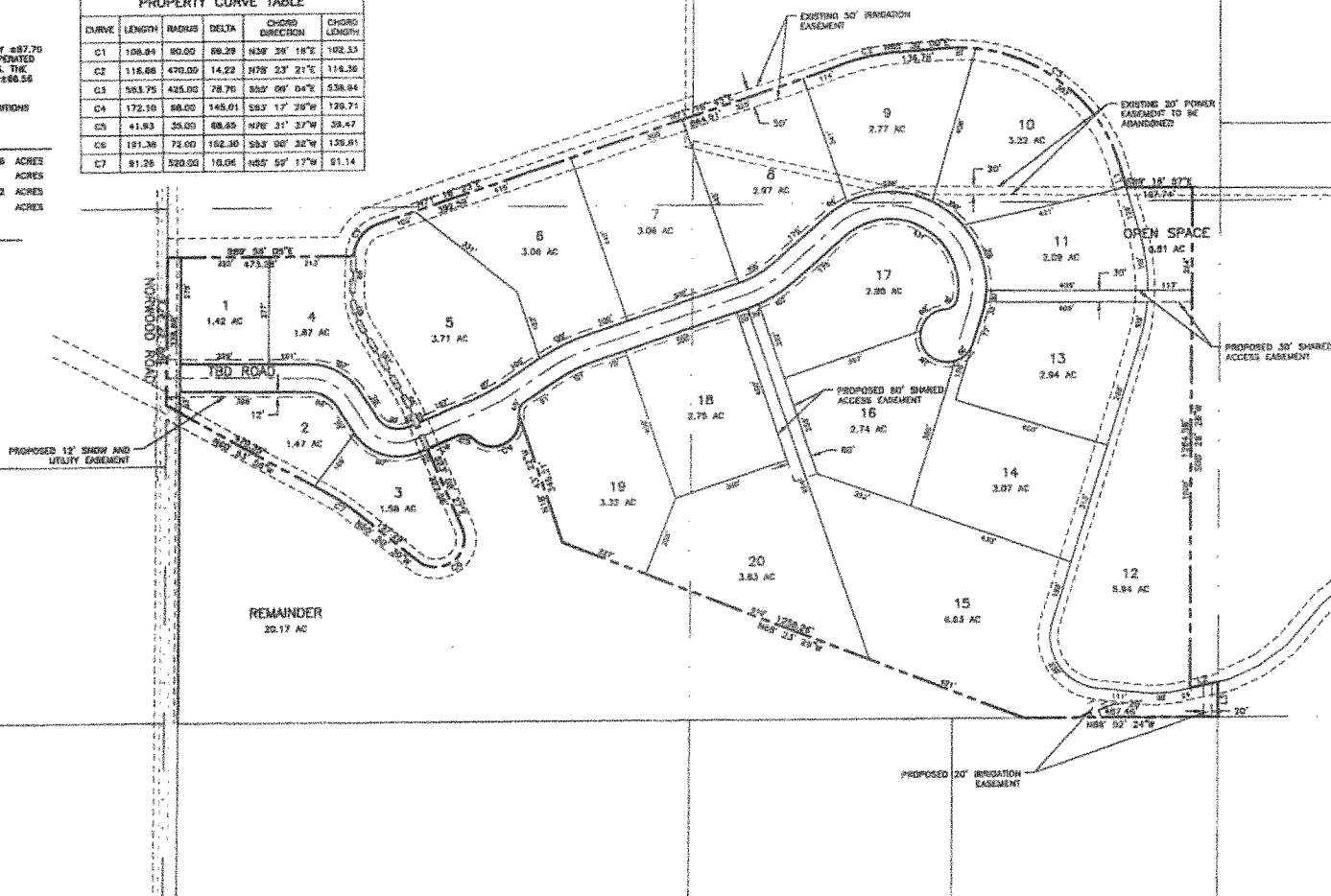
## PROPERTY LINE TABLE

LINE	LENGTH	BEARING	START NORTHING	START EASTING	END NORTHING	END EASTING
L1	95.19	S10° 48' 07.00"E	1167339.38	2624738.83	1167396.29	2534751.88
L2	71.86	N77° 21' 48.80"E	1169939.87	2534905.79	1169918.38	2534878.82
L3	80.53	S0° 28' 28.00"W	1168019.26	2534979.82	1168024.85	2534979.12
L4	83.81	S87° 08' 57.00"W	1166665.80	2533056.47	1166633.57	2532979.52

## PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD
				DIRECTION	LENGTH
C1	108.84	80.00	69.29	N58° 28' 18"E	102.33
C2	118.68	470.00	14.22	N78° 23' 21"E	118.36
C3	593.75	425.00	78.76	S00° 06' 04"E	538.84
C4	172.18	88.00	145.01	S83° 17' 39"W	126.71
C5	41.83	25.00	68.55	N26° 31' 37"W	39.47
C6	191.38	72.00	162.30	S53° 50' 32"W	138.81
C7	91.26	520.00	10.06	N55° 59' 17"W	81.14

Preliminary Plat



**CRESTLINE**  
ENGINEERS  
323 DEINHARD LANE, SUITE C - PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 - 208.634.4146 FAX

360 RANCH  
VALLEY COUNTY, IDAHO  
PRELIMINARY PLAT



0 75 150 300 450  
SCALE: 1" = 150'

NO.	REVISION	BY	DATE	DESIGN
1	VALLEY COUNTY LAND USE APPLICATION SUBMITTAL	AND	5/24/2021	DTT
				DTT
				DTT
				DTT
				DTT
				DTT
				DTT
				DTT
				DTT
				DTT

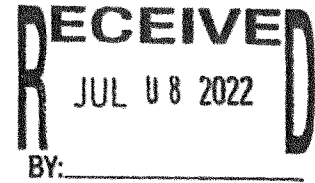
VERIFY SCALE	
Scale to ONE INCH = ONE FOOT	
DATE: 5/24/2021	
DRAWING NO.	SHEET NO.
EX-1	1 OF 4

# GFL HOLDINGS, LLC

PO BOX 2554, MCCALL ID 83638 | 208.315.5143 | timelessconstruction.rose@yahoo.com

**July 8, 2022**

Planning & Zoning Commission,  
Attn: Cynda Herrick  
Po Box 1350  
Cascade, ID 83611



## **Re: 360 Ranch Subdivision C.U.P. No. 21-15 Final Plat**

To Ms. Herrick and the Valley County Planning and Zoning Commissioners,

Please find enclosed copies of the Final Plat Map for the 360 Ranch Subdivision and proposed CC& R's. This Final Plat complies with the Preliminary Plat with minimal adjustments. Also included in this packet is the Wetland delineation letter and map.

The list of Conditions of Approval from recorded C.U.P. have been substantially met. Here is how each condition has been met:

Condition 5: The storm water management plan has been designed by Crestline Engineering and has been approved by the Valley County Engineer, letter included in this packet.

Condition 6: The Valley County Engineer approved the construction drawings February 9, 2022. Letter attached to this packet.

Condition 7: A letter from Crestline Engineering will be provided certifying that the road has been constructed according to plan. Road completion estimated for July 29, 2022.

Condition 8: See Note 2 on the face of Plat Map concerning Private Road Declaration.

Condition 9: The utilities will be installed at time of recordation, no declaration needed on Plat Map.

Condition 10: The letter of approval from McCall Fire & EMS will be provided at time of recordation. Estimated completion for buried fire suppression tank is July 22, 2022.

Condition 11: CC&R's address lighting in Article 3.23, Wildfire Prevention measures in Article 5.4, and wood burning device in Article 3.24

Condition 12: CC& R's Article 4 includes all information about the FAA Regulations and Compliance.

Condition 13: CC & R's Article 4.2 give specific directions to property owners of submitting form 7460-1 prior to the erection of any vertical structure.

Condition 14: See Note 12 on face of Plat Map concerning Airport overlay. We are actively working with the City of McCall to negotiate the Avigation Easement. We will record this as soon as complete.

Condition 15: CC & R's Article 4.4 outlines lighting requirements and limitations.

Condition 16: Addresses will be placed according to Valley County Standards at time of building.

Condition 17: An approval letter from Lake Irrigation will be submitted prior to recordation.

\*NOTE- THIS MAY ALREADY BE ON RECORD? I BELIEVE IT WAS READ AT THE PRELIMINARY C.U.P. MEETING.

Condition 18: See Note 2 on face of Plat Map concerning Private Road Access.

Condition 19: Fiber optics conduit has been installed and will be serviced by Sparklight.

Condition 20: The plat map dedicates a 35-foot ROW to Valley County.

Condition 21: All irrigation easements are on Plat.

Condition 22: See note 8 on Plat Map concerning the level of road service.

Condition 23: See Floodplain note 7 on Plat Map.

Thank you for your consideration and valuable time.

Sincerely,

**Aaron and Rose Cramblet**  
**GFL HOLDINGS, LLC**

SENT VIA EMAIL

February 9, 2022

Ms. Cynda Herrick, AICP  
Valley County Planning and Zoning Administrator  
P.O. Box 1350  
Cascade, ID 83611

Re: 360 Ranch Subdivision – Revised Final Roadway, Grading, and Stormwater Improvements Plans and Stormwater  
Drainage Report

Dear Cynda:

We have reviewed the above referenced revised documents against the current Valley County (VC) Private Road Standards. Per our review, the applicant has addressed our comments and the plans and drainage report meet the standards and requirements; therefore, we are recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX  
Valley County Engineer



Paul Ashton, PE

cc: Project File

Jeff McFadden / Valley County Road Department

Robert Pair, E.I.T., Crestline Engineers





Valley County Transmittal  
Division of Community and Environmental Health

Return to:

- ☐ Cascade  
☐ Donnelly  
☐ McCall  
☐ McCall Impact  
☒ Valley County

Rezone # \_\_\_\_\_

Conditional Use # CUP 21-15

Preliminary / Final / Short Plat 360° Ranch Sub #1

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:  
☐ high seasonal ground water ☐ waste flow characteristics  
☐ bedrock from original grade ☐ other \_\_\_\_\_
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:  
☐ central sewage ☐ community sewage system ☐ community water well  
☐ interim sewage ☐ central water  
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:  
☐ central sewage ☐ community sewage system ☐ community water  
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations
- ☐ 13. We will require plans be submitted for a plan review for any:  
☐ food establishment ☐ swimming pools or spas ☐ child care center  
☐ beverage establishment ☐ grocery store

☒ 14. Application & REEF HOUS completed. Waiting for engineering report submittal.

Reviewed By: [Signature]

7/29/22

District Manager:  
John Leedom [REDACTED]

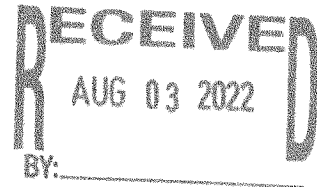
LAKE IRRIGATION DISTRICT

PO Box 3126  
McCall, ID 83638

Board Members:  
Art Troutner [REDACTED]  
Justin Florence  
Will Maki

July 8, 2022

Valley County P&Z  
PO Box 1350  
Cascade, ID 83611



Re: CUP 21-15 360\* Ranch Subdivision

To whom it concerns:

This applicant has provided Lake Irrigation District with a document stating how they wish the water allocated to said parcel to be split between the new lots in the subdivision, as we requested.

This applicant has shown the District that they will notify future owner that they are responsible for paying the assessment to the District whether they can receive water or not, per code 31-3805.

Lake Irrigation District board has approved and OK'ed the bridge installed by the applicant over the District's canal.

The board has no other issues at this point.

Thank you for your time,

Shirley Florence  
Secretary  
Lake Irrigation District



Valley County Road & Bridge

PO Box 672\* Cascade, Idaho 83611

Jeff McFadden  
Superintendent

[jmcfadden@co.valley.id.us](mailto:jmcfadden@co.valley.id.us)  
Office \* (208)382-7195  
Fax \* (208)382-7198

C.U.P. 21-15

May 12, 2022

The Valley County Road Dept. was asked to review this CUP and provide comments related to the anticipated impact to the local roads that will be utilized for accessing the proposed subdivision. CUP 21-15 is a preliminary plat submitted by 360 Ranch Subdivision seeking approval of a 67.5 single family subdivision. The preliminary plat proposes a maximum of 20 residential lots.

County maintained roads that will see increased traffic by the addition of the proposed development if the plat is approved include Norwood Road and Johnson Lane. It is expected that transportation services including all season road maintenance, road resurfacing, road rebuilds provided by Valley County Road Dept. will be impacted by the increased traffic.

- Recommendation (1): Dedication of 50' right-of-way to the public for property owned by the developer immediately adjacent to Norwood Road. Prior to final plat, the developer agrees to provide an appraisal for the value of the ROW along with a legal description and warranty deed to be recorded with the Valley County clerk.
- Recommendation (2): Mitigate impacts to transportation services on those roads identified above by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development. The value of the developers proportionate share may be determined by several methods: (1) reference 2007 Capital Improvement Program cost comparisons for the Cruzen CIP with a predetermined cost per lot contribution by developer; (2) engage a qualified engineering firm to conduct a traffic study based on proposed development to provide recommendation for proportionate share to be attributed to the developer; (3) negotiate in-kind construction credits for immediate road improvements needs that can be mitigated by developer.

Any or all of the above recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Dept. and developer identifying the value of road improvement costs contributed.

Valley County Road Superintendent

Jeff McFadden