



April 25, 2022

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
219 North Main Street
Cascade, Idaho 83611

Subject: Valley Heights Subdivision – C.U.P. & Preliminary Plat Application

Dear Cynda,

Please find attached to this letter, a submittal for the Valley Heights Subdivision project located along Finlandia Road, Valley County, Idaho. The proposed development consists of a 5-lot preliminary plat encompassing 33.26 acres total. Included in the submittal are (10) ten copies of the following items in the order listed:

- Valley County C.U.P. & Preliminary Plat Application – 4 pages
- Valley County Application for Irrigation Plan Approval – 3 pages
- Valley County Weed Control Agreement – 1 page
- Impact Report (from Valley County Code 9-5-3-D) – 4 pages
- Landscaping Plan – 1 page
- Lighting Plan – 1 page
- Phasing Plan and Construction Timeline – 1 page
- Wildfire Mitigation Plan – 1 page
- Adjoining Property Owners – 1 page
- Reciprocal Easement Agreement – 7 pages
- Proposed Street Names and Lots 1" = 300' Scale – 1 page
- Preliminary Plat – 1 sheet
- Existing Conditions with Preliminary Site Plan – 1 sheet
- Preliminary Road, Grading, and Stormwater Management Pan – 2 sheets

In addition to the above, we would also like you to consider allowing a variance on the roadway and ditch width standards for this project in an effort to help minimize the required cut and fill disturbance to the hillside it is built on while maintaining a maximum gradient of 10%. We look forward to discussing your requirements if any such variance can be granted. Thank you for your attention to this submittal and please feel free to contact me by phone or email at your earliest convenience should you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Hickman', written over a horizontal line.

Kyle Hickman
Construction Manager and Senior Environmental Specialist
Crestline Engineers, Inc.

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



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>C.U.P. 22-19</u>	<input checked="" type="checkbox"/> Check # <u>1486</u> or <input type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ <u>6000.00</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT <u>1000.00</u>
	DATE _____
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____
<input type="checkbox"/> SHORT PLAT	_____
<input checked="" type="checkbox"/> FULL PLAT	_____

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

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

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, 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.
- ❖ A Wildfire Mitigation 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 list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at
www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.
Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

PROPOSED SUBDIVISION NAME Valley Heights Subdivision

APPLICANT Ryan Valley

PHONE [REDACTED]

Owner ☒

Option Holder ☐

Contract Holder ☐

APPLICANT'S SIGNATURE [Signature]

DATE 4/18/22

APPLICANT'S MAILING ADDRESS 5663 E. Felly Rim Court, Boise, ID 83716

OWNER Ryan Valley

PHONE [REDACTED]

OWNER'S MAILING ADDRESS 5663 E. Felly Rim Court, Boise, ID 83716

Nature of Owner's Interest in this Development? Residential Development

AGENT/REPRESENTATIVE _____

FAX _____

PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____

ENGINEER Gregg Tankersley, P.E.

PHONE (208) 634-4140

ENGINEER ADDRESS 323 Deinhard Lane, Suite C, P.O. Box 2330, McCall, ID 83638

1. SIZE OF PROPERTY 33.26 Acres

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 0 Acres

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to See attached Reciprocal Easement Agreement

Deed Restrictions None

Liens or encumbrances None

4. LEGAL DESCRIPTION That Portion of Lot 6 in Section 6, Township 16 North, Range 4 East, Boise Meridian, Valley County, Idaho, Lying Easterly of Finlandia Road.

5. TAX PARCEL NUMBER RP16N04E065407

Quarter _____

Section 6

Township 16N

Range 4E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

118 Other Rural Land, No Structures

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None

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

North Finlandia Estates Sub. No. 1, Res Improvements on Cat 15, Res Improvements on Cat 10

South 105 Dry Grazing Land, 106 Productivity Forest Land, No Structures

East 106 Productivity Forest Land, No Structures

West 534 Res Improvements on Cat 12, Single Family Home, 105 Dry Grazing Land, No Structures

- 8a. TYPE OF TERRAIN: Mountainous ☒ Rolling ☐ Flat ☐ Timbered ☒
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Rock Outcroppings and Wooded Areas
-
- 9a. WATER COURSE: Seasonal Drainage Area; Willow Creek
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. No
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
-
- 10a. NUMBER OF EXISTING ROADS: 0 Width _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____
- 10b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 24' Wide with 2' Shoulders
Will the proposed roads be publicly or privately maintained? Privately
Proposed road construction: Gravel ☒ Paved ☐
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Existing well
-
- 11b. PROPOSED UTILITIES: Septic, Individual Well, Power, and Communications.
-
- Proposed utility easement width 12' Location Adjacent to ROW
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
- 12b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? Yes Depth 91' Flow 35 Purity Verified? Yes
Nearest adjacent well ID# 460300 Depth 120' Flow 20
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? None
Are you proposing any alterations, improvements, extensions or new construction? N/A
If yes, explain: _____
-
14. DRAINAGE (Proposed method of on-site retention): Roadside Swales & On-site Detention Basins
Any special drains? No (Please attach map) _____ Bluebell cobbly loam,
Soil type (Information can be obtained from the Soil Conservation District): Shellrock loamy coarse sand
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes, and/or Financial Assurances
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: _____
-

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front County Minimum Sides County Minimum Rear County Minimum
Mobile homes allowed? No
Minimum construction value TBD Minimum square footage 2000
Completion of construction required within 2 Days ☐ Months ☐ Years ☒
Resubdivision permitted? No
Other N/A

17. LAND PROGRAM:

Acreage in subdivision 33.26 Acres Number of lots in subdivision 5
Typical width and depth of lots 500 x 525'
Typical lot area 5.97 Acres Minimum lot area 5.07 Acres Maximum lot area 7.64 Acres
Lineal footage of streets 2100 LF Average street length/lot 1042 LF
Percentage of area in streets 10.28 %
Percentage of area of development to be public (including easements) 0 %
Maximum street gradient 10%
Indicate if subdivision is to be completely developed at one time; if not, describe stages _____
Refer to Phasing Plan and Construction Timeline.

18. COMPLETE ATTACHED PLAN FOR IRRIGATION.

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



VALLEY COUNTY PLANNING & ZONING DEPARTMENT

219 North Main Street
PO Box 1350
Cascade, ID 83611

Phone 208-382-7115
Fax 208-382-7119
www.co.valley.id.us

APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Ryan Valley

<u>5663 E. Felly Rim Court</u>	<u>Boise, ID</u>	<u>83716</u>
Mailing Address	City, State	Zip

Telephone Numbers: [REDACTED]

Location of Subject Property: Finlandia Road and Vili Road
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP RP16N04E065407 Section 6 Township 16N Range 4E

C.U.P. Number: _____

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.

1. Are you within an area of negotiated City Impact? _____ Yes _____ No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: _____

Drainage: _____

3. How many acres is the property being subdivided? _____

4. What percentage of this property has water? _____

5. How many inches of water are available to the property? _____

6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided?

☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) _____

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate waste water direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

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

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be **bonded** and/or **installed** prior to the recording of the plat or building permit.

Signed: EC
Applicant / Property Owner

Date: 4 / 18 / 2022
(Application Submitted)



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

Ryan Valley

5663 E. Felly Rim Court

Boise, ID 83716

By: 

By: _____

Valley County Weed Control

Date: 4/18/2022

Date: _____

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

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. *Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.*

The new 28' wide gravel roadway will accommodate five (5) residential housing lots. The roadway gradient is 10% maximum, aligned within the ROW, and will be constructed to Valley County standards if required, however the owner would like to request a variance from Valley County for the width of the roadway and the ditch. Building the road and ditch to county width standards while maintaining the maximum 10% grade creates excessive amounts of cut and fill disturbance to the hillside that we believe can be avoided. A geotechnical engineer is currently being consulted with as to what can be done to stabilize the hillside and achieve maximum slope. The owner(s) will be responsible for maintaining the roadway for the shared access. A moderate increase in traffic flow will occur during construction activities, and post development traffic flow will be typical of single-family home access.

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

The primary purpose for subdividing the property is to create residential lot development opportunities in an area that historically has had very few. It is anticipated that the affordability of the lots will be comparable to other similar developments within Valley County.

3. *Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.*

Short term increase in daytime noise and vibration levels will occur during the construction process. There will be minimal noise increase due to traffic flows post-construction. Noise generated by the daily ongoings of residential dwellings will persist after residential development.

4. *Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings, or outdoor activities.*

Short term increase in glare during the construction process due to equipment present. No permanent changes to heat or glare will be observed as a result of the roadway construction and proposed improvements once completed. Post residential home construction changes in heat and glare will occur due to buildings, homes, and vehicles and will conform to Valley County standards at that time.

5. *Particulate emissions to the air including smoke, dust, chemicals, gasses or fumes, etc. both existing and what may be added by the proposed uses.*

Little to no net change in particulate emissions are expected outside of those generated by increased traffic flows.

6. *Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.*

Private well water supply will furnish water to properties for domestic and irrigation purposes. A water storage tank will be installed for fire mitigation purposes. Wetlands are not present on the property. Stormwater management associated with the roadway will be addressed per Valley County standards.

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

There are no known existing or proposed hazards associated with this development.

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

Existing vegetation removal mostly limited to removal of native grasses and trees and roadway will be developed with swales designed to capture stormwater. Vegetated areas removed for roadway construction will be re-seeded as needed to prevent erosion. Wetlands are not present on the property.

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

Areas disturbed during construction activities on the site will be re-stabilized with hard surface and re-vegetation/landscaping efforts.

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

There are no anticipated problems with existing soil suitability. Roadway construction will be supported by appropriate imported backfill material to stabilize sections as needed. Topsoil may be added to surface restoration areas to supplement existing soil conditions as needed for growth.

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

The site plan calls for creating cuts and fills for the roadway and vegetated stormwater swales and or detention basins if determined necessary. Fencing and other sight buffers will be addressed as part of the CC&Rs.

12. *Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the effect of shadows from new features on neighboring property.*

Future residential structures may be visible from adjacent roadways and adjoining properties depending on construction and will conform to Valley County standards at that time.

13. *Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.*

Site selection was based upon the availability of land with convenient access to Valley County. Access to recreational activities is desirable within the area including proximity to rivers, mountains, and lakes. The site is adjacent to other residential properties with similar land use.

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

Upon completion of the improvements, including the residential homes, the taxable value will increase over the value of existing undeveloped land.

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

Demand on public services such as public-school systems, Fire, and EMS for the development are anticipated to have economic impacts that are offset by increased property tax revenue collection.

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

The proposed development will provide additional residential development lots in an area which historically has had very few opportunities.

17. *State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.*

N/A

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

The development will increase the value, access, and utility of the property. If the project is abandoned, the remaining improvements will benefit another residential project.

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

Five (5) individual lots will be available for future planned development.

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

The stages of construction depend on the availability of building materials, contractors, surveyors, and utility companies' scheduling. The project timing is subject to market changes and financing, but it is expected that the project will be completed by no later than the end of 2023. See attached Phasing Plan and Construction Timeline.

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.

Lot prices are expected to be competitive with other similar improvements in the County.

Landscaping Plan

Valley Heights Subdivision

Currently there are no specific plans for landscaping within the development. All areas disturbed during the construction process will be re-vegetated utilizing native grasses, sod, landscaping, or any combination of the above.

By: RV Date: 4/18/22

Ryan Valley

Lighting Plan

Valley Heights Subdivision

The roadway will have no lighting. Residential dwellings will be fitted with external lighting secured to buildings. All lighting will conform to Valley County standards.

By: RV _____ Date: 4/18/22

Ryan Valley

Phasing Plan and Construction Timeline

Valley Heights Subdivision

This phasing timeline is dependent upon the availability of funds, contractors, surveyors, and scheduling of utility companies. We currently believe that the following schedule can be achieved within reasonable expectations.

Phase 1 2022 through 2023

Roadway grading and construction.

Roadway drainage and stormwater management improvements.

By:  Date: 4/18/22

Ryan Valley

Wildfire Mitigation Plan

Valley Heights Subdivision

The new roadway will provide emergency vehicle access to the property for fire suppression efforts and will serve as a firebreak where there currently isn't one. A roadway turnaround has been proposed. A water storage tank will be installed for fire mitigation purposes.

Site re-vegetation efforts will consist of native grasses, sod, landscaping, and grading to improve upon existing grasslands and timbered conditions to further mitigate wildfire.

By: RV Date: 4/18/22

Ryan Valley

RECIPROCAL EASEMENT AGREEMENT

This Easement Agreement is made and entered into this 25 day of SEPTEMBER 2013, by and between Brian P. Reese and Jeanine M. Reese, husband and wife, whose address is P.O. Box 775, Donnelly, ID 83615 ("Reese") and Dayna Kristine Mitchell, 7436 West Garden Glen Drive Boise, Idaho 83614, ("Mitchell").

RECITALS

A. Reese are the owners of the real property located in Valley County, Idaho, and more particularly described as follows:

Lot 9, Finlandia Estates Subdivision No. 1.

Hereinafter referred to as the "Reese Property."

That portion of the Grantors' Property which is thirty feet (30) in width along the easterly boundary of Lot 9, Finlandia Estates Subdivision No. 1 and as more particularly described at **Exhibit A** and depicted at **Exhibit B** which are attached hereto and incorporated herein by reference, shall be referred to as the Reese Easement Parcel.

B. Mitchell is the owner of the real property located in Valley County, Idaho, and more particularly described as follows:

That portion of Lot 6 in Section 6, Township 16 North, Range 4 East, Boise Meridian, Valley County, Idaho, Lying Easterly of Finlandia Road. Subject to all Roadways per Warranty Deed recorded as Instrument No. 170633. Records of Valley County, Idaho.

Hereinafter referred to as the "Mitchell Property."

That portion of the Mitchell Property which is four hundred feet (400') by four hundred feet (400') abutting the Northwest corner of the Mitchell Property shall be referred to as the "Mitchell Easement Parcel."

C. The parties hereto have reached an agreement on the terms of reciprocal grants of easement for ingress, egress and utilities in favor of Mitchell, and for a scenic easement in favor of Reese; and the parties desire to memorialize the said terms.

NOW, THEREFORE, in consideration of the provisions contained herein and the recitals set forth above, which are a material part of this Easement, the parties agree as follows:

1. Grant of Easement from Reese to Mitchell:

a. Reese hereby grants to Mitchell, her heirs, successors, and assigns, forever a perpetual, and non-exclusive easement in and to the Reese Easement Parcel.

b. Mitchell shall be entitled to use of the Reese Easement Parcel to provide for ingress, egress and utilities to the Mitchell Property by her, her guests, invitees, successors and assigns.. Use of the Reese Easement Parcel shall provide access to not more than two single family residences. Use of the Reese Easement Parcel shall not be extended or expanded to any other property besides the Mitchell Property, regardless of whether such additional property is owned by Mitchell or otherwise.

c. Mitchell shall be entitled, at her own expense, to construct, maintain, repair and replace and re-align a road within the Reese Easement Parcel, as necessary for her use of the Reese Easement Parcel. The road shall not be widened or enlarged by Mitchell without the prior written consent of the Reese.

d. The Mitchell Property will have access, via the Reese Easement Parcel, to Vili Lane.

e. The Reese Easement Parcel is describe as a non-exclusive easement because the Reese Easement Parcel may be used by Reese as well as there guests, invitees, successors and assigns; provided, that such use shall not unreasonably interfere with Mitchell's use thereof, including but not limited to interference with snow plowing, road grading or other maintenance.

2. Grant of Easement From Mitchell to Reese:

a. Mitchell hereby grants to Reese, in perpetuity, a Scenic Easement over the Mitchell Easement Parcel, exclusively for the purpose of conserving its open space character, supporting agricultural use, and preserving natural habitat ("Mitchell Easement")

b. Mitchell agrees that neither her nor anyone acting within her authority or knowledge will perform or permit others to perform acts contrary to the following covenants, and grant unto Reese the right to enforce said covenants against all persons:

(i) The construction or placemen of buildings or other structures on the Mitchell Easement Parcel is prohibited, except for fences. Roads or driveways shall be permitted within the Walls Easement Parcel.

(ii) The mining or extraction of soil, loam, peat, sand, gravel, rock, fuel and other minerals by surface or strip mining methods is prohibited on the Walls Easement Parcel.

(iii) The dumping and accumulation of trash, garbage, waste, vehicles, equipment, or other unsightly or offensive materials on the Walls Easement parcel is prohibited.

RECIPROCAL EASEMENT AGREEMENT - 2

3. The easements granted herein may not be assigned except as an appurtenance of the parties respective properties.

4. The easements granted herein shall constitute covenants appurtenant to, benefitting and running with the Reese Property and Mitchell Property, and burdening and running with the Reese Property and Mitchell Property. The provisions of the Agreement shall bind and inure to the benefit of the heirs, assignees and successors-in-interest of the parties.

5. This Agreement may be modified only by means of a subsequently executed and acknowledged written document, signed by both parties.

Reese:



Brian P. Reese



Jeanine M. Reese

Mitchell:



Dayna Kristine Mitchell

STATE OF IDAHO)
) ss.
County of Valley)

On this 25 day of September, 2013, before me, a Notary Public in and for the State of Idaho, personally appeared Jeanine M. Reese, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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

Cindi Kutzner
Notary Public for Idaho
Residing at: MCCALL
My commission expires: 3-20-19

STATE OF IDAHO)
) ss.
County of Valley)

On this 25 day of September, 2013, before me, a Notary Public in and for the State of Idaho, personally appeared Brian P. Reese, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

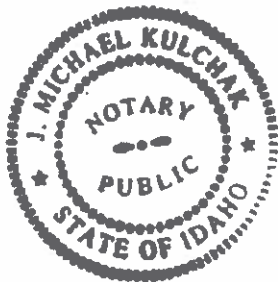
IN WITNESS WHEREOF, I have hereto set my hand and affixed my official seal the day and year in this certificate first above written.


Cindi Kutzner
Notary Public for Idaho
Residing at: MCCALL
My commission expires: 3-20-19

STATE OF IDAHO)
) ss.
County of _____)

On this 14 day of April, 2013, before me, a Notary Public in and for the State of Idaho, personally appeared Dayna Kristine Mitchell, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

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




Notary Public for Idaho
Residing at: _____
My commission expires: 4/14/14

DROULARD LAND SURVEYING, INC.

JOEL W DROULARD PRES
Professional Land Surveyor

POST OFFICE BOX 69
McCALL, IDAHO 83638

TELEPHONE 208-634-7398
E-MAIL JOEL@DROULARD.COM

July 15, 2013

INGRESS, EGRESS AND UTILITY EASEMENT LOT 9, FINLANDIA ESTATES

A 30.00 foot wide ingress, egress and utility easement situate in Government Lot 5 of Section 6, T. 16 N., R. 4 E., B.M., over a portion of Lot 9, Finlandia Estates, as shown on the official plat thereof on file in the office of the Recorder of Valley County, Idaho, in Book 7 on Page 96 of Plats, more particularly described as follows:

Commencing at a 1/2 inch rebar marking the north corner common to Lots 9 and 10, Finlandia Estates, as shown on the official plat thereof on file in the office of the Recorder of Valley County, Idaho, in Book 7 on Page 96 of Plats; thence, N. 81° 25' 43" W., a distance of 29.47 feet to a point on the south boundary of Vili Road, also being on the north boundary of said Lot 9, the REAL POINT OF BEGINNING.

Thence, leaving said north Lot 9 boundary, S. 14° 59' 20" E., a distance of 62.51 feet,

Thence, S. 00° 26' 20" W., a distance of 68.86 feet,

Thence, S. 02° 56' 49" E., a distance of 75.41 feet to the south boundary of said Lot 9 to a point which bears S. 89° 58' 05" W., a distance of 12.61 feet from a 1/2 inch rebar marking the south corner common to said Lots 9 and 10,

Thence, S. 89° 58' 05" W., a distance of 30.04 feet along the south boundary of said Lot 9,

Thence, leaving said south boundary, N. 02° 56' 49" W., a distance of 74.77 feet,

Thence, N. 00° 26' 20" E., a distance of 65.69 feet,

Thence, N. 14° 59' 20" W., a distance of 90.82 feet to the north boundary of said Lot 9,

Thence, along a non-tangent curve to the left an arc distance of 44.59 feet, whose long chord bears S. 57° 48' 35" E., a distance of 44.14 feet, whose radius is 90.00 feet and central angle is 28° 23' 19" along the north boundary of said Lot 9 to the Point of Beginning, containing 6,590 square feet, more or less.

Bearings are based on the plat of Finlandia Estates.



Exh. B.1A

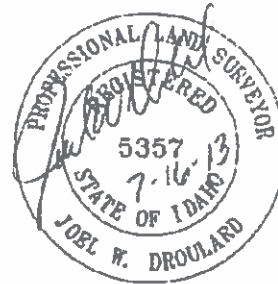
VILI ROAD

LOT 9
FINLANDIA ESTATES

LOT 10
FINLANDIA ESTATES

SCALE : 1" = 40'

prepared by:
Droulard Land Surveying
July 15, 2013



30 FOOT WIDE INGRESS, EGRESS AND UTILITY EASEMENT
OVER A PORTION OF LOT 9, FINLANDIA ESTATES
BOOK 7, PAGE 96 OF PLATS
VALLEY COUNTY, IDAHO

Exh. B. 1 B

L=44.59'
R=90.00'
Δ=28°23'19"
C LEN=44.14'
BRC=S 57°48'35" E

Point of Beginning

GATE

N 14°05'20" E
90.02'

L=29.61'
R=90.00'
Δ=18°50'58"
C LEN=29.47'
BRC=N 81°25'43" W

EASEMENT LINE
N 02°26'20" E
55.89'

EXISTING 14' WIDE ROAD

S 00°26'20" W
68.86'

S 00°51'17" E
200.18'

PROPERTY LINE

6.490

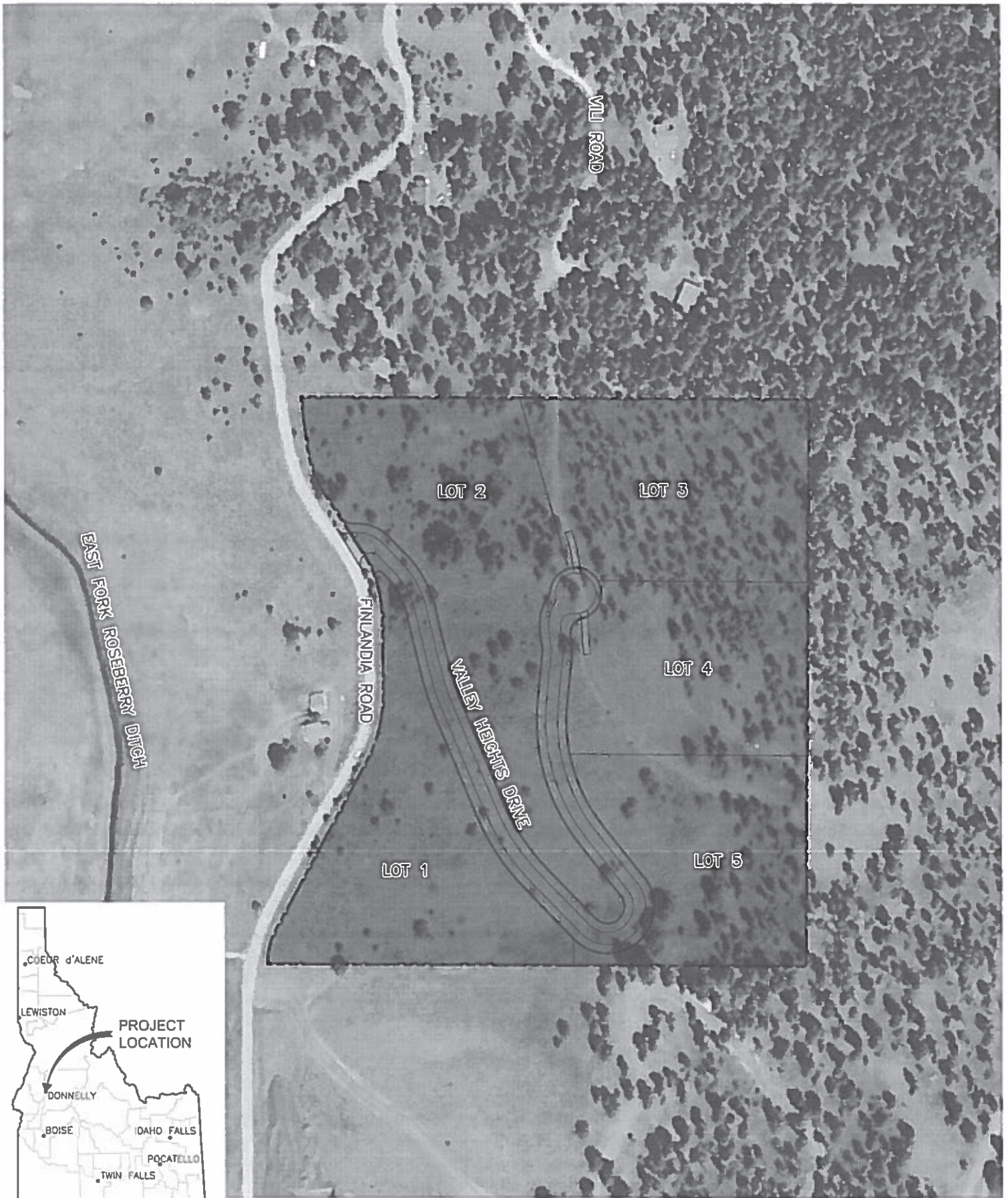
N 02°58'49" W
74.77'

S 02°56'49" E
75.41'

N 89°58'05" E

30.04'

12.61'



NORTH
SCALE: 1" = 300'

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

VALLEY HEIGHTS SUBDIVISION
VALLEY COUNTY, IDAHO
PROPOSED SUBDIVISION STREET NAMES AND LOTS

PROJECT	21049	DRAWN	FIGURE NO.
DATE	4/22/2022	AMD	1 OF 1

A RESIDENTIAL SUBDIVISION LOCATED IN
E 1/4 OF SECTION 6
T.16N., R.4E., B.M.
VALLEY COUNTY, IDAHO
2022

THE SUBOWNER OF THIS PROPOSED DEVELOPMENT IS:

RYAN VALLEY
5663 E. FELLY RIM COURT
BOISE, ID 83716

1. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
DUNN LAND SURVEYS, INC.
25 COVOTE TRAIL
CASCADE, ID 83811
2. THE EXISTING LAND USE/ZONING IS OTHER RURAL
3. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY 333.28 ACRES.
4. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
5. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.

PROPERTY AREA	33.26	ACRES
RIGHT-OF-WAY AREA	3.42	ACRES
LOT(S) AREA	29.84	ACRES

FFMA FIRM PANFI(S): 16085C1025C 16085C1325C

FIRM EFFECTIVE DATE(S): 2/1/2019

FLOOD ZONE(S): ZONE X

BASE FLOOD ELEVATION(S): 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.

PROPERTY CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	95.19	157.80	34.56	N11° 55' 58"E	93.75
C2	142.43	348.67	23.41	N11° 26' 44"E	141.44
C3	160.35	289.75	31.71	N16° 52' 04"W	158.31
C4	117.26	274.58	24.47	N20° 18' 30"W	116.37



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					QTY
					APPROVED
					QTY

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

VALLEY HEIGHTS SUBDIVISION
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING 0 1"	
PROJECT	210-49
DATE	4/22/2022
DRAWING NO.	SHEET NO.
EX-1	1 OF 4

NOTES:

- EXISTING PROPERTY BOUNDARIES, BASE MAP AND TOPOGRAPHIC DATA AS SHOWN ON THIS PLAN ARE BASED ON SURVEY DATA PROVIDED BY DANA LAND SERVICES, INC.
- CONTOUR INTERVALS ARE 2 FOOT MINOR AND 10 FOOT MAJOR.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF UTILITIES SHOWN ON THIS PLAN. ANY INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
- THE PROPERTY SLOPES ACROSS THE SITE ARE APPROXIMATELY 8% TO 15%. THE SOILS LOCATED ON THE SITE ARE CLASSIFIED AS A-1. THE UNDERLYING BEDROCK IS LOAM AND SHELLSAND. LOAM COARSE SAND. REFER TO THE NRCS WEB SOIL SURVEY AND CUSTOM SOIL RESOURCE INFORMATION FOR ADDITIONAL INFORMATION.
- ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) ARE TO BE INSTALLED UNDERGROUND AND EASEMENTS FOR THE PUBLIC RIGHT-OF-WAY, APPROPRIATE EASEMENTS FOR THE PUBLIC RIGHT-OF-WAY, UTILITIES INSTALLED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO EXHIBIT 3 AND EXHIBIT 4 FOR PRELIMINARY SITE GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- ADJACENT PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING CONTOUR
- EXISTING EDGE OF GRAVEL
- PROPOSED EASEMENT LINE
- APPROXIMATE SEPTIC TEST HOLE LOCATION



NORTH

SCALE: 1" = 100'

VALLEY HEIGHTS SUBDIVISION
VALLEY COUNTY, IDAHO
EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

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

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				APPROVED	GTT
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EX-2

2 OF 4

PROJECT	21049
DATE	4/22/2022
DRAWING NO.	
SHEET NO.	2 OF 4

VERIFY SCALE	
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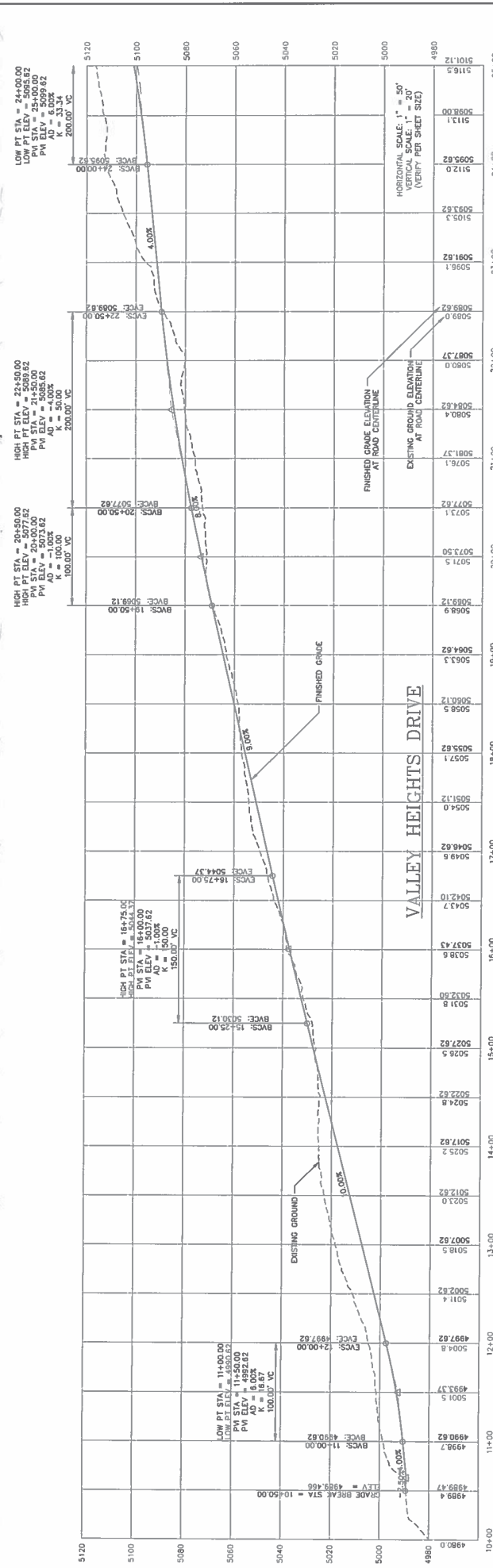
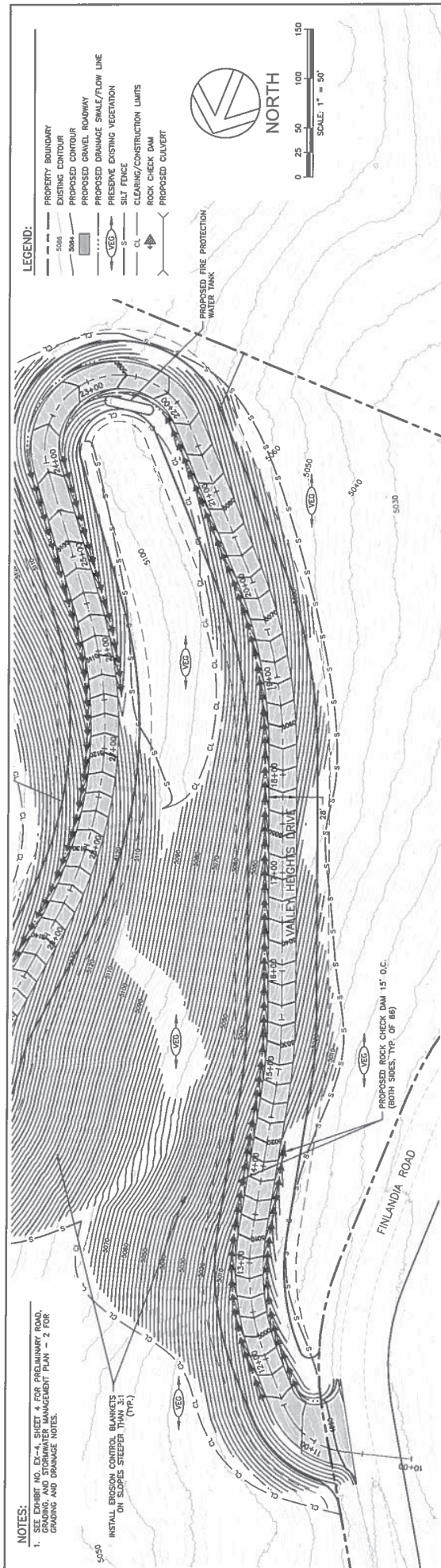
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