January 30, 2023

Valley County Planning and Zoning Cynda Herrick 219 North Main St PO Box 1350 Cascade ID 83611

Dear Cynda Herrick,

Enclosed you will find documents for a family subdivision of 411 Goldfork Rd to be known as The River Bottom Ranch. As you are aware, this lot split is for an administrative division of property for a family within a Trust. This property has been in the same family for over 130 years and will remain that way for the foreseeable future with a right-of-first-refusal spanning multiple generations.

The intent of this application is to satisfy the Trust with division of property into three lots for the beneficiaries while allowing each lot to stay in use for the agricultural exemption of dry grazing and timber with the possibility of residential improvements in the future.

Enclosures include:

- 1. C.U.P. application
- 2. Preliminary/Final plat
- 3. Legal descriptions of existing parcels
- 4. Name, RP, and mailing addresses of adjoining property owners
- 5. Copy of current deed
- 6. Records of survey for the lot lines and easements.
- 7. Valley County Wildland Urban Interface Fire Protection plan.
- 8. Septic permit approval for Parcel 3.
 - Parcel 1 & 2 with speculative test holes under surveillance but no plans for improvement.
 - No building permits required on Lots 1 & 3 or septic permit until improvements sought by new owners.

Regards,

Jenna Allessi, Trustee C21 Trust

Jenna Allessi, Trustee C21 Trust

Valley County Planning and Zoning Department

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



C.U.P. & Preliminary Plat Application

	BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT Check # or □ Cash
	# <u>C.U.P.</u> 23-04 FEE\$ 400.00
	EPTED BY DEPOSIT
	DATE 2-1-2023
	ADMINISTRATIVE PLAT COMMENTS: Shared driveway
1100000	SHORT PLAT 3 10ts
A	FULL PLAT
	an application has been submitted, it will be reviewed in order to determine compliance with application ements. A hearing date will be scheduled only after an application has been accepted as complete.
Applic	eant's Signature: Almy Alm, Thurtu CETM Date: 1/30/2023
The fo	llowing must be completed and submitted with the conditional use permit application:
	A <u>preliminary plat</u> 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 <u>landscaping plan</u> , 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 <u>site grading plan</u> 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 <u>lighting plan</u> .
	A Wildfire Mitigation Plan.
	Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. 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.

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: River Bottom Ranch Subdivision			
APPLICANT C2J Trust Outlier Option Holder Contract Holder	PHONE		
MAILING ADDRESS 3603 S Carie Ave Boise ID		ZIP83	709
EMAIL			
PROPERTY OWNER (if not the applicant) MAILING ADDRESS			
EMAIL			
Nature of Owner's Interest in this Development? Division of property for family true that has been in our family over	ist beneficiaries. 1 140 years	Property	
AGENT / REPRESENTATIVE Jenna Alessi Formerly Sielaff, Trustee	PHONE		1
MAILING ADDRESS 3603 S Carle Ave		ZIP 8	3709
EMAIL			
ENGINEERnone			
MAILING ADDRESS		ZIP	
EMAIL	PHONE	·	
SURVEYORTimberline Surveying - Ken Cook			
		ZIP 83	3651
EMAIL			
PROPERTY INFORMATION			
1. SIZE OF PROPERTY 80.78 Acres			
2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER	none		Acres
3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements o	n plat.		
Easementselectrical			
Deed Restrictionsnone			
Liens or encumbrances none			
4. LEGAL DESCRIPTION <u>see attached ROS from Timberline surveying for</u>	411 Goldfork F	Rd	
5. TAX PARCEL NUMBER(S) RP16N03E247204			
Quarter N 1/4 SE 1/4 Section 24 Township 16N	Ran	ge <u>03</u> 1	<u> </u>

6.	EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:							
	dry livestock grazing, poor timber production. There is a well/pump house, and a barn existing.							
	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:							
	GoldFork river in and along property lines with floodplain shown on plat							
	ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES: North residential/AG dry grazing							
	South residential/AG							
	East Gold fork RD as eastern border, then residential/AG							
	West residential/AG							
9a.	TYPE OF TERRAIN: Mountainous □ Rolling □ Flat Timbered T							
9b.	DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes 🗀 No 🗖							
9c.	DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: river frontage, wooded, and wetlands designated in flood plains							
10a.	WATER COURSE: Gold Fork River as drawn on plat							
	IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? (Information can be obtained from the Planning & Zoning Office) Yes ☑ No ☐							
10c.	ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes 🐧 No 🗀							
10d.	WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? existing with no significant planned change							
11a.	NUMBER OF EXISTING ROADS: 1 driveway Width 14' Public □ Private N							
	Are the <u>existing</u> road surfaces paved or graveled? Gravel ☐ Paved ☐							
11b.	NUMBER OF PROPOSED ROADS:none Proposed width: Will the proposed roads be Public □ Private □							
	<u>Proposed</u> road construction: Gravel □ Paved □							
12a.	EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:							
	proposed Parcel 3 - septic permit and power plans							
12b.	PROPOSED UTILITIES: power, 2 wells and septic as permitted already. Remainder of utilities per property owner if property developed outside of agricultural use and by permit and as required by planning and zoning or governing utility.							
	Proposed utility easement width as required by idaho Power Locations as drawn on the Plat							

13.	SOLID WASTE DISPOSAL METHOD: Individual Septic Central Sewage Treatment Facility
14.	POTABLE WATER SOURCE: Public Water Association Individual Indivi
15.	ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes No
16.	DRAINAGE (Proposed method of on-site retention): _existing drainage will not change or be affected Any special drains?none (Please attach map) Soil type(s):archibald loam, kangas fine gravelly loam, Roseberry-Melton Complex (Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
17.	WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? none 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: No CCRs, existing building setbacks used Setbacks: Front 20 feet Sides 7.5 feet Rear 20 feet 30' from highwater line Mobile homes allowed? Yes No mobile homes allowed with a foundation Minimum construction value none Minimum square footage none Completion of construction required within none Days Months Years Resubdivision permitted? Yes No CCRs, existing building setbacks used Setbacks: Front 20 feet 30' from highwater line Mobile homes allowed with a foundation Minimum square footage none Completion of construction required within none Days Months Years Completion permitted? Yes No CCRs, existing building setbacks used Setbacks: No CCRs, existing building setbacks used Setbacks used Setbacks: No CCRs, existing building setbacks used S
17.	LAND PROGRAM: Open Areas and/or Common Areas Yes Number of lots in subdivision Acreage in subdivision All Number of lots in subdivision Typical width and depth of lots atypical Typical lot area NA Minimum lot area NA Average street length per lot NA Percentage of area in streets O O Dedicating road right-of-way to Valley County? Yes No NA No No No No No No
18.	COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.
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.

Irrigation Plan (Idaho Code 31-3805)

		This land:		hts available to it s no water rights ava	ilable to it.	
ex su	aho Code 31-3805 statisting irrigation district bdivision plat or amo	or canal compa endment to a s	ny, ditch associubdivision pla	ation, or like irrigation to any other plat o	n water deliver entit r map recognized	y no
Α.	The appropriate water or excluded from an				been transferred fro	m said lands
B.	The owner filing the division of land of un more than one acre the irrigation entity w	derground tile or which will deliver	conduit for lots water to those	s of one acre or less	or a suitable system	for lots of
	For proposed sui must approve su			a of city impact, both	city and county zon	ing authorities
		Planning and Zo	ning Commissi	areas of city impact, on and the Board of elivery of water to said	County Commissior	ners with the
ad in	better understand yo ded. A list of the map the delay of your red ur irrigation plan by	requirements fol quest before the	llows the short Planning and	questionnaire. Any i I Zoning Commissio	missing informatio on and ultimately t	n may result
1.	Are you within an area	a of negotiated C	City Impact?	Yes	<u></u> No	
	What is the name of the Irrigation:	he irrigation distr	rict/company ar	nd drainage entities s	ervicing the propert	y?
	Drainage:					
3.	How many acres is th	e property being	subdivided? _	80.78		
	What percentage of th				able but has water	rights
5.	How many inches of v	water are availat	le to the prope	rty?		
6.	How is the land curre	ntly irrigated? N	/A □ surface	□ sprinkler □ above ground į	□ irrigation v pipe □ undergrou	
7.	How is the land to be	irrigated after it	is subdivided?	□ surface □ sprinkl □ above ground		ınd pipe
8.	Describe how the hea			anal and irrigated land		&/or pipes go.

☐ Yes

9. Is there an irrigation easement(s) on the property?

No.

o. How do you plan to retain storm and excess water on each lot?
absorption and run-off per existing natural paths
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)
NA
Irrigation Plan Map Requirements
The irrigation plan <u>must be on a scalable map</u> 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 wastewater direction →).
 □ Direction of wastewater flow (use long arrows on your map to indicate wastewater 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 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.
======================================
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: Applicant Date: 1 130 1 2023



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.

Valley County Weed Department can be contacted at 208-382-7199.

By: Share Chille Applicant	By: Valley County Weed Control
Date: 1/20/2023	

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.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- 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.

Similar to current use with exception of occasional local contractors to site to complete needed improvements with access year round.

- Provision for the mitigation of impacts on housing affordability.
 - Provides affordable updated single living unit to existing Donnelly resident and availability for a part-time resident of property owners with over 140 years family ownership.
- 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.

Parcels are surrounded by residential lots under varying degrees of construction and use. We expect no change or added noise outside of current standards.

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.

Private residential already in use in the area and is screened by trees.

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.

Possible addition of 2 wood burning units

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.

BFE and flood plains demarcated on Plat. No changes to existing ground or surface water proposed or expected.

Improved fire protection with residential improvements, fire breaks and onsite maintenance.

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

none existing. On-site propane for heating source possible.

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.

None expected.

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

Reforestation as able, continue to graze property with livestock, rest and reseed.

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

none expected with successful building practices in the surrounding areas and no major changes expected to existing property management.

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

Idaho Power overhead lines along existing roadway and through center of property.

Existing Fencing maintenance. Landscape will remain natural for now. Property remains working agricultural.

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 impacts of shadows from new features on neighboring property.

Proposed lots all are large and have treed surroundings to reduce visibility of neighbors with separation from public road.

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.

Property has been in our family for over 130years. All lots have access to Gold Fork Rd. with utilities available.

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

One large grazed/timber lot with one residential improvement now becomes three but will remain used as dry grazing and low yield timber production. Possible construction opportunities.

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

Majority of financial economic impact is to that of the Property owner/Trust-CDH 2800.00, surveryor 28K, Engineer for septic release 12K, P&Z 1500, power, well and septic aprox - 80K each lot

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

no impact- this is a family division only

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.

grass for livestock grazing, no impact on natural resources as will continue to be used as such. Poor timber production- beetle kills already depleting timber with existing management plan in place

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

Only financial to the land owner and restricting ability to improve property for year round use.

- 19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.
 - Existing Barn and well on parcel 3 will possible residential improvement, existing power and well-house on parcel 2. Plan is to divide for one residence for parcel 3 and keep the remaining land as dry grazing/timber. We are being forced to call this a subdivision and plan 3 residential dwelling sites.
- Stages of development in geographic terms and proposed construction time schedule.
 - Obtain power to existing barn for livestock water and management and septic started at same location Parcel 3.
- 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.

not for sale. Family generational right-of-first refusal precludes outside sale

Property Tax Exemption

New and expanding business <u>may</u> qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling
 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

SURVEY THIS SURVEY WAS MADE AT THE REQUEST OF C2J TRUST TO ESTABLISH THE BOUNDARY AS SHOWN. BOUNDARY WAS DEFINED FROM FOUND MONUMENTS OF RECORD. SEWAGE DISPOSAL: SEWAGE DISPOSAL SHALL BE SUPPLIED BY MEANS OF INDIVIDUAL SEPTIC & DRAIN FIELD. SYSTEM INSTALLATION AND MAINTENANCE OF WHICH SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CENTRAL DISTRICT HEALTH AND BE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE LOT OWNER. PERMITS THEREFOR SHALL BE REQUIRED FROM CENTRAL DISTRICT HEALTH RESPONSIBILITY FOR CONSTRUCTION: RESPONSIBILITY FOR THE CONSTRUCTION AND INSTILLATION OF THE AFOREMENTIONED UTILITIES' TOGETHER WITH ALL COSTS RELATED THERETO, SHALL BE THE SOLE AND EXCLUSIVE IRRESPONSIBILITY OF THE LOT OWNER. VALLEY COUNTY HAS NO RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, OR OPERATION OF ANY OF THE AFOREMENTIONED UTILITIES TIMBERLINE POTABLE WATER: WATER SHALL BE SUPPLIED BY MEANS OF INDIVIDUAL WELLS, INSTALLATION AND MAINTENANCE OF WHICH SHALL BE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE LOT OWNER TELEPHONE & ELECTRICAL: ELECTRICAL POWER AND TELEPHONE SERVICE INSTILLATION AND MAINTENANCE SHALL BE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE LOT OWNER SET 5/8" REBAR W/ CAP "KHC PLS 9895" SECTION COR. MONUMENT AS NOTED 1/16 COR. MONUMENT AS NOTED 1/4 COR. MONUMENT AS NOTED CCR'S PAGE BOOK FOUND 1/2" REBAR AS NOTED FOUND 5/8" REBAR AS NOTED BASE FLOOD ELEVATION REFERENCE MONUMENT FLOOD WAY BOUNDARY FLOOD PLANE ZONE A EDGE OF WATER LINE POINT OF BEGINNING RIGHT OF WAY LINE WITNESS CORNER BOUNDARY LINE **EASEMENT LINE** SECTION LINE LEGEND FENCE LINE TIE LINE UTILITY NOTE NARRATIVE 2+1 111 12 111 12 11 12 P.O.B. BFE W.C. R.⊠ ⊠. 0 • 0 RANCH SUBDIVISION ς. က BFE 4848.81 E 1/4 ALUMINUM CAP PLS 14217 CP&F #454674 SE CORNER BRASS CAP PLS 5618 CP&F #454678 19 S 1/16 S 5/8" REBAR PLS 5357 W.C.-50.00' RAK 1890 CP&F #454676 NE SEC. COR. BRASS CAP A PORTION OF THE NORTH 1/2, OF THE SOUTHEAST 1/4, OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 3 EAST, B.M., VALLEY COUNTY, IDAHO GOLD FORK ROAD BV212 OL BEVKING 200.02.58.M - 1340°36. 25 30 19 18 19 200°06'14"W - 2615.86' S00°05'28"W - 1340.31' .08[.]612. 13 43 P.O.B. THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 3 EAST, BOISE MERIDIAN, TAKEN AS SOUTH 00°05'28" WEST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 1,340.39 **LOT 1** 174,213 sq.ft. 4.00 ac. COLD FORK PARCEL 3 RESTRICTIONS BUILDING SETBACKS SETBACKS WILL COMPLY WITH VALLEY COUNTY REQULATIONS. UTILITY & DRAINAGE EASEMENTS SHALL BE 10 FT WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS. THE RIGHT-OF-WAY OF ROADS SHALL FURTHER SERVE AS UTILITY AND DRAINAGE EASEMENTS EXCEPT AS RESTRICTED. -2023-**TOGETHER WITH PLAT** .16'09E - 3.8Z.50.00N BFE 4847.3° **LOT 3** 871,212 sq.ft. 20.00 ac. \geq SEE SANITARY RELEASE RECORDED TC FOR APPROVED DRAIN FIELD SYSTEMS UTILITY EASEMENT 30' INGRESS/EGRESS RELEASE OF SANITAR BLOCK BASIS OF BEARING: GRAVEL ROAD 15.00 RIVER BO 12:00 .89°7901 - 3..87.50.00N **BARKER LANE** S88*58'03"E - 2622.72' FEET N89°14'04"W - 2620.49" S89°26'32"E - 2622.09' 2205.00' FLOOD PLANE ZONE A NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE. LOT 1 SHALL NOT BE REDUCED IN SIZE. WITHOUT JURISDICTIONAL APPROVAL AND RE-PLATTING REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS. THIS PLAT IS SUBJECT TO IDAHO CODE SECTION 31-3805. NO IRRIGATION WATER SHALL BE SUPPLIED TO ANY LOT HEREIN. LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES. ONLY ONE BURNING DEVICE ALLOWED PER LOT '.|| || || || || **LOT2** / 2,445,863 sq.ft. 56.15 aç. BFE 4846.2" <u>8</u>-RIVER *ORK SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OF HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 20-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL DATE 9705 PLS 5357 SEE ROS INST. No. 378078 NOTES: 4. 5.) 7 5 33 6.) DISCLAIMER Timberline Surveying assumes no responsibility for present or future compliance or noncompliance of any ordinance to include building permits or the issuance thereof. HEALTH CERTIFICATE DISTRICT HEALTH DEPARTMENT, EHS FLOOD PANEL: 16085C1325C FIRM EFFECTIVE DATES; 2/1/2019 BASE FLOOD ELEVATIONS SHOWN ARE AS SHOWN ON THE GIS MAP FOUND ON THE VALLEY COUNTY BFE 4843.2' ROS INST. No. 241964 ROS INST. No. 433881 ROS INST. No. 440520 WARRANTY DEED INST. No. 379943 PLANNING & ZONING WEB-SITE N 1/4 ALUMINUM CAP PLS 14217 CP&F #454677 0°38'31"W-0.93' R. W. W. CS 1/16 5/8" REBAR PLS 5618 RECORD DAT INSTRUMENT No. 24 C 1/4 ALUMINUM CAP PLS 13550 CP&F #454675 N00°05'47"E - 2637.78' N00°01'06"E - 1330.92" 2624.47' 24 24 N89°24'02"W FEMA

RIVER BOTTOM RANCH SUBDIVISION

8000 PAGE 8

CERTIFICATE OF OWNERS

NAVOW ALL MEN DY THESE HESSENT THAT THE LACERSONED IS THE OWNERS OF A RELL PARCEL OF LAND HER PLALMAND OF UNDERLY. THE PLALMAND OF UNDERLY.

A PARCEL OF LAND LICLANDS IN THE NORTH 12 OF THE SOUTHER NET TWOF ESCTION 34, TOWNSHIP 16 NORTH, RANGE 3 1431, BICKEL MERSOLM, VALLEY COUNTY ISAHO BEING FURTHER DESCRIBED AS FOLLOWS

BARNE OF BEARING

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THÈMCE ALONG THE EAST LINE OF THE HORTHEAST IN OF THE BOUTHEAST IN OF SAD RECTION 24, BOUTH (STYRESF WEST, TO THE SOUTH VIS CORNED OF SAD SECTION 24, A DISTANCE OF 1,240.25 FEET, BROWNING AT THE EAST ON CONNER BUD SECTION OF TOWNSME TENCHTH, RANGE SEAST, BOSE MEMOUNI.

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PRELIMINARY KENNETH H COOK

APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

DAYOF

THE PLAT OF CLUSTED VISION SHEREBY ACCEPTED AND APPROVED THE 2023, BY THE VALLEY COUNTY PLANNING AND ZONANG COMMISSION

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APPROVAL OF COLINITY SURVEYOR

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CERTIFICATE OF COUNTY TREASURER

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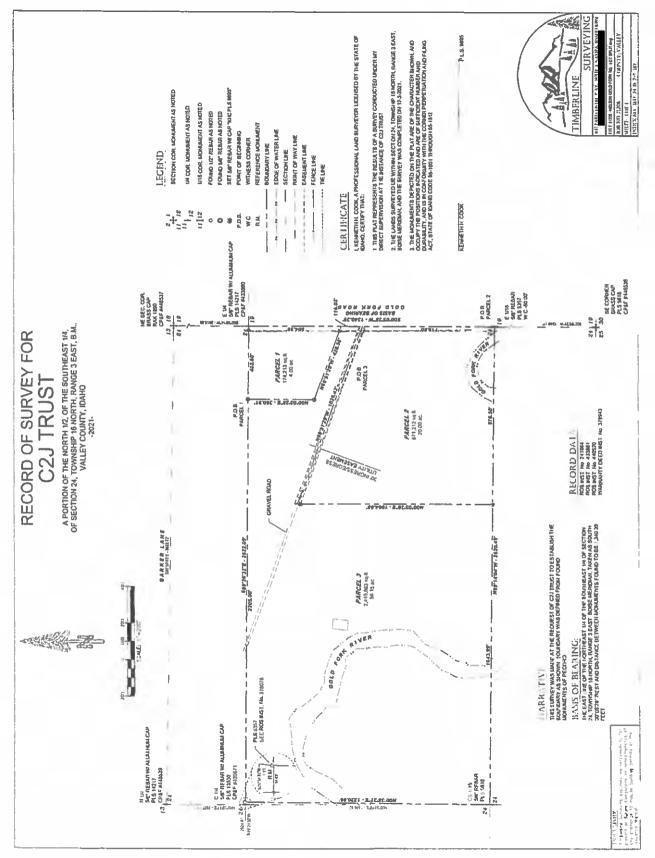
THE STREET

COUNTY TREASURER

NUMBER INC. NEW-N-2-CH-CO-CO)

Property Owners adjacent to 411 Goldfork Rd The Ranch

MH16N03E241866	MFH with land	Franklin and Christine Loomis PO Box 934 Donnelly ID 83615
RP16N04E190604	Dry Grazing	Eld Ranch Investments LLC PO Box 427 Donnelly ID 83615
RP16N04E195755	res imp cat 10 med timber	Gwin Bruce Separate Property Trust 335 Desert Knolls St Henderson NV 89014
RP16N04E195735	res imp cat 12	Marcia Ostyn 925 Mollywood Ave Nampa ID 83686
RP16N03E249005	res rural vacant	N & N Enterprises PO Box 189 MCCall ID 83638
RP16N03E248405	dry grazing	DKW Family Trust Confidential
RP16N03E244806	res ins on Cat 10	Doris Griffiths PO Box 1174 Donnelly ID 83615



LEGAL DESCRIPTION FOR C2J TRUST PARCEL 1

A parcel of land located in the North 1/2 of the Southeast 1/4 of Section 24 Township 16 North, Range 4 East. Boise Meridian, Valley County Idaho. Being further described as follows.

BASIS OF BEARING:

The East line of the Southeast 1/4 of the Southeast 1/4 Section 24 Township 16 North. Range 4 East, Boise Meridian, derived from found monuments and taken as North 00°05'28" East with the distance between monuments found to be 1340.39 feet

BEGINNING at a point on the East line of said Section 24. Township 16 North Range 4 East, Boise Meridian from which the East 1/4 corner of said Section 24 bears South 89°26'32" East to a point on the North Section line of the North 1/2 of the Southeast 1/4 of Section 24 a distance of 402 60 feet;

Thence leaving said North line, North 00°05'28" East, a distance of 360.91 feet

Thence South 69°51'29" East to a point on the East Section line of the Northeast 1/4 of the Southeast 1/4 of Section 24 Township 16 North, Range 4 East a distance of 428.56 feet;

Thence along said East line South 00°05'28" West to the East 1/4 corner of said Section 24 a distance of 504.56 feet to the POINT OF BEGINNING

Said Parcel containing 174 213 square feet or 4.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook. P L S. 989. Timberline Surveying 847 Park Centre Way Suit 3 Nampa. Idaho 83651



LEGAL DESCRIPTION FOR C2J TRUST PARCEL 2

A parcel of land located in the North 1/2 of the Southeast 1/4 of Section 24, Township 16 North, Range 4 East Boise Meridian Valley County, Idaho, Being further described as follows.

BASIS OF BEARING

The East line of the Southeast 1/4 of the Southeast 1/4 Section 24 Township 16 North Range 4 East, Boise Meridian. derived from found monuments and taken as North 00°05'28" East with the distance between monuments found to be 1340.39 feet.

BEGINNING at a point on the East 1/16 of said Section 24, Township 16 North, Range 4 East, Boise Meridian:

Thence leaving the East 1/16 corner of said Section 24, and along the South line of the North 1/2 of the Southeast 1/4 of said Section 24, North 89 14 04" West to the Center-South 1/16 corner of said Section 24, a distance of 976 50 feet

Thence leaving the Center-South 1/16 corner, North 00°05'28" East, a distance of 1 064 68 feet

Thence South 69°51'29" East, a distance of 1 039.43 feet,

Thence South 00°05'28" West a distance of 719.80 feet to the POINT OF BEGINNING.

Said Parcel containing 871 212 square feet or 20.00 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P L S. 9895 Timberline Surveying 847 Park Centre Way Suite 3 Nampa. Idaho 83651



LEGAL DESCRIPTION FOR C2J TRUST PARCEL 3

A parcel of land located in the North 1/2 of the Southeast 1/4 of Section 24, Township 16 North, Range 4 East, Boise Meridian, Valley County, Idaho. Being further described as follows:

BASIS OF BEARING:

The East line of the Southeast 1/4 of the Southeast 1/4 Section 24, Township 16 North, Range 4 East, Boise Meridian, derived from found monuments and taken as North 00°05'28" East with the distance between monuments found to be 1340.39 feet

BEGINNING at a point on the North line of the Southeast 1/4 of said Section 24. Township 16 North, Range 4 East, Boise Meridian from which the East 1/4 of said 24 bears South 89°26'32" East a distance of 402.60 feet,

Thence South 00°05'28" West, a distance of 360.91 feet,

Thence South 69°51'29" East, to a point on the East Line of the Southeast 1/4 of said Section 24, a distance of 428.56 feet

Thence along said East line, South 00°05'28" West, a distance of 116.03 feet

Thence leaving said East line. North 69°51'29" West, a distance of 1 039.43 feet:

Thence South 00°05'28" West, to a point on the south line of the North 1/2 of the Southeast 1/4 of said Section 24, a distance of 1 064.68 feet;

Thence along said South line. North 89°14'04" West, to the Center South 1/16 corner of said Section 24, a distance of 1,643.99 feet,

Thence leaving said South line. North 00°38'31" East, to a point on the north line of the Southeast 1/4 of said section 24, a point being 14,49 feet East of the Center 1/4 of said Section, a distance of 1,330 86 feet,

Thence along said North line South 89°26'32" Fast a distance of 2 205 00 feet to the POINT OF BEGINNING.

Said Parcel containing 2,445,863 square feet or 56.15 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION

Kenneth H. Cook, P L S. 9895 Timberline Surveying 847 Park Centre Way Suite 3 Nampa, Idaho 83651



LEGAL DESCRIPTION FOR C2J TRUST INGRESS/EGRESS ACCESS EASEMENT

The following describes an Ingress/Egress Access Easement situated in the North 1/2 of the Southeast 1/4 of Section 24, Township 16 North, Range 4 East, Boise Meridian, Valley County, Idaho. Being further described as follows:

BASIS OF BEARING:

The East line of the North 1/2 of the Southeast 1/4 of Section 24, Township 16 North, Range 3 East, Boise Meridian, derived from found monuments and taken as South 00°05'28" West with the distance between monuments found to be 2680.70 feet.

BEGINNING at a point on the East line of said Section 24, Township 16 North, Range 4 East, Boise Meridian from which the East 1/4 corner of said East line bears South 00°05'28" West a distance of 636.56 feet;

Thence leaving said East line, North 69°51'29" West, a distance of 1,039.43 feet;

Thence North 00°05'28" East, a distance of 31.94 feet;

Thence South 69°51'29" East to a point on the East line of said Section 24, Township 16 North, Range 4 East, a distance of 1,039.43 feet;

Thence along said East line, South 00°05'28" West, a distance of 31.94 feet to the **POINT OF BEGINNING**.

Said Parcel containing 31,183 square feet or 0.72 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895 Timberline Surveying 847 Park Centre Way, Suite 3 Nampa, Idaho 83651

Instrument # 379941
VALLEY COUNTY, CASCADE, IDAHO
08-21-2013 14:00:14 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - MCCALL
ARCHIE N. BANBURY Fee: \$16.00
Ex-Officio Recorder Deputy: JLP
Electronically Recorded by Simplifile

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made by Trust and Estate Services Co., as personal representative of the Estates of VERNON E. POINTS and FLORENCE M. POINTS aka Florence Margaret Points, deceased, Grantor, to Jenna Sielaff, as Trustee of the C2J TRUST u/t/a August 5, 2013 Grantee, whose current address is 3203 S. Carie Avenue, Boise, Idaho 83709-4757.

WHEREAS, Grantor is the duly appointed, qualified and acting personal representative of said estates, which estates are being probated in the Fourth Judicial District for Valley County, Magistrate Division, State of Idaho, filed as Case No: CV 1989-935C, and Letters Testamentary having been recorded July 6, 2011;

THEREFORE, for valuable consideration received, Grantor has bargained and conveyed, and does by these presents bargain and convey unto said Grantee, her heirs and assigns forever, all of the right, title and interest, and estates of Vernon E. Points and Florence M. Points aka Florence Margaret Points at the time of their respective deaths, and also the right, title and interest that the said estates, by operation of law or otherwise, may have acquired other than or in addition to that of said decedents at the time of their respective deaths in and to all of that certain lot, piece or parcel of land situated, lying and being located in Valley County, Idaho, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances unto the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor, as Personal Representative, has hereunto set its hand and seal this 15 day of 1000.

PERSONAL REPRESENTATIVE'S DEED - 1

Recorded Electronically

ID 37944/
County VALI 1= 4

Date \$-21-13 Time 14:03

Simplifile.com 800.460.5657

PERSONAL REPRESENTATIVE'S DEED

THIS DEED, made by Trust and Estate Services Co., as personal representative of the Estates of VERNON E. POINTS and FLORENCE M. POINTS aka Florence Margaret Points, deceased, Grantor, to Jenna Sielaff, as Trustee of the C2J TRUST u/t/a August 5, 2013 Grantee, whose current address is 3203 S. Carie Avenue, Boise, Idaho 83709-4757.

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THEREFORE, for valuable consideration received, Grantor has bargained and conveyed, and does by these presents bargain and convey unto said Grantee, her heirs and assigns forever, all of the right, title and interest, and estates of Vernon E. Points and Florence M. Points aka Florence Margaret Points at the time of their respective deaths, and also the right, title and interest that the said estates, by operation of law or otherwise, may have acquired other than or in addition to that of said decedents at the time of their respective deaths in and to all of that certain lot, piece or parcel of land situated, lying and being located in Valley County, Idaho, and more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances unto the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor, as Personal Representative, has hereunto set its hand and seal this 15 day of 4 2013.

Personal Representative of the Estates of Vernon E. Points and Florence M. Points, Deceased.

STATE OF IDAHO))ss.
County of Ada)

NEDOWN ST.

On this 15 day of August, 2013, before me a notary public, personally appeared Matt McMurry, known to me to be the President of Trust and Estate Services Co., the corporation that subscribed to the within instrument and the duly appointed PERSONAL REPRESENTATIVE OF THE ESTATES OF VERNON E. POINTS and FLORENCE M. POINTS, and acknowledged to me that such corporation and Personal Representative 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 Residing in

My Commission Expires: 6

DROULARD LAND SURVEYING, INC.

JOEL W. DROULARD, PRES.
Professional Land Surveyor

POST OFFICE BOX 69 McCALL, IDAHO 83638

TELEPHONE E-MAIL

May 20, 2013

80.778 ACRE EAST PARCEL Section 19, T16N, R4E, Valley County

A parcel of land situate in the south 1/2 of the northeast 1/4 and the north 1/2 of the southeast 1/4 of Section 19, T. 16 N., R. 4 E., B.M., Valley County, Idaho, more particularly described as follows:

-Commencing at a brass cap marking the 1/4 corner on the east boundary of Section 19, T. 16 N., R. 4 E., B.M., Valley County, Idaho, the REAL POINT OF BEGINNING:

Thence, S. 00° 15' 20" W., a distance of 1,332.28 feet to a 5/8 inch rebar marking the South 1/16 Corner of said Section 19,

Thence, N. 89° 40° 00" W., a distance of 2,385.77 feet along the south boundary of said north 1/2 of the southeast 1/4 to a 1/2 inch rebar,

Thence, leaving said south boundary, N. 00° 20' 00" E., a distance of 70.00 feet to a 1/2 inch rebar,

Thence, S. 89° 40' 00" E., a distance of 557.20 feet to a 1/2 inch rebar,

Thence, N. 37* 29' 46" E., a distance of 254.76 feet to a 1/2 inch rebar,

Thence, N. 40° 30' 26" E., a distance of 305.18 feet to a 1/2 inch rebar,

Thence, N. 13° 07' 44" E., a distance of 107,80 feet to a 1/2 inch rebar,

Thence, N. 09° 40' 34" W., a distance of 353.72 feet to a 1/2 inch rebar,

Thence, N. 03° 21' 43" W., a distance of 194.11 feet to a 1/2 inch rebar.

Thence, N. 14° 26' 29" W., a distance of 437.15 feet to a 1/2 inch rebar,

Thence, N. 65° 49' 14" E., a distance of 970.35 feet to a 1/2 inch rebar,

Thence, N. 00° 04' 57" E., a distance of 683.07 feet to the north boundary of the south 1/2 of the northeast 1/4 of said Section 19,

Thence, S. 89° 46' 24" E., a distance of 751.87 feet to a 5/8 inch rebar marking the North 1/16 Comer of said Section 19,

Thence, S. 00° 04' 57" W., a distance of 1,330.85 feet to the Point of Beginning, containing 80.778 acres, more or less.

Bearings are based on Record of Survey Inst. No. 338139.



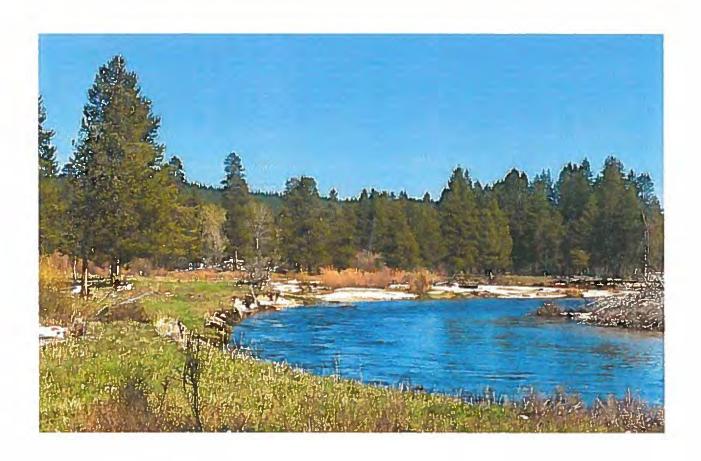
Exhibit A (River - Nelson)

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

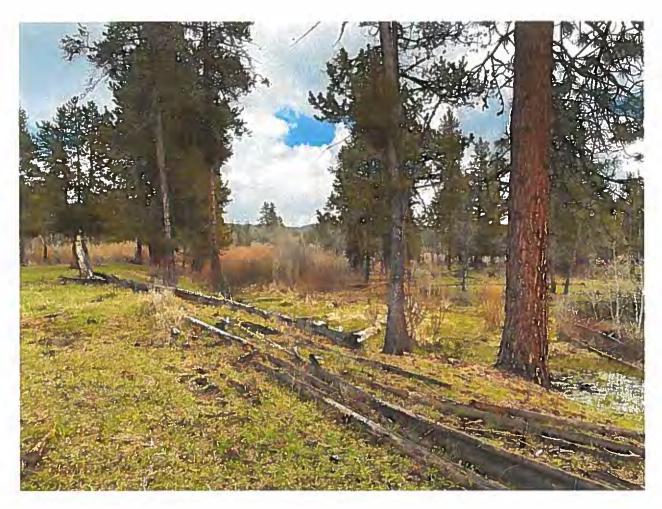
Valley County Idaho Title 10 Chapter 7

C2J Trust A proposed ownership split located in the parts of N2SE Section 24, T16N, R3E B.M.

January 3, 2022



Jenna M Alessi
Composed with the use of the Existing C2J Property Forest Management Plan and Fire
Protection Plan by John Lillehaug PO Box 1250 McCall, ID. 83638



Wetlands with various forbs, willows and grasses in stages of forage, open canopy tops debris in need of removal

Purpose

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The existence of said plans will assist Valley County Planning and Zoning Commission and the structural fire districts plus the wildland fire agencies in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of Valley County's Code of Ordinances (Ord. 10-07, 8-26-2010). The objective of this document is to describe the proposed **River Bottom Ranch** subdivision and identify clear priorities for the implementation of wildfire mitigation.

The wildland urban interface (hereafter referred to as WUI) consists of that geographical area where structures and other human development meets or intermingles with wildland and vegetative fuels. The character of the WUI ranges from urban areas adjoining wildlands to isolated ranches or cabins. Since 1993, the number of structures in the WUI has doubled and soon will triple. As the number of structures in the WUI continues to increase, concerns over public safety and the protection of improvements increases. The highest human-caused ignition sources in the WUI are miscellaneous and debris burning.

Executive Summary

The proposed **C2J Trust** ownership split consists of a parcel of land (approximately 80.18 acres in size) that is planned to be divided into three (3) various sized parcels that will potentially add more structures to the Valley County WUI. This Fire Protection Plan will assist in providing recommendations to minimize the wildfire risk to the property and proposed structures. The property that is planned for this proposed ownership split is 61 acres forested, 10 acres dry grazing and 9 acres river floodplain. Of the total there is nearly 42 acres in floodplain/wetlands. The overall health of the timber stand of 38 Acres medium productivity with the remaining 23 Acres is in poor condition

The vegetative treatments recommended to improve the overall forest health and other requirements that need to be completed to mitigate the wildfire hazard and provide protection to the future structures are outlined in **Section B Wildfire Risk Mitigation** portion of this document and include the following:

- 1. water supply requirements for structural and wildland fire response
- 2. specifications for driveway construction and maintenance
- 3. evacuation planning
- 4. completed vegetative treatments and defensible space guidelines for the parcels.



Standing water and wetlands aid prevention of fire spread - excess fuels needing removed

Existing Vegetative and Fuel Hazard Conditions:

The property is about 75% forested with conifer tree species consisting of Ponderosa pine (10%), Lodgepole pine (85%), Aspen (5%) and few Spruce. The majority of this resides within the floodplain and wetlands area. The understory vegetation consists of snowberry, wild rose, and willows along with various forbs and grasses. The timber stand has not been harvested since the mid 80's when the last major Mountain Pine bark beetle epidemic was killing most of the lodgepole pine within the Long Valley floor.

The overall existing timber stand is an uneven-aged (multi-storied) stand with three basic age groups:

- 1. **The seedling/sapling age group:** Trees range from one foot to 25 feet tall, have diameters up to six inches D.B.H., and ages from one to 25 years. This age group is a very small component of the overall timber stand.
- 2. The pole size age group: Trees range in size from six to 8 inches D.B.H. and ages from 30 to 45 years. This age group is also a small component of the overall timber stand and most of the trees are Lodgepole.
- 3. Overstory: Trees range from 10 to 25 plus inches D.B.H., heights range from 50 to 80 feet tall, and ages range from 50 to over 100 years. Basal Area (a representation of how close the trees are growing to each other) per acre ranges from 40 to 110 square feet. The overstory is low volume with poor quality and is moderately to heavily affected by Drawf Mistletoe. Due to the poor site productivity, no management activity is recommended because the investment would exceed the benefits. Spruce seedlings could be planted in selected locations to see if they could become established.



Lower branches trimmed, deadfall and debris removed to reduce ladder fuels

- 4. Fire History The fire history records from all jurisdictional agencies show a very low occurrence from lightning or human caused ignitions in the past. As more structures are built the probability of human caused ignitions will increase. Thunderstorms that are common in the summer months could result in rapid changes in fire behavior that could increase the risks to homeowners and firefighters. The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns on a site- they are topography, weather, and fuels. The normal weather pattern and air flow comes from a south/southwest direction with average summer temperatures ranging from about 70 to 85 degrees. With Farm-to-Market rd on the west side, the Gold Fork River on the Southside, Gold Fork Rd on the East, and this one of the last remaining forested properties on the North, the property is at low risk from a wildfire being pushed or propagated substantially by a strong wind. It does border property to the south of Gold Fork River and to the west with similar conditions and timber stands under various management scenarios with existing firebreaks between.
- 5. Existing Roads and Bridges- The property has access from Gold Fork Rd with an existing maintained driveway to Parcel 2 and 3. They are well maintained and large enough for emergency vehicle access. Parcel 1 will have direct driveway access to Gold Fork Rd.



Properly thinned Lodgepole pine stand- trees spaced so the crowns are not touching, and lower branches pruned to remove ladder fuel. Grass heigh maintained by grazing livestock.

Location of existing building structures and estimate of property density- There is one enclosed pole barn build in the 80's and a well-house existing on the property. There are three single-family units that border the property on the north and west property boundary. The property split will create three parcels that range 4 to 52 acres in size.

- 6. **Infrastructure that may affect wildfire risk.** The property is surrounded on two sides by timber stands in various stages of management as well as three residences. Property is also surrounded on 4 sides by natural or man made firebreaks.
- 7. Description of existing features that may assist in wildfire control. Highway 55 to the west, Farm-to-Market Rd to the west, Gold Fork Rd to the east and Gold Fork River to the South and Barker Rd to the North will aid as good fire break from approaching wildfire and provide good access for firefighting equipment. Gold Fork River is a Class I stream that feeds designated wetlands associated deciduous riparian vegetation that provides a wet site that would not carry a fire through the area and would serve as a source for aircraft to dip water. Wetlands and flood plains consume over 42 acres of this property along the Gold Fork River also contributing to the fire break. Cascade Reservoir located about 1 air-mile west of the property would be a second source for aircraft to dip water.
- 8. Current structural and wildfire jurisdictional agencies The structural fire jurisdiction for this development would be Southern Idaho Timber Protective Association (SITPA) provides wildfire protection for all timber lands in the area. The Donnelly Rural Fire Department also serves this area within a 5-10 minute response time.



Existing structure with noncombustible roof and minimal combustible materials Lot 2

Section B Wildfire Risk Mitigation:

The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns; they are topography, weather, and fuels. Topography is fixed as it changes very slowly over time. Weather is highly variable and the ability to predict is somewhat limited. Fuels (anything that burns and changes from season-to-season or time of day) can be manipulated to minimize wildfire risk.

Access-Planned ingress and egress routes

GoldFork Rd will be the primary ingress and egress route to provide the primary escape route to travel north or south. This primary road is suitable for emergency vehicles and an adequate evacuation route.

Water supply for structural and wildland fire responses

The current wildland fire protection water supply needs for this proposed parcel split are available by drafting from the Class I Gold Fork River on site or Cascade Reservoir (one airmile distance) if needed. Two Parcels have individual wells to supply the residences however, that will not be sufficient for firefighting equipment.

Estimated response time and distance for jurisdictional fire agencies

Estimated response time for The Donnelly Rural Fire Department is 5-10 minutes as it is located 2 miles away from the property in Donnelly.

Estimated response time for SITPA is at least 15-20 minutes as the station is located in Cascade which is about 12 miles away from the property.

Additional wildfire resources from federal agencies are available on request.

Proposed internal fire protection systems

No internal sprinkler systems are planned at this time

Proposed infrastructure (including driveways, signage, and power connections).

- 1. The future driveways to Lot 1 should not exceed 10% grade, must be at least 12 feet wide, have an unobstructed vertical clearance of 13.5 feet, and shall be maintained to support fire apparatus up to 70,000 pounds. The existing driveway shared with Lot 2 and 3 should continue to be maintained.
- 2. New structures are strongly urged to utilize building materials meeting a standard of fire resistance advocated by the Valley County Building Department and the International Fire Code (IFC). All new residences will have the address number posted as per Valley County standards (i.e., numbers posted at the entrance to the driveway or on the house and the numbers must be at least 3 and 1/2 inches tall with a reflective coloring).
- 3. Overhead electrical sources should be maintained and trees within distance of power line strikes should be topped, branched or eliminated. Electrical power to Lot 1's proposed building structure should be considered via underground infrastructure.

Wildfire Risk Assessment Summary

The property lies within Valley County's Geographic Hazard Assessment Wildland Urban Interface (see attached map) **low level** condition for overall wildfire risk due to the following reasons:

- The property contains over 42 acres of floodplain and wetlands with low to moderate density timber. Forestry plans are being implemented to reduce fuel load by removing dead fall and low level limbs. The property is relatively flat thus the fire spread rate should be low to moderate to high unless high wind/low humidity conditions are present.
- The property has fire breaks surrounding it within one mile. Located to the South is Gold Fork River, to the East is GoldFork Rd, to the west Farm-to-Market Rd. and Highway 55, to the North is Barker Ln.
- > Property provides a good dependable water source for drafting by firefighting equipment or dipping by aircraft either onsite from GoldFork River a Class I stream or Cascade Reservoir which is one air-mile to the west. Property also has two private wells on site for direct personal mitigation.



Goldfork River Northern Bend Lot 2, dependable water source.

Planned vegetation treatments to reduce fuel loads.

All parcels- A pre-commercial thinning of future overcrowded clumps to space the trees so that their crowns are not touching. The spacing may range from 12 to 15 feet apart depending on the diameter of the tree and width of its crown. Also, removing or pruning the lower branches (i.e., ladder fuel) up 4 to 5 feet not to exceed one-third the tree height will help keep a fire on the ground where it is easier to suppress. Another treatment that could be utilized would be to construct a shaded fuel break along the property boundary that would provide a break in the continuous timber stand between neighbors. This treatment would increase the spacing between trees so that the live crowns are at least 10 to 15 feet apart and the lower branches pruned to a height of 4-8 feet above ground level.

Leave tree selection would include good quality (i.e., straight boles, no forked tops, and those with at one-third to one-half their height in live crown) trees and that a of a fire-resistant type (i.e., Ponderosa pine, and Douglas-fir). Aspen trees or clumps of tall shrubs along the stream should also be managed by removing the dead or dying stems.

Apply Firewise Defensible Space guidelines to each proposed single-family residence before construction. At a minimum, the Defensible Space guideline for each residence should follow the Firewise standards.

The Defensible Space zone treatments are as follows:

- 1. Immediate Zone- 0 to 5 feet around the building structures.
 - a. Trim branches that will overhang the home, porch, or deck.
 - b. Prune the lower branches of large trees at least 6 to 10 feet from the ground level.
- c. Recommend using rock or gravel instead of flammable vegetation or mulches next to the house.
- 2. Intermediate Zone- the next 5 to 30 feet from the building structures.
- a. Space trees to have a minimum of 10 to eighteen feet between the crowns with the distance increasing with the percentage of slope. Trees and shrubs can be limited to small clusters or groups of a few each to break up the continuity of vegetation across the landscape.
- b. Remove the ladder fuel by pruning the lower branches at least six to ten feet from the ground. For shorter trees do not exceed 1/3 of the overall height when pruning. Pruning will minimize the risk of surface fire reaching the crowns.
- c. Keeping this zone green as possible into the hot dry summer months will also minimize a surface fire from reaching the buildings.
- 3. Extended Zone- the next 30 to 100 feet from the building structures.
 - a. Space trees to have a minimum of 6 to 10 feet between the crowns with the distance increasing with the percentage of slope.
 - b. Remove the ladder fuel by pruning the lower branches at least 4 to 6 feet from the ground not to exceed 1/3 of the overall tree height.
 - c. Remove dead trees and shrubs. Also remove large accumulations of ground litter/debris.

Long-term maintenance schedule to sustain fuel treat effectiveness.

- Promote the opportunity to maintain or return to native plant species and trees resistant to fire (such as Ponderosa pine, Western Larch, and Douglas-fir).
- Vegetation encroachment within the 100' zone of each structure will be reduced annually.
- Woody debris can be disposed on site by piling and burning at the appropriate time or collected each spring and removed to an approved facility such as the Valley County transfer site.
- No open fires during the closed burn season (May 10- October 20). Fire pits if installed should be maintained to prevent a fire from escaping the structure. Recommend using metal containers for the fire pit.
- Keep the shrubs and tree branches cut back along the individual driveways to provide good access for firefighting equipment.

ATTACHMENTS and REFERENCES

Vicinity map of Flood Plain Valley County Hazard Map Information

References:

Living with Fire in Valley County
Reducing Wildfire Risks in the Home
VCFWG Wildfire Evacuation Checklist
Valley County, Idaho Wildland-Urban Interface Wildfire Mitigation Plan
C2J Property Forest Management Plan and Fire Protection Plan by John Lillehaug

Websites:

https://idahofirewise.org/firewise-communities/

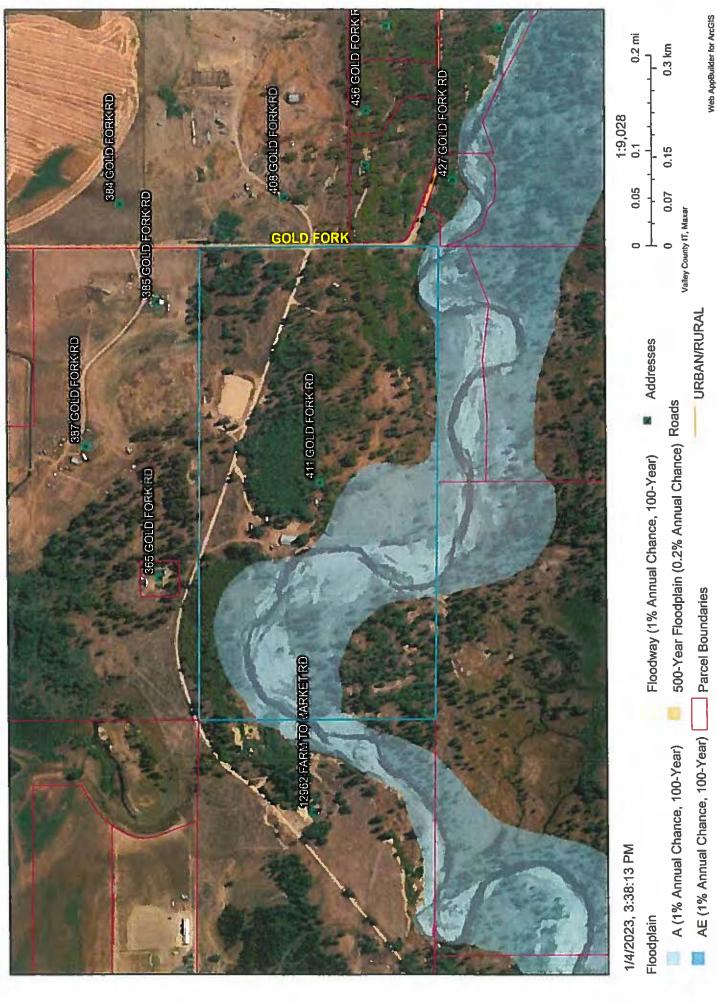
http://www.sitpa.org/

WUI references www.idahofireswise.org www.facebook.com/VCFWG

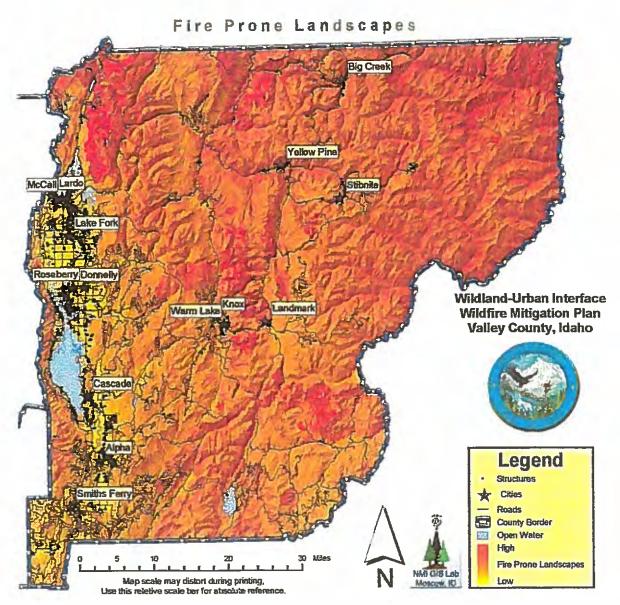
https://scholarsbank.uoregon.edu/xmlui/bitstream/handle/1794/17711/ID_085_Valley_2004.pdf?sequence=1

https://idahofirewise.org/firewise-communities/

Valley County Planning and Zoning



Maxar | Valley County IT | United States Forest Service Natural Resource Manager (NRM) Infra application | Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530, 1 The USDA Forest Service makes no warrantly, expressed

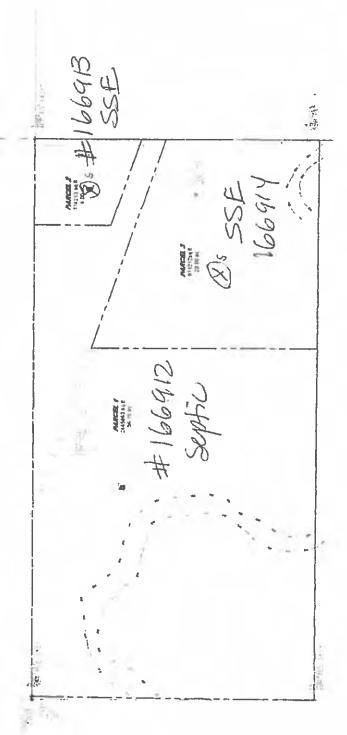


This map is presented for reference in this section of the plan. This map, and additional maps are detailed in Appendix I.

The maps depicting these risk categories display yellow as the lowest risk and red as the highest with values between a constant gradient from yellow to orange to red (Table 3.20). While large maps (16 square feet) have been provided as part of this analysis, smaller size maps are presented in Appendix I.

RECORD OF SURVEY FOR INSERT NAME HERE

A PORTION OF THE XXXX 1/4 OF THE XXXXXXX 1/4
OF SECTION X, TOWNSHP X HORTH RANGE X WEST B W
CANYON COUNTY IDAHO
-Y021-





Permit - Subsurface Sewage Disposal Central District Health 707 N. Armstrong Place 166912 File # Boise, ID 83704 (208) 327-7499 Public Health Idaho Public Health Districts C2J Trust Phone # Owner's Name: Property Address: 411 Gold Fork Road - Parcel 1 Donnelly, ID 83615 Township: 16N Range:03E Section: 24 Legal Description 1/4 N2 1/4 SE Block: Subdivision: 0 No Subdivision Lot Water Supply Installation Type Type of System (check all that apply) Pressurized DF Absorption Bed Gravelless Drainfield Mew System Recirculating GF Capping Fill Gray Water Sump Expansion **Private Water RV Dump Station** Central System **Gray Water System** Repair **Composting Toilet** Holding Tank Sand Mound Tank Only Incinerator Toilet **Drip Distribution** Seepage Pit **ETPS** Individual Lagoon Steep Slope Drainfield d'Well ☐ Basic System Intermittent SF Two Cell Lagoon Experimental Complex System Spring Extra Drainrock Intrench SF Vault Privy Other (see below) Evapotranspiration LSAS **Gravel Drainfield** Pit Privy Condition of Approval: Minimum separation distance from drainfield: 200' feet from river Orient system north-south near test hole #1. Access sandy loam solls at 12" inches below original grade and install. Dimensions: 2 (6' x 42') STD. Maximum depth of system below ground: 12" inches. Excavation depth: 12" inches. If GTS system is used, 125 lineal feet of trench is required. Minimum 100' separation from drainfield and future replacement area and 50' separation from septic tank to all wells is required. If unable to gravity flow, a 600 gallon pump chamber will be required. If a pump chamber is required, then a State Electrical Inspector must inspect all electrical work and system must be installed by a complex licensed installer. REQUEST FOR INSPECTION must be confirmed with the Environmental Health Division ONE INSPECTION by Central **Bedrooms** Bedrooms: District Health is Gallons Per Day Non Residential: required prior to final cover or use. Soil Type (USDA): B-1 1000 Gallons The minimum septic tank capacity is: Square Feet 500 The minimum effective drainfield absorption area is: The drainfield can be no closer to permanent/Intermittent surface water than: 200 Feet Note: Final approval of this permit requires inspection of the uncovered system. This permit expires if the system is not constructed as approved within one year from the date issued. Once the system is constructed and approved by the Health District, all requirements of the approved plans and specifications, permit and permit application (including operations, maintenance, monitoring, and reporting) are applicable indefinitely and convey through transfer of property ownership unless the system is abandoned, removed, replaced or the permit is renewed. A permit may be renewed if the permit application is received on or before the expiration date of the previous permit. Prior to a transfer of property, the transferor must inform the transferee of all applicable requirements of the permit and application. Falure to satisfy the permit or application requirements may result in enforcement action. 01/03/2023 01/02/2025

40063 Mike Reno

REHS Signature / REHS #

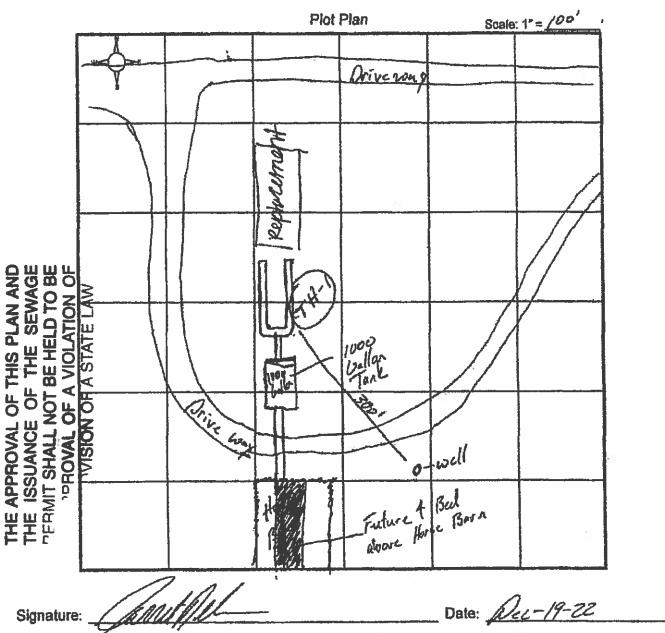
LD083WD Revision Date: 8/25/20 EMC

Expiration Date:

Approval Date:



Please draw an aerial view of the property showing the outline of buildings, property lines, well location(s), weller lines, location of septic lank and drainfields, location of drainfield replacement area, dischos and strawns, essements and right of ways, driveway and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield.



By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I understand that any deviation from the plans, conditions, and specifications, is prohibited unless it is approved in advance by the Director or his designee. I hearby authorize the Health District to have access to this property for the purpose of conducting a site-evaluation.

1/100 / 1/1/1	/.>
Plot Plan Approval Date: 12/23 EHS Name: EHS#:	02

Speculative Site Evaluation



Idaho Public Health Districts

Central District Health 703 North 1st McCall, ID 83638 (208) 634-7194

File#	1	66914	

Secretary Control

Owner's Name: C2J Trust

Property Address: 411 Gold Fork Road - Parcel 3

Donnelly, ID 83615

Phone #

.egai	Description:		1/4	N2	1	/4	SE	Section: 24	Township: 16N	Range: 03E
	Subdivision:	0 No	Subdivis	ion				Lot:	Block:	Size(acres) 80.18
										

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0	Maximum depth of the drain field is			
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□ Appl	Ication DENIED: .			
This ass	essment is NOT a subsurface sewage disposal in	nstallation per	mit.	
The follo	wing information is needed to continue processing ye	our application	prior to issuanc	e of a septic
	Additional fees and a subsurface sewage disposal applic Floor/building plans Complete and accurate plot plan	cation		
	Planning and Zoning approval Building Department approval / Sewer availability approv	val		
If the draitest holes	nfield area proposed is greater than 50' from the original amay be required.	speculative site	evaluation test ho	le, then additional
This docu	ment is based upon the current laws and regulations whi	ch are subject to	change.	
lt is unla Individu	awful to occupy a dwelling without an approved s al/Subsurface Sewage Disposal rules (IDAPA 58.	eptic system a 01.03).	as per Idaho's	
	Senior Énvironmental Health Specialist		DATE 6	1/6/22
	F - Senior Environmental Health Specialist			



PROGRAM ACTIVITY TIME LOG SHEET



Public Health

Idaho Public Health Districts

Central District Health 707 N. Armstrong Place Boise, ID 83704 (208) 327-7499

File # 166914

Phone #



Owner's	Name:
Property	Address:

C2J Trust

411 Gold Fork Road - Parcel 3

Donnelly, ID 83615

Range: 03E Section: 24 Township: 16N 1/4 N2 1/4SE Legal Description Block: Size(acres) 80,18 Lot: Subdivision: 0 No Subdivision Notes **EHS** DATE TT IT **ACT** 6-6-22 DIZ 20 6/16/22 15 20 04 63 1 est LD004WD Revision Date: 12/10/2019 EMC

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PROGRAM ACTIVITY TIME LOG SHEET



Public Health

Idaho Public Health Districts

Central District Health 707 N. Armstrong Place Boise, ID 83704 (208) 327-7499

File # 166913

Phone #



Owner's	Name:

C2J Trust

Property Address:

411 Gold Fork Road - Parcel 2

Donnelly, ID 83615

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Legal Des	scription	1/4 N2		1/4SE		Section; 24	Township: 16N	Range: 03E
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Speculative Site Evaluation



Idaho Public Health Districts

- Central District Health 703 North 1st McCall, ID 83638 (208) 634-7194

File#_	16691	3	

Owner's Name: C2J Trust

Property Address: 411 Gold Fork Road - Parcel 2

Donnelly, ID 83615

Phone #

Legal Description:	1/4	N2	1/4	SE	Section: 24	Township: 16N	Range: 03E
	0 No Subdivisi	on			Lot:	Block:	Size(acres) 80.18

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	Additional fees and a subsurface sewage disposal applic Floor/building plans	ation		
	Complete and accurate plot plan			
	Planning and Zoning approval Building Department approval / Sewer availability approv	ral .		,
	infield area proposed is greater than 50' from the original s s may be required.	speculative site	evaluation test	hole, then additional
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It is unla Individu	awful to occupy a dwelling without an approved s ual/Subsurface Sewage Disposal rules (IDAPA 58.	eptic system 01.03).	as per Idaho	¹s
	Senior Environmental Health Specialist		DATE &	1/6,22
	Sellior Phyliolitherital Health Shecialist			



LD008MCCWD Revision Date: 12/10/2019 EMC

Test Hole Sheet



Public Health Idaho Public Health Districts Central District Health 707 N. Armstrong Place Boise, ID 83704 (208) 327-7499

1/4 SE

File	#	16691	2
4110	TT.	1002	3

Phone #

Section: 24

Lot:



Range:

LD006WD Revision Date: 4/7/2022 EMC

03E

Size(ecres) 80.18

Owner's Name:

C2J Trust

Property Address:

Legal Description

Subdivision:

411 Gold Fork Road - Parcel 2

Donnelly, ID 83615

1/4 N2

0 No Subdivision

Township: 16N

Block:

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