



November 8, 2022

Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning Administrator  
219 North Main Street  
PO Box 1350  
Cascade, Idaho 83611

Subject: JanGo Acres Subdivision – Final Plat Submittal Letter

Dear Cynda,

This purpose of this letter is to request the JanGo Acres Subdivision Final Plat be placed on the December 20, 2022 Valley County Planning and Zoning Meeting Agenda. The JanGo Acres Subdivision Final Plat substantially complies with the Preliminary Plat from recorded C.U.P. 21-01. No financial guarantees exist currently as all required improvements have been completed with the exception of the asphalt pavement on the private road. At this time, we are working with the contractor to form an agreement for the asphalt to be installed next year. Should financial guarantees be needed, documentation of this will be submitted to Staff. A formal Wildland Urban Interface Fire Protection Plan was not warranted however, from C.U.P. 21-01, the private road has been constructed, water storage facility (pond) is in place, and disturbed areas have been revegetated following the Wildfire Mitigation Plan. Landscape trees, shrubbery, and irrigation systems have not been installed at this time. Below you will find the list of Conditions of Approval from C.U.P. 21-01 and a response stating how each condition has been substantially met.

#### 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.*

Response: None, understood.

2. *Any change in the nature or scope of land use activities shall require an additional Condition Use Permit.*

Response: There have been no changes in the nature or scope of land use.

3. *The final plat shall be recorded within two years or this permit will be null and void. The other uses shall be in accordance with the phasing plan as presented.*

Response: It is anticipated that the Final Plat will be recorded prior to March 25, 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 to be construed as permission to operate in violation of any statute or regulations. Violations 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.*

Response: None, understood.

5. *Must have an approved stormwater management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.*

Response: Site Grading and Stormwater management was designed by Crestline Engineers, Inc. and approved by the Valley County Engineer on August 5, 2021. Approval letter is attached.

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.*

Response: The construction drawings were reviewed and approved by the Valley County Engineer on August 5, 2021. Approval letter is attached.

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.*

Response: Crestline Engineers, Inc. has provided a letter certifying the construction of the Private Road.

8. *A Private Road Declaration is required prior to recordation.*

Response: The Private Road Declaration has been noted on the face of the Final Plat. Owner/Developer is working with their attorney to prepare a Private Road Declaration and will be submitted to Staff prior to recordation of the Final Plat.

9. *Based upon information that is provided by the Army Corps of Engineers, the wetlands shall be marked as "no build" area on the final plat.*

Response: Wetland Areas are marked as "no build" on the Final Plat.

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. Must comply with gate requirements for access by emergency vehicles.*

Response: A letter from McCall Fire and EMS will be submitted to Staff prior to recordation of the Final Plat.

11. *CCR's should address lighting and limit each lot to one wood burning device.*

Response: The Owner/Developer is working with their attorney to establish CCR's that will include the above-mentioned conditions and will be provided to Staff prior to recordation of the final plat.

12. *All lighting must comply with the Valley County Lighting Ordinance.*

Response: CCR's will address lighting to comply with the Valley County Ordinance.

*13. Shall place addressing numbers at each driveway and each residence.*

Response: CCR's will address placing addressing number at each driveway and residence at the time of building.

*14. A letter from the Lake Irrigation is required stating they have no concerns with this subdivision or development.*

Response: A letter from Lake Irrigation District will be provided to Staff prior to recordation of the Final Plat.

*15. Building permits are required for each building.*

Response: Owner/Developer understands that a building permit is required for each building.

*16. Hours of operation will be limited to 9:00 a.m. to 6:00 p.m., Monday through Saturday.*

Response: CCR's will address the hours of operation will be limited to 9:00 a.m. to 6:00 p.m. Monday through Saturday.

*17. Must submit traffic study and approval letter from Idaho Transportation Department for the record.*

Response: A traffic study was prepared by Kittleson and Associates, and an approved ITD approach permit was submitted previously for the record.

*18. The Shared access easement is allowed from Highway 55 with access to lots from the private road.*

Response: A 50' wide ingress/egress and utility easement is shown inside of the Private Road Right-of-Way on the Final Plat.

*19. Letter from Lake Irrigation District should be submitted concerning potential for impacts that will affect the District.*

Response: See response to number 14 above.

*20. No fueling allowed on site.*

Response: CCR's will state there is no fueling allowed on-site.

*21. Must have approval from Central District Health and Department of Environmental Quality for septic, drains, and water usage.*

Response: Two septic permits have been granted to the Owner/Developer at this time and a formal Subdivision Environmental Report will be submitted to Central District Health to release sanitary restrictions for the subdivision. See attached Idaho Department of Water Resources Water Right Form for the usage of the fire protection and recreational storage pond.

22. *Must allow access to adjoining property off the private road if they agree to participate in maintenance and snow removal.*

Response: CCR's will allow adjoining property owners to access their property if they agree to participate in the maintenance and snow removal of the private road.

23. *If there are substantive changes due to concepts from the City of McCall in accordance with Valley County Code 10-1-4, they will be incorporated into the final plat submittal. If not acceptable to applicant and there is no agreement, Staff will set another public hearing.*

Response: No substantive changes were received from the City of McCall.

24. *Must submit site plan with landscaping concepts for the multi-family lots with the final plat submittal package.*


Response: The original application stated that multi-family units could potentially be built on the residential lots in the subdivision. At this time, the owner does not plan to develop multi-family units on the residential lots, however, should the owner choose to construct a multi-family unit, a site plan with landscaping shall be submitted prior to review and approval for the issuance of the building permit.

25. *No outside storage of boats for sale.*

Response: CCR's will state that outside storage of boats for sale is not permitted.

Thank you for your attention to these responses and please feel free to contact me by phone or email at your earliest convenience should you have any questions or comments.

Sincerely,



Robert Pair, E.I.T.  
Associate Engineer

Cc: Gordon Hansen, IWS, LLC, Owner/Applicant  
Dan Dunn, Dunn Land Surveys, Inc., Surveyor  
David Shirley, Client Attorney

Enclosures:

1. 3 – Full size copies of Final Plat (2 Sheets)
2. 10 copies 11"x17" copies of Final Plat (2 Sheets)
3. Lot and Subdivision Closure Sheets
4. Approval Letter for Site Grading/Storm Water Management from Valley County Engineer
5. Roadway Certification Letter
6. IDWR Water Rights Permit

SENT VIA EMAIL

August 5, 2021

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

Re: JanGo Acres/Idaho Water Sports McCall Subdivision – Preliminary 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) 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, P.E.

cc: Project File

Jeff McFadden / Valley County Road Department

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



November 8, 2022

Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning Administrator  
219 N. Main Street  
PO Box 1350  
Cascade, ID 83611

**Subject: JanGo Acres Subdivision, Private Road Construction Certification**

Dear Ms. Herrick,

The purpose of this letter is to address the Valley County Planning and Zoning Departments condition of approval associated with the private roadway for the JanGo Acres Subdivision project. The specific condition states that "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."

During the summer of 2021, final Construction Plans and associated Stormwater Drainage Report were submitted by Crestline Engineers, Inc. (Crestline) to the Valley County Engineer, the design was approved on August 5, 2021, and construction of the roadway began this summer. During construction, Crestline visited the site on multiple occasions to review progress as well as site conditions. On October 31, 2022 we visited the site to review progress prior to winter shutdown. At this time, it appears that all roadway gravel has been placed, it is drivable, provides access to the individual lots, and appears to have been built to Valley County Private Roadway Standards. It is our understanding, based upon conversations with the Developer, Gordy Hansen, and Contractor, Granite Excavation, Inc., that they intend to clean up final roadway gravel grading/slopes associated with the roadside swales during the spring/summer of 2023 and pave the asphalt portion near the start of the private road. That being said, and with the onset of winter, it does not make sense to do any additional work at this time.

Thank you for your continued support of the project and attention to this letter. Please do not hesitate to reach out to me directly should you have any questions and/or if you like to further discuss the project.

Sincerely,

**Crestline Engineers, Inc.**

A handwritten signature in blue ink, appearing to read 'Robert Pair', is written over a horizontal line.

Robert Pair, E.I.T.  
Associate Engineer

Cc: Gordy Hansen, IWS, LLC

State of Idaho  
Department of Water Resources  
**Permit to Appropriate Water**  
No. 65-24056

Priority: October 13, 2021

Maximum Diversion Volume: 2.4 AF

This is to certify that

GORDON HANSEN 2165 OVERLAND AVE BURLEY ID 83318-2927

has applied for a permit to appropriate water from:

Source : GROUND WATER

and a permit is APPROVED for development of water as follows:

<u>Beneficial Use</u>	<u>Period of Use</u>	<u>Annual Volume</u>
RECREATION STORAGE	01/01 to 12/31	2.4 AF
FIRE PROTECTION STORAGE	01/01 to 12/31	2.4 AF

Location of Point(s) of Diversion

GROUND WATER NW¼ NE¼, Sec. 28, Twp 18N, Rge 03E, B.M. VALLEY County

Place of Use: RECREATION STORAGE AND FIRE PROTECTION STORAGE

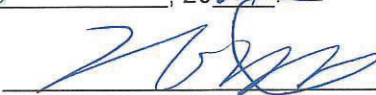
Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
18N	03E	28		X															

**Conditions of Approval**

1. Proof of application of water to beneficial use shall be submitted on or before **January 01, 2023**.
2. Subject to all prior water rights.
3. Right 65-24056 authorizes total annual storage volume of 2.4 acre-feet, 2 acre-feet to be used for the initial filling or carryover storage of the pond and 0.4 acre-feet for the replacement of losses caused by evaporation.
4. The pond established by the storage of water under this right shall not exceed a total capacity of 2 acre-feet or a total surface area of 0.3 acres.
5. Water shall not be diverted from fire protection storage except to fight or repel an existing fire.
6. Water stored under this right is subject to fluctuations of the water table caused by changes in the flow of local streams and by diversions under prior ground water rights. This right does not guarantee the maintenance of any particular ground water level.
7. The Director retains jurisdiction to require the right holder to provide purchased or leased natural flow or stored water to offset depletion of Lower Snake River flows if needed for salmon migration purposes. The amount of water required to be released into the Snake River or a tributary, if needed for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this permit.

This permit is issued pursuant to the provisions of Idaho Code § 42-204.

Signed this 28<sup>th</sup> day of December, 2021

  
NICK MILLER  
Western Regional Manager



LOCATED IN THE NW1/4 OF THE NE1/4 &  
THE NE1/4 OF THE NW1/4, SECTION 28  
T.18N., R.3E., B.M.  
VALLEY COUNTY, IDAHO  
2022

AND THE NEADOWN OF THESE SECTIONS WAS CONSIDERED TO BE A PART OF THE REAL PROPERTY AS SHOWN HEREON AND DESCRIBED BELOW.

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28, T.18N., R.3E., B.M. VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOLD ALUMINUM CAP INCIDENTLY MARKING THE 1/4 CORNER COMMON TO SECTIONS 21 AND SAID SECTION 28, GRADE INST. NO. 128600, CORNER RECORDS OF SAID VALLEY COUNTY;

1. THERE LEAVING S 89°38'42" E, A DISTANCE OF 1206.80 FEET, ON THE NORTH SIDE OF THE SOUTHEAST CORNER OF THE SOUTHWEST CORNER OF PARCEL 2, AS SHOWN ON THAT PARTICULAR RECORD OF SURVEY RECORDED IN BK. 14, PAGE 91 AS MSH. NO. 43498, RECORDS OF VALLEY COUNTY, I/O, I FOUND 9/16 INCH REBAR ON THE WEST 101-01-01-01-WAY BOUNDARY OF STATE HIGHWAY 35E.
  2. THERE LEAVING S 40°11'00" E, A BEARING OF S 00°31'47" W, A DISTANCE OF 10.00 FEET, TO THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF A 50 FOOT WIDE PORTION OF PARCEL 1B, AS SHOWN ON SAID RECORD OF SURVEY.
  3. THERE LEAVING SAID WEST 101-01-01-01-WAY BOUNDARY A BEARING OF S 89°38'42" W, A DISTANCE OF 1265.00 FEET, ON THE SOUTH BOUNDARY OF SAID 50 FOOT WIDE PORTION OF PARCEL 1B TO A SET 5/8 INCH REBAR.
  4. THERE LEAVING SAID SOUTH BOUNDARY A BEARING OF N 00°31'47" W, A DISTANCE OF 28.00 FEET, TO THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF PARCEL 1B, A SECTION 28 AND THE NORTH BOUNDARY OF SAID PARCEL 1B TO A SET 5/8 INCH REBAR.
  5. BEARING OF N 89°35'20" E, A DISTANCE OF 27.75 FEET, TO THE POINT OF BEGINNING.
- AND WHEREFORE PARCELS OF LAND CONTAINS 20.298 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO EXISTING EASES AND RIGHTS-OF-WAY OR OTHERWISE USED.

THAT IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT, IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE § 31-306(2), IRRIGATION WATER HAS NOT BEEN PROVIDED FOR THE OWNER, AND THE LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ASSESSMENTS BY FROM LAKE IRRIGATION DISTRICT.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR SIGNATURES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

2022

BY: GORDON O. HANSEN, MANAGER, IWS, LLC

#### ACKNOWLEDGEMENT

STATE OF IDAHO )  
VALLEY COUNTY )  
 ) ss  
 )

ON THIS 15 DAY OF 2022 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO PERSONALLY APPEARED GORDON O. HANSEN KNOWN OR IDENTIFIED TO ME TO BE A MANAGER OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME, IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO  
RESIDING AT  
COMMISSION EXPIRES:

**CERTIFICATE OF SURVEYOR**  
**I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR**

I, DANIEL T. O'BRIEN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IOWA, DO HEREBY CERTIFY THAT THIS PLAT OF JAMES AGREST SUBDIVISION NO. 1 AS DESCRIBED IN THE CERTIFICATE OF OWNERS\* WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IOWA CODE RELATING TO PLATS AND SURVEYS.



**CERTIFICATE OF VALLEY COUNTY SURVEYOR**

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF JUNCOS AGRES SUBDIVISION NO. 1 IS IN COMPLIANCE WITH TITLE 50, CHAPTER 3.1, DRAINAGE CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR

DATE \_\_\_\_\_

# APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF JAKKO ACRES SUBDIVISION NO. 1 IS HEREBY ACCEPTED AND APPROVED THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 2022, BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CERTIFICATE OF VALLEY COUNTY TREASURER

1 THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE SO-1308 DO HEREBY CERTIFY THAT ANNUAL AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF JAWCO ACRES SUBDIVISION NO. 1 HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXTTHIRY DAYS ONLY.

VALLEY COUNTY TREASURER

DATE \_\_\_\_\_

## HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN ENFORCED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER. ON HIS AGENT LISTING THE CONDITIONS OF APPROVAL, SANITARY RESTRICTIONS MAY BE RE-IMPOSED IN ACCORDANCE WITH SECTION 50-1376 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

**CENTRAL DISTRICT HEALTH, EHS**

DATE \_\_\_\_\_

---

*INST. NO.*

SHEET 2 OF 2

25 COYOTE TRAIL  
CASCADE, ID 83611

