

Mailing Address: P.O. Box 1066, McCall, ID 83638
Physical Address: 706 North First St., McCall, ID 83638

AMY K. HOLM
EMAIL: aholm@mpmplaw.com

TELEPHONE (208) 634-7641
FACSIMILE (208) 634-4516

October 27, 2025

VIA: Email cherrick@co.valley.id.us & lhunter@valleycountyid.gov

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

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

Dear Cynda:

This letter is an extension request for Conditional Use Permit 21-38 (“CUP 21-38”). On December 21, 2021, Jug Mountain Ranch LLC (“JMR”) received preliminary plat approval for an eight lot, single family subdivision (“Phase 3 Village South”), CUP 21-38. On November 21, 2023 an extension was granted by the Valley County P&Z Commission during a public hearing on November 9, 2023 for a two year extension set to expire December 21, 2025. As described in more detail below, due to unforeseen rule changes by the Idaho Department of Environmental Quality (“DEQ”), the final plat of Phase 3 Village South cannot be recorded within two years from CUP 21-38’s approval. Accordingly, JMR is requesting an extension.

A. Summary of Phase 3 Village South

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

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

The density approved in CUP 04-34 includes commercial uses, plus 125 residential lots, 26 lots were platted in Phase 3A and 12 lots were platted in 3B. No changes are requested to the approved uses and densities.

B. Reasons Extension is Needed

As a condition of approval, the final plat of Phase 3 Village South was to be recorded by December 21, 2025 pursuant to the extension granted. However, prior to approving any additional final platting in Jug Mountain Ranch, DEQ is requiring the implementation of improvements to a Wastewater Facilities Plan approved in January of 2023. This requirement was imposed due to new testing rules in the sewer facility, which were not previously required, and which reduced the approved equivalent dwelling units (“EDUs”) for the system.

JMR has submitted all the required permitting plans to IDEQ and is awaiting the feedback from IDEQ to move forward. This has been an ongoing issue for many years to move JMR platting forward.

With the approval of the Phase 3A plat, recorded in September of 2018, there were still available EDUs for Phase 3 Village South. Due to these changes in the rules, the final plat could not be recorded until DEQ approves the upgraded sewer system, which we hope will be given sometime in early 2026. The final plat therefore cannot be filed prior to the expiration of the preliminary plat approval on December 21, 2025.

C. Overview of What Has Been Completed to Date

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

D. Updated Completion Date, Phasing Plan and Timeline

It is anticipated that application for final plat for Phase 3 Village South will be made in the spring or summer of 2026, and that construction will commence prior to that time. To the extent that utilities and roads are not completed prior to recordation of the final plat, the cost to complete will be escrowed in accordance with the VCLUDO.

- A list of owners of property within 300’ of Phase 3 Village South is attached as **Exhibit**
- 3.
- Please let us know if you have questions or need any additional information.

Thank you and best regards,



AMY K. HOLM

Enclosures:

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

EXHIBIT 1

JUG MOUNTAIN RANCH
PLANNED UNIT DEVELOPMENT PHASE 2
BOOK 10 PAGE 45 OF PLATS
INSTRUMENT NUMBER 308497

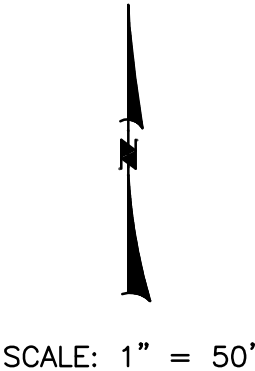
③
FUTURE DEVELOPMENT
10.22 Ac.

UNPLATTED
FUTURE DEVELOPMENT

DEVELOPMENT DATA
PROPERTY AREA 3.33 Ac.
PRIVATE ROAD AREA 0.86 Ac.
AREA IN LOTS 0.99 Ac.
OPEN SPACE AREA 1.48 Ac.

OPEN SPACE PERCENTAGE 70.3%

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



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	125.00	186.30	115.33	85°23'38"	S40°41'49"E	169.53
C2	105.00	184.61	126.78	100°44'07"	N33°01'35"W	161.73
C3	25.00	35.77	21.73	81°59'04"	S23°39'04"E	32.80
C4	385.00	260.85	135.65	38°49'09"	N84°03'10"W	255.88
C5	265.00	144.71	74.21	31°17'18"	S87°49'05"E	142.92
C6	410.00	107.19	53.90	14°58'47"	N79°39'49"W	106.89

DESIGNED: _____
DRAWN BY: _____
APPROVED: _____
DATE: 10/22/21

DATE	
BY	
REVISION DESCRIPTION	
REV. NO.	

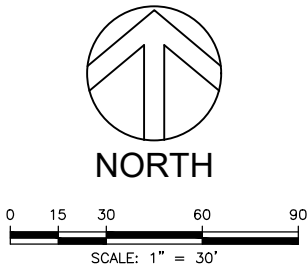
JUG MOUNTAIN RANCH
PHASE 3 VILLAGE SOUTH
PRELIMINARY PLAT

SECESH ENGINEERING INC.
335 DEINHARD LANE, SUITE 1
McCALL, IDAHO 83638
208-634-6336 - FAX 208-634-6322

JOB NO. 0202
DRAWING NO. _____

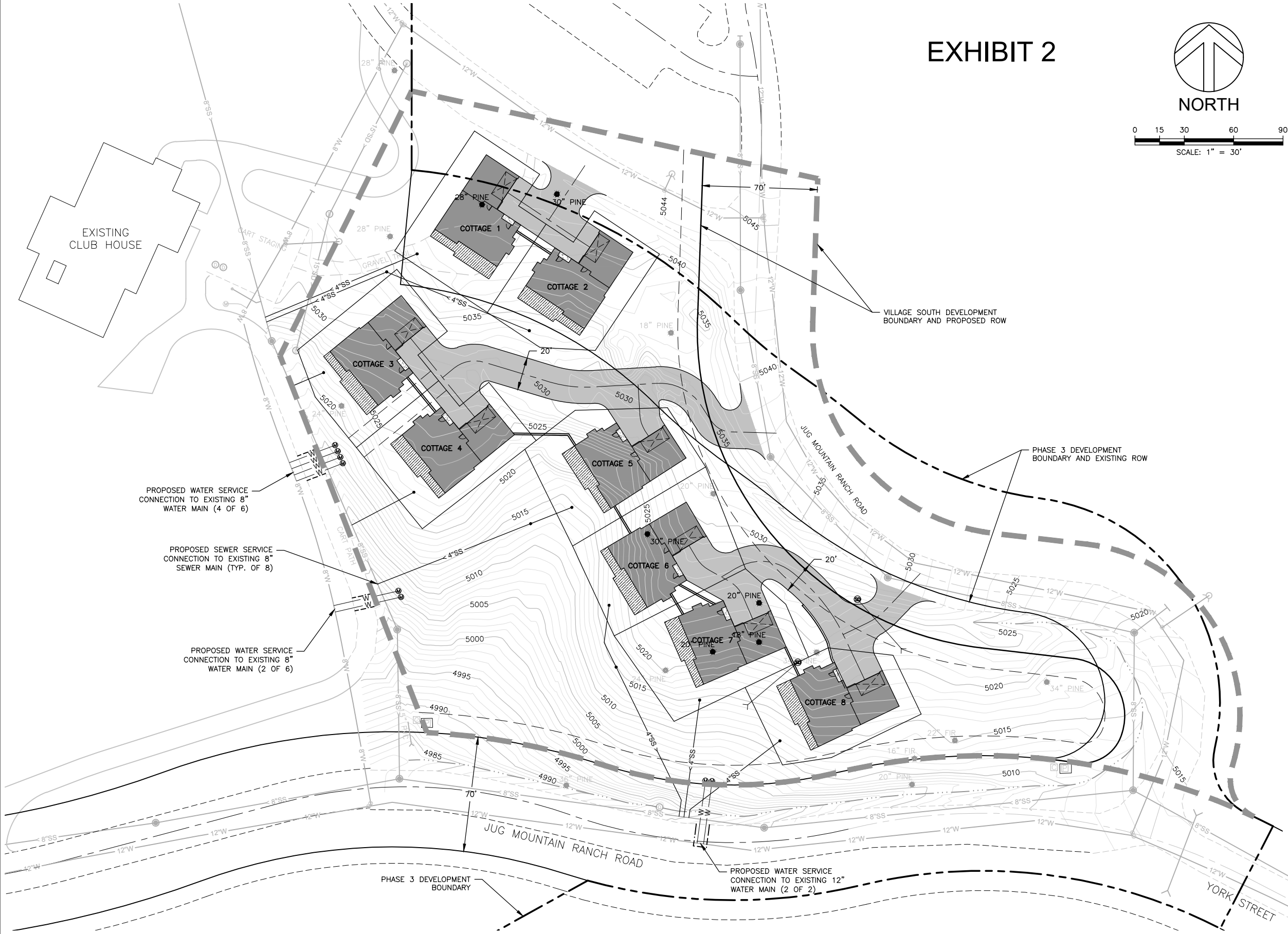
SHEET 1 OF 1

EXHIBIT 2



- NOTES:
- EXISTING TOPOGRAPHY, PROPERTY BOUNDARIES AND BASE MAP DATA SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY SECESH ENGINEERING, INC.
 - THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF OBJECTS OR UTILITIES SHOWN ON THESE DRAWINGS AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
 - THE PROPERTY SLOPES ACROSS THE SITE TO THE SOUTH/SOUTHWEST AT APPROXIMATELY 12% TO 35%. THE SOILS LOCATED ON THE PROPERTY CONSISTS OF SHELLROCK LOAMY COARSE SAND.
 - THE PROJECT IS LOCATED IN:
LOT 6 & LOT 7,
S6 T17N, R4E, B.M.,
VALLEY COUNTY, IDAHO
 - THE PROPOSED PROJECT IS LOCATED WITHIN THE JUG MOUNTAIN RANCH (JMR) PROPERTY BOUNDARY. ENTIRE PROPERTY BOUNDARY IS APPRX. ±1,472 ACRES. FOR THE PURPOSES OF THIS PROJECT A DEVELOPMENT AREA OF ±3.33 ACRES WAS USED.
 - ALL PAVED SURFACES LOCATED WITHIN THE PROPERTY BOUNDARY SHALL BE OWNED AND MAINTAINED BY THE JUG MOUNTAIN RANCH HOA.
 - PROPOSED WATER AND SEWER SYSTEM IMPROVEMENTS SHALL BE CONNECTED TO THE JMR SYSTEMS. ALL WORK SHALL CONFORM TO THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORK CONSTRUCTION (ISWPC) AND THE REQUIREMENTS OF VALLEY COUNTY.
 - WATER AND SEWER SERVICE LAYOUTS ARE CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL TO VALLEY COUNTY PRIOR TO ANY CONSTRUCTION.
 - REFER TO EXHIBIT 4.3 FOR PRELIMINARY SITE GRADING, DRAINAGE, AND STORMWATER MANAGEMENT.

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



NO.	REVISION	BY	DATE	DESIGN	<div>PRELIMINARY DRAFT NOT FOR CONSTRUCTION</div>	<div>CRESTLINE ENGINEERS 323 DEINHARD LANE, SUITE C · PO BOX 2330 McCALL, IDAHO 83638 208.634.4140 · 208.634.4146 FAX</div>	<div>JUG MOUNTAIN RANCH - VILLAGE SOUTH VALLEY COUNTY, IDAHO EXISTING PHYSICAL CONCITIONS WITH PRELIMINARY SITE PLAN AND UTILITY IMPROVEMENTS</div>	VERIFY SCALE BAR IS ONE INCH ON FULL SIZE DRAWING 0" 1"	
1.	VALLEY COUNTY PRELIMINARY PLAT AMENDMENT TO PUD SUBMITTAL	BEJ	10/21/2021	GTT/BEJ				PROJECT	15028-003
				DRAWN				DATE	10/21/2021
				CHECKED				EXHIBIT NO.	SHEET NO.
				APPROVED				EX-4.2	

Path: M:\001\JugMountainRanch\15028-003\CivilDwg\DD\15028-003_EX-4.2_ExistingPhysicalPlan.dwg File Name: 15028-003_EX-4.2_ExistingPhysicalPlan.dwg Plot Date: 10/25/2021 7:53 AM Crestline