

Valley County Planning and Zoning Department

700 S. Main ST
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
208-382-7115



Subdivision Application

Includes Conditional Use Permit

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE # SUB <u>26-006 Bear's Den No. 2</u>		FEE \$ <u>600-</u>
ACCEPTED BY _____		DEPOSIT <u>1000-</u>
CROSS REFERENCE FILE(S): _____		DATE <u>3-17-2026</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: <u>5 lot SF subdivision</u>	
<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.

Applicant's Signature: Kenneth R. Hudson II Date: 3-9-2026

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

- Neighborhood Meeting Information and results if 5 or more lots. VCC 9-5H-1.D
- A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations, Title 10.
- A phasing plan and construction timeline.
- An 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 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.
- Three (3) 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 BEAR'S DEN No. 2 SUBDIVISION

APPLICANT Dr. Kenneth R Purdom, trustee **PHONE** [REDACTED]
Owner Option Holder Contract Holder

MAILING ADDRESS #6217 Hill Ave., Whittier, CA 90601
EMAIL [REDACTED]

PROPERTY OWNER Kenneth R. Purdom II Trust **PHONE** [REDACTED]

MAILING ADDRESS same as above
EMAIL same as above

Nature of Owner's Interest in this Development, he wants to develop a small part of his pasture for residences

AGENT/REPRESENTATIVE John Russell, surveyor **FAX** none **PHONE** 208-630-4737
MAILING ADDRESS PO Box 945, McCall ID 83638

ENGINEER N/A **PHONE** _____
MAILING ADDRESS _____

EMAIL _____
SURVEYOR John Russell **PHONE** 208 630 4737

MAILING ADDRESS P.O. Box 945, McCall ID 83638
EMAIL russellgeometric@gmail.com

PRE-APPLICATION INFORMATION

Dates of Pre-Application Meeting with Staff: 2/10 discussed sub name; lot sizes; grant of 70' ROW Nisula; RDA; Lots access path to BOR; fencing agreements as per Pine Lakes Ranch. 2/24/26 needs wetlands dtermination

Staff Name(s): Cynda Herrick P&Z Administrator
(Attached Required Information per VCC 9-5H-1.D)

PROPERTY INFORMATION

- 1. **SIZE OF PROPERTY** 50 acres
- 2. **NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER** 239 acres
- 3. **ANY RESTRICTIONS ON THIS PROPERTY?** None known of at this time.

Easements to _____

Deed Restrictions _____

Liens or encumbrances _____

4. LEGAL DESCRIPTION NW ¼ NW ¼; and the NE ¼ NW ¼ less the E ½ of the E ½; all of Section 5, T.16 N. R.03E., B.M. Valley County, Idaho
5. TAX PARCEL NUMBER MH16N03E05-0605
Quarter NW Section 5 Township 16 North Range 03 East
6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
None. Parcel is flood irrigated pasture land
-
7. ARE 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 to my knowledge_____
-
8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North Grazing land
South Grazing land
East Grazing land
West Residence
- 9a. TYPE OF TERRAIN: Mountainous Rolling Flat Timbered
- 9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No.
- 9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: None
- 10a. WATER COURSE: low flow, seasonal drainage features flow south _____
- 10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. No
- 10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Unknown, wetlands need to be composed of hydric soils, perennial high water table, and specific wetlands plants. Will complete an examination in spring, when the plants have begun to grow, probably about May.
- 10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No.
- 10e. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6. No
- 11a. NUMBER OF EXISTING ROADS: one Width: Nisula Lane, 50 feet wide (25 foot traveled way).
Are the existing road surfaces paved or graveled? Neither, natural sandy soils, some natural gravel
- 11b. NUMBER OF PROPOSED ROADS: None, all driveway access from Nisula Lane.

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: overhead power & phone are along Nisula Lane

12b. PROPOSED UTILITIES: extension of underground power & phone to all lots

Proposed utility easement width 10 Location on common lot lines

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ~~XX~~ Central Sewage Treatment Facility

14. POTABLE WATER SOURCE: Public Water Association Individual ~~XX~~

If individual, has a test well been drilled? No Depth _____ Flow _____ Purity Verified? _____

Nearest adjacent well in NE ¼ NE ¼ Sec. 6, permit #43580, dated 7/6/1970 Depth 105.5 ft. Flow 850 gallons per hour

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes, there are numerous surface laterals that cross the property from North to South.

Are you proposing any alterations, improvements, extensions or new construction? No

If yes, explain: _____

16. DRAINAGE (Proposed method of on-site retention): existing drainage courses are adequate as no new drainage will be created, surface soils are very sandy, and the lots are very flat.

Any special drains? One main north/south ditch. (see plot plan).

Soil Types: Roseberry coarse sandy loam.

17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? No _____

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: Bond for utilities

18. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front 20 Sides 10 Rear 10

Mobile homes allowed? No

Minimum construction value \$500,000 minimum square footage 3000

Completion of construction required within one year _____ Days Months Years ~~XX~~

Resubdivision permitted? No _____

Other _____

19. LAND PROGRAM:

Acreage in subdivision 50 Number of lots in subdivision 5

Typical width and depth of lots width 330 ft. to 660 ft., depth 660 ft. to 1320 ft. _____

Typical lot area 10 acres _____ Minimum lot area 10 acres _____ Maximum lot area 10 acres _____

Lineal footage of streets None, just individual driveways

Percentage of area in streets 0 %

Percentage of area of development to be public (including easements) 0 %

Maximum street gradient 0%

Is subdivision to be completely developed at one time? Yes developed all at one time, no phases or stages _____

18. COMPLETE ATTACHED PLAN FOR IRRIGATION. Not applicable – will wait for Lake Irrigation District comments, see attached.
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT. See attached.
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized. See attached

Irrigation Plan

(Idaho Code 31-3805)

This land: Has water rights available to it
 Is dry and has no water rights available to it.

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 landowners 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.
 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 (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. 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 district/company and drainage entities servicing the property?

Irrigation: Water District/Basin 65

Drainage: Mud Creek

3. How many acres is the property being subdivided? 50

4. What percentage of this property has water? 100%

5. How many inches of water are available to the property? 95" (1.90 cfs)

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

Diversion is 1.8 miles N of Nisula Rd (epw) in NW 1/4 Sec. 29, T17N03E. Open ditches cross Purdam Trust lands flowing generally south with many laterals, main ditch flows through to the south to Melissa Sharp's lands.

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? Swales along each driveway should provide adequate infiltration basins for road & building surfaces - very sandy soils

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) Residential use shouldn't really degrade the water - very sandy soils

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 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.

=====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: John Russell as agent
Applicant

Date: 3/9/2026



VALLEY COUNTY WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

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: John Russell as agent
Applicant

By: Valley County Weed Supervisor

Date: 3/10/2026

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

CUP Application for Kenneth R. Purdom II Trust, 50 acre parcel NOT addressed, falling south of Nisula Road (e/w), parcel number MH16N03E05-0605
Bear's Den No. 2 Subdivision

The applicant is the Kenneth R. Purdom II Trust, represented by Trustee Dr. Kenneth R. Purdom, and his agent John Russell. He desires to subdivide part of the above noted property, into five 10 acre lots, with individual wells, septic systems, and driveways.
(See Prelim. Plat sheet 1, and Plot Plan).

ITEMS:

1. Traffic Volume etc. - All lots front on Nisula Road, which trends east/west here, a gravel surface county road and have adequate topography to sustain separate driveways (See Prelim Plat sheet 1, Plot Plan maps and Item 11 of CUP app.) Applicant will formally dedicate 70 feet of full width to Nisula Road, along the north boundary of these lots. We show Nisula Road having a prescriptive easement of 50 feet full width with approx. 25 feet of gravel traveled way. With full build out this subdivision will be adding five residences to the usage of Nisula road. We feel that this increase in traffic on Nisula Road will have minimal impact. The driveways will be graveled and constructed to Donnelly Fire Dept. and Valley County standards, and should be adequate to allow pedestrian, bicycle, auto and truck traffic.
2. Affordable Housing - At the moment this application makes no provision for housing affordability.
3. Noise - We don't anticipate any increase in noise, and when the subdivision is approved the Home Owners Association will have the right to control any increase in noise.
4. Heat - We don't anticipate any increase in heat or glare. There will be minimal exterior lighting, all pointed downwards and in compliance with County 'dark skies' and other Ordinances. When the subdivision is approved the Home Owners Association will have the right to control any increase.
5. Emissions - We don't anticipate any increase in particulate emissions. There will be dust abatement during construction (probably just road watering), and we don't foresee there will be more than a minor increase in traffic or dust on Nisula Road.
6. Water Demand - Again any increase in sub-surface water demand will be minimal due to low density of development and the creation of five new wells. Lots will be serviced by individual wells for domestic uses. The closest existing wells fall 300 feet to the West (drilling permit #88759, 98 feet deep, 50 gallons per minute (gpm) flow with static water at 16 feet) and 1320 feet to the East at the Purdom rental cabins (drilling permit #906873, 140 feet deep, 35 gpm flow with static water at 20 feet). Our assumption is that the new lots' wells will produce somewhat the same water profile. Surface drainage flows south at low gradient. Current county mapping shows significant areas of Lots 1 to 4 as being jurisdictional wetlands. We disagree. A certified wetlands exam will be performed in the spring when the plants are growing, and that information added to the Plot Plan. There are no flood prone areas on site, it's flat. Ground and surface water quality are generally good, without suspended clays. We don't anticipate any change in this from the


development. See Plot Plan.

7. Fire – Current fire hazards are typical for all of Long Valley. Scattered Ponderosa Pine forest ¼ mile South and irrigated pasture lands on site are all subject to fire, probably driven by Southwest winds. However the low marshy Bureau of Reclamation lands to the southwest along the North Fork Payette River may provide a fire break of sorts.
8. Removal of vegetation – There’s really no vegetation to remove, its all pasture grass. We do anticipate lot owners will produce some typical plant types in their landscaping of the homesites. There is little potential for sedimentation to travel downslope, and no evidence of it from the flood irrigation. See Plot Plan map.
9. Stabilize soils - We can’t see any event from the construction of the houses, or driveways that would lead to soil erosion.
10. Soils – Soils are Roseberry coarse sandy loam, with two fingers of Melton loam trending to the southeast, with a bit of Donnel sandy loam along the western limits. We believe with adequate foundations that these soils will easily support buildings, and the minimal anticipated site landscaping. See Plot Plan map.
11. Grading - Again, minimal grading anticipated. Access driveways will be graded and with base and top courses of gravel added, but the change to the surface topography will hardly be noticeable. House construction will consist of excavation and back fill for foundations. No other grading is anticipated. See Plot Plan map.
12. Visibility – The five new home sites will be clearly visible from Nisula Road, falling about 100 feet South. At buildout all five homes will be separated by about 330 feet .
13. Reasons for this location – The main reason for this application is that Dr. Purdom wants to create some income for his retirement years. This 50 acre parcel sits at the edge of the fairly flat Long Valley, where it drops westerly to the North Fork of the Payette River, and the location affords some views of the West Mountains. The site is somewhat remote from the increased activity of the developing areas of McCall and Donnelly, e.g. it is quiet. It has been historically used as pasture land. To the northwest and to the east on Norwood Road many 20 acre parcels with single residences have been constructed for the same reasons - views, and remoteness.
14. Tax increases - The increased revenue from property tax assessment of five residential structures, versus irrigated and dry pasture acreage assessments is significant. Typically this undeveloped land would be valued at about \$220/acre while after subdividing the land would be valued at about \$15,000/acre, plus the valuation of the houses when built. This results in the creation of several thousand more dollars of taxes, even if some form of Agricultural Exemption passes through.
15. Public service costs – We are creating five new residences. The increase in possible costs for public services, which are probably Fire, Police, and Medical will be partially offset by the increase in property tax.
16. Existing Developments – As with Item 13 of this Impact Report, this development is in

alignment with the current land uses to the northwest and east.

17. Natural Resources – No natural resources are available to construct the only significant part of this application that is a change from existing – the gravel necessary to build the shared driveways up to standards. This will be imported.
18. Abandonment – In the event of unanticipated abandonment of this project prior to completion will have minimal impact as the site would remain as currently used. Abandonment is extremely unlikely.
19. Number of units – At completion there will be five residential dwelling units, ranging in size from 2500 square feet to 3500 square feet. Gross square footage of new construction may range up to 20,000 square feet.
20. Phases – This development will completed in one stage, proposed for this year, 2026.
21. Sale prices – As this time no pricing is available for disclosure.

The names and addresses of owners within 300 feet are attached, as spreadsheet OwnersBearsDen2.xls.


John Russell ID PLS 6021 as agent for:

Kenneth R. Purdom II for the Kenneth R. Purdom II Trust

3/9/26
Date

OwnersBearsDen2b.xls

03/12/26

Owners within 300 feet of Bear's Den No. 2 CUP application

Applicant	Owners	Mailing Address	Site Address	Parcel Number	Land Use Class	
	Kenneth R. Purdom II Trust	#6217 Hill Ave., Whittier CA 90601	#13381 Nisula Rd., Donnelly ID 83615	MH16N03E05-0605	131	

Location	Owners	Mailing Address	Parcel Number	Land Use Class	Acres
northwest	Kenneth R. Purdom II Trust	#6217 Hill Ave., Whittier CA 90601	#13377 Nisula Rd., Donnelly ID 83615	RP007300000040	537 20.3
north	Kenneth R. Purdom II Trust	#6217 Hill Ave., Whittier CA 90601	null	RP17N03E32-4805	102 120
northeast	Kenneth R. Purdom II Trust	#6217 Hill Ave., Whittier CA 90601	#13247 Norwood, Donnelly ID 83615	RP17N03E32-0006	131 360
east	Kenneth R. Purdom II Trust	#6217 Hill Ave., Whittier CA 90601	#13381 Nisula Rd., Donnelly ID 83615	MH16N03E05-0605	102 102
south	Kenneth R. Purdom II Trust	#6217 Hill Ave., Whittier CA 90601	null	MH16N03E05-0605	102 31.5
west	Reiswig Family Trust	P.O.Box 976 Donnelly, ID 83615	#13333 Nisula Rd., Donnelly ID 83615	RP16N03E06-0005	110 7.89
southwest	Bureau of Reclamation	unknown		RPLakeAndRiver	

WUI Fire Protection Plan (from Valley County Code 10-7-4)

WUI fire protection plan for Kenneth R. Purdom II Trust, 50 acre parcel NOT addressed, falling south of Nisula Road (e/w), parcel number MH16N03E05-0605 in northwest ¼ Section 5, T.16N., R.3E. Valley County ID, to be known as Bear's Den No. 2 Subdivision

The applicant is the Kenneth R. Purdom II Trust, represented by Trustee Dr. Kenneth R. Purdom, and his agent John Russell. See Vicinity Map on USGS topographic base.

ITEMS:

B.4. Subdivision is only 5 lots, and there isn't a tree upon any of them, so this plan is exempt from the fire professional requirement.

B. Content:

The project is located on flat sloping pastureland northwest of Donnelly on the upland between the North Fork of the Payette River, and the Lake Fork of same, bounded on the North by Nisula Lane, a county road.

The land slopes with a South aspect, at about -1% gradient. There is no slope to speak of in the East/West dimension.

The only flammable vegetation is pasture grass, which can burn and travel quickly across grasslands. Though there are some trees 200 feet to the West and 50 vertical feet below the project. Winds are predominantly from the southwest.

Local surface water is available at times from the many flood irrigation laterals which cross the project, and from the perpetual stream of Mud Creek which crosses Nisula Road 700 feet to the East.

Access to the entire area of the parcels can be had through two gates in the Nisula Road fence, and at build out from the five lots new driveways.

There are no fire protection systems envisaged at this time.

Through the CC&Rs the lot owners will be encouraged to comply with 'Fire-wise' parameters for creating defensive space around their homes, with appropriate spacing between landscape vegetation. If the bulk of these 10 acre lots remain in pasture grass, then it will be periodically mowed to limit the fire hazard.

There is no known history, nor any evidence, of wildfire in this area.

John Russell

John Russell ID PLS 6021 as agent for:

Kenneth R. Purdom II for the Kenneth R. Purdom II Trust

March 17, 2026

Date

AUTHORIZATION OF AGENT

To Whom it May Concern:

This is to authorize John Russell, Idaho Land Surveyor #6021 to serve in a very limited capacity as my/our authorized agent for signing various application documents, and other related forms on our behalf, and to pay all requisite fees (if any) regarding our application for the proposed Bear's Den No.2 Subdivision in Valley County, Idaho.

Kenneth R. Pudom II Trust Kenneth R. Pudom 3-9-2026
Trustee for Kenneth R. Pudom II Trust Print Name Date

Trustee for Kenneth R. Pudom II Trust Print Name Date

STATE OF California ;
County of Los Angeles ; ss.

On this 9th day of March 2026, personally appeared before me

_____ the signer(s) of the
within instrument, who duly acknowledged to me that he/she/they executed the same.

Notary Public
Residing at
My Commission Expires 07/26/2029

SEAL
*Please see
Attached
Acknowledgment*

ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On 03/09/2026 before me, Jake Ryan Amansec, Notary Public
(Here insert name and title of the officer)

personally appeared Kenneth R. Purdom II
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Authorization of Agent

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 03/09/2026

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

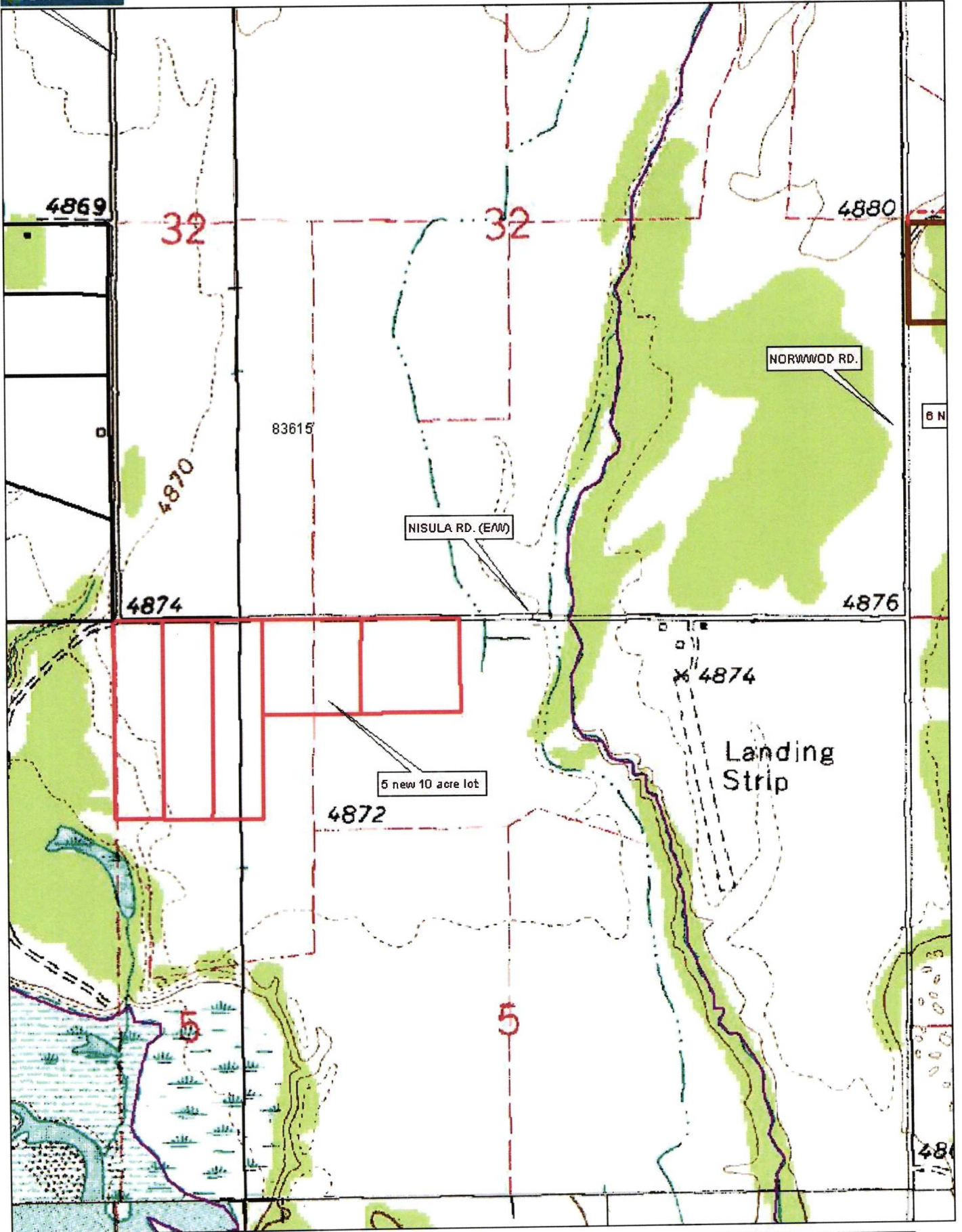
(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

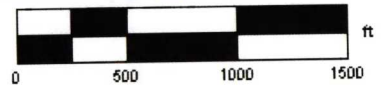
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



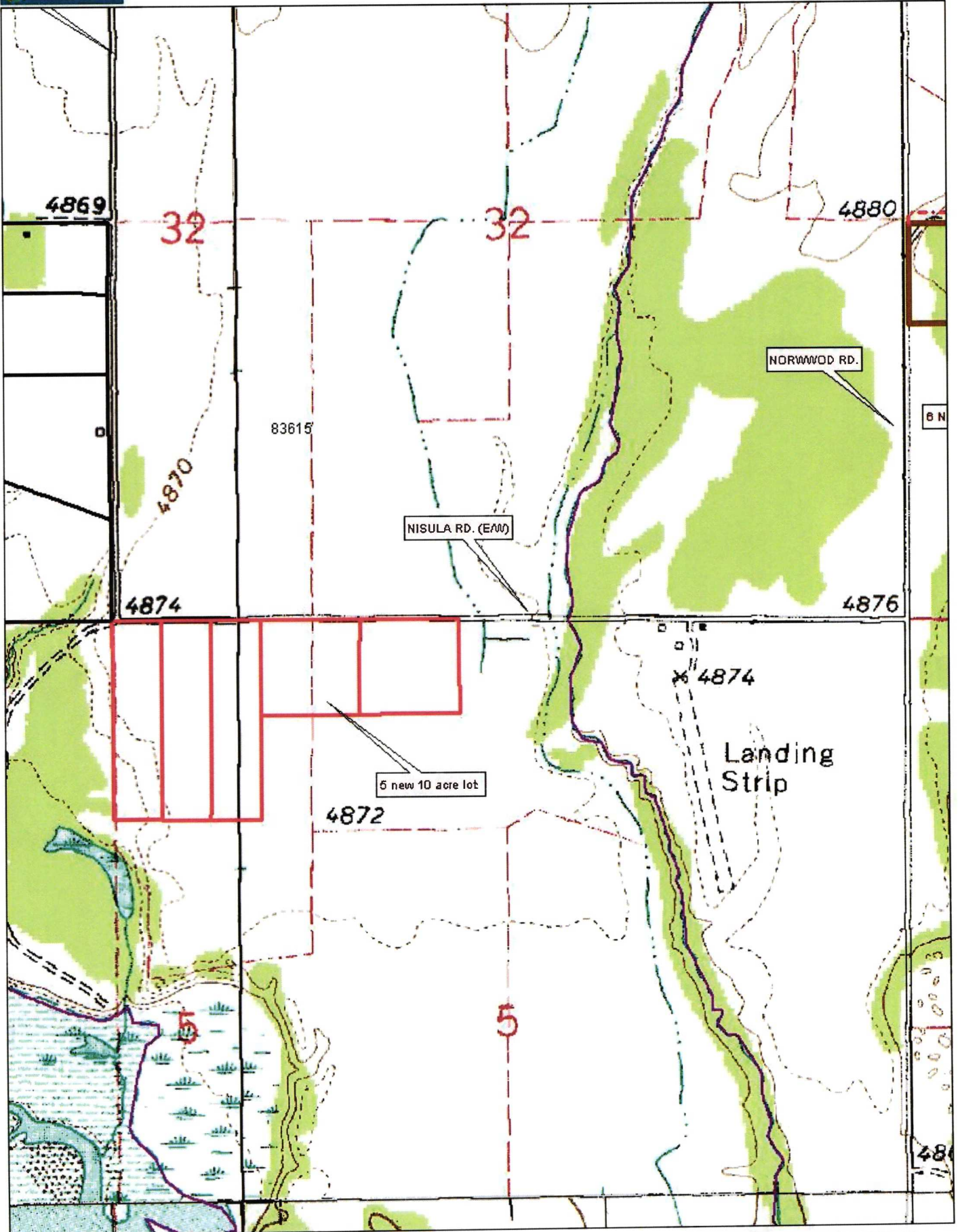
Data use subject to license.

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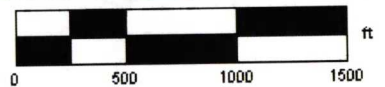
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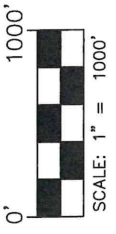
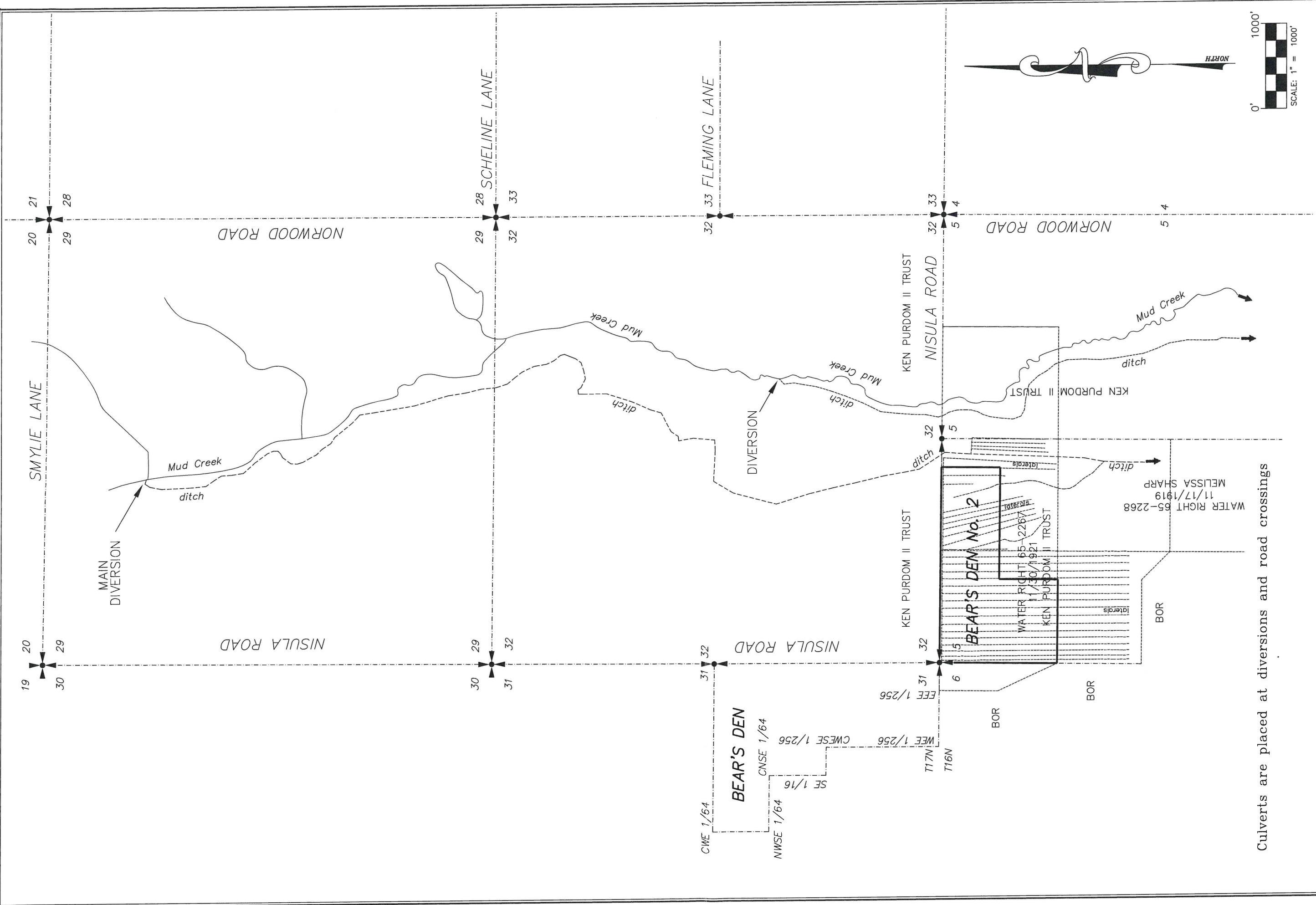
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Data Zoom 14-0



Drawing:
26-05D.dwg
View:
Irrigation tab
SCALE: 1" = 100'

IRRIGATION LINES
serving
Bear's Den No. 2 Subdivision
Unnamed Ditches

RUSSELL SURVEYING, INC.
Licensed in All the Western States
P.O. Box 945, 702 W. Lakeside
McCall, Idaho 83638
208-634-7607
208-630-4737
RussellGeometric@gmail.com

REVISIONS:
Date By Item
3/12 JER edit Irrigation lines
DRAWN: J.Russell DATE: 3/10/26 SHEET: 1 of 1
(C) Nisula Road map, Russell Geometric (2026) All Rights Reserved

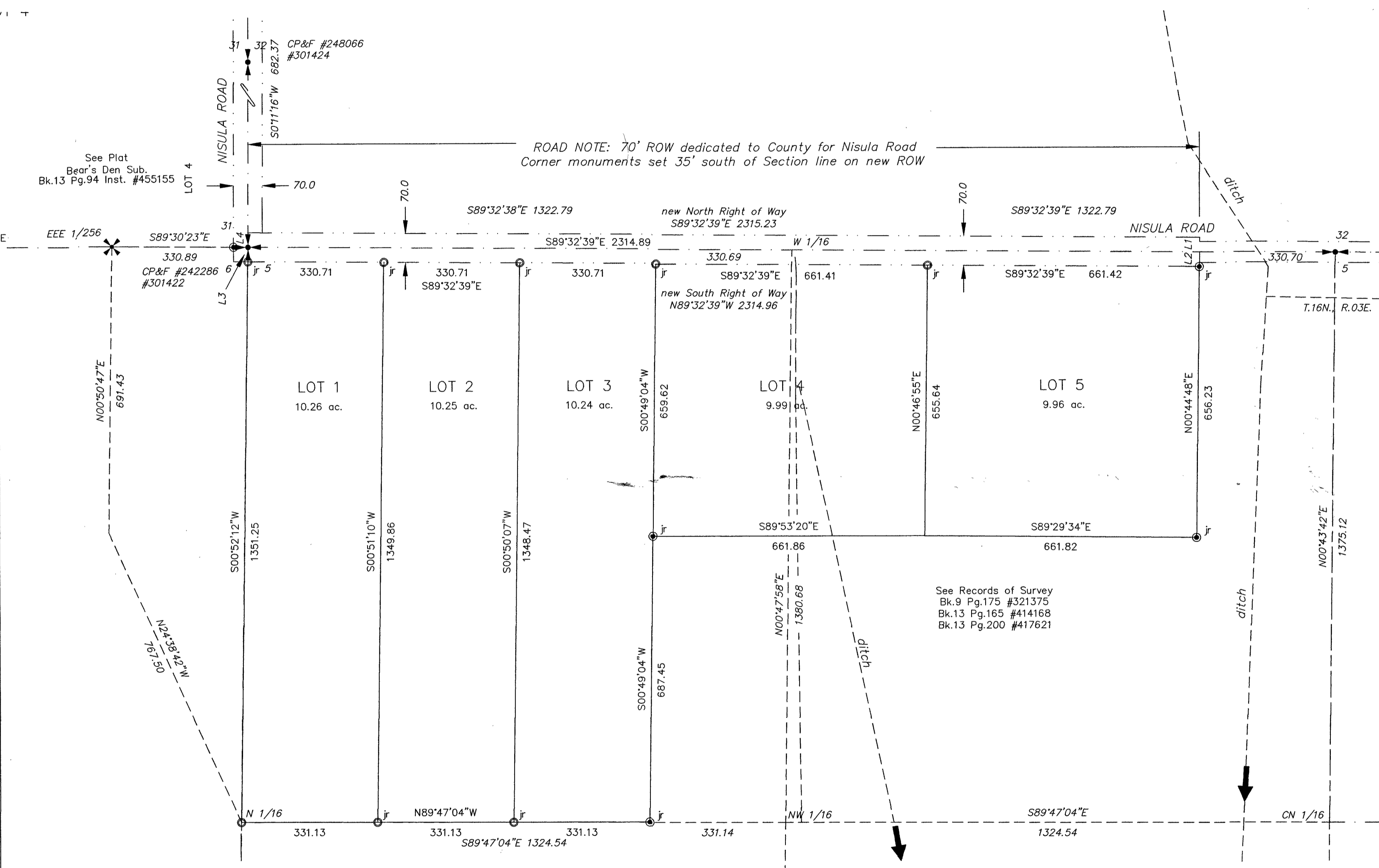
BEAR'S DEN No. 2 SUBDIVISION

situated in the Northwest 1/4, Section 5,
T.16N., R.03E., B.M., Valley County, Idaho
2026

Book _____, Page _____, of Plats.

PLAT NOTES BEAR'S DEN No. 2:

1. This subdivision shall be subject to the Declarations of Covenants, Conditions and Restrictions (CC&Rs) for Bear's Den No. 2 subdivision, recorded as Instrument # _____.
2. Overhead power and underground phone utilities are installed along Nisula Road, a county road.
3. Utilities will be completed as provided in the Declaration of Installation of Utilities, which is being recorded concurrently with this plat as Instrument # _____.
4. All driveways are privately owned and maintained and shall not be the responsibility of Valley County.
5. Minimum building setback lines shall be in accordance with the zoning ordinance at the time of the issuance of any building permit.
6. There shall be a 10 foot Utility & Drainage Easement contiguous to all Public Road rights-of-way, and centered on all Lot lines.
7. There shall only be one wood burning device per lot.
8. Exterior Lighting shall comply with the Valley County 'dark sky' Ordinances.
9. The right of access for maintenance and repair of the irrigation ditches and laterals shall not be impaired.
10. This plat is subject to Idaho Code Section 31-3805. Rights to irrigation water will only be expanded with approval of Water District 65-D.
11. As per Idaho Code Section 67-6537, only surface water will be used for irrigation purposes.
12. Valley County Commissioners have the sole discretion to set the level of service for any public road, and that level of service can be changed.
13. Surrounding Land Uses are subject to change.
14. Parcel does not fall in a flood hazard area, as per FIRM 16085C 1025C dated 2/1/19, and is regulated by Titles 9 & 11 Valley County Code.
15. Wildfire Urban Interface Protection Plan is not required at this time.
16. Lots shall not be reduced in size except in compliance with the CC&Rs, through application with Valley County Planning & Zoning, and in compliance with the requirements of Central District Health (CDH).
17. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
18. Reference is made to Public Health Letter on file regarding additional restrictions.



See Plat
Bear's Den Sub.
Bk.13 Pg.94 Inst. #455155

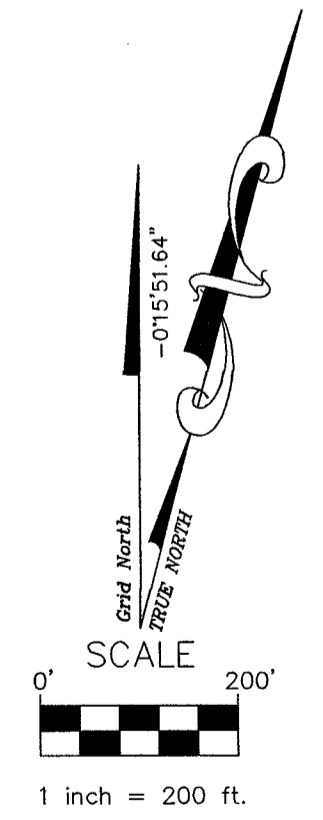
ROAD NOTE: 70' ROW dedicated to County for Nisula Road
Corner monuments set 35' south of Section line on new ROW

See Records of Survey
Bk.9 Pg.175 #321375
Bk.13 Pg.165 #414168
Bk.13 Pg.200 #417621

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.00	N00°44'48"E
L2	35.00	N00°44'48"E
L3	35.00	N00°52'12"E
L4	35.00	N00°11'16"E

- LEGEND - OTHER SYMBOLS
- = Found Section, 1/4, or 1/256 corners
 - = Found unmarked 1/2" rebar
 - JR = Set 5/8" x 30" rebar, mkd. LS 6021
 - JR = Set 1/2" x 24" rebar, mkd. LS 6021
 - = new lot stand pipes
 - = Wells with 100 foot radius

SURVEY NARRATIVE [I.C. 55-1906-6 (a-c)]
a. The survey was performed to subdivide five 10 acre parcels from an original 236 acre parcel. All parcels have access to Nisula Road.
All found monuments appear to be original and in true plan position. Measured distances between found original monuments are shown.
b. The Dependent Resurveys by Bureau of Reclamation, together with several other Records of Survey control this survey.
c. No vertical component is required in this survey.
Ties to public land survey [I.C. 55-1906-5]:
Corner Record Instrument numbers are shown.



Bearings based on GPS derived
State Plane Grid, Idaho West Zone 1103,
NAD83 (2011) Epoch 2010
Coordinates projected to Ground by a
Combined Factor of 1.000286532
Distances are Ground in U.S. Survey Feet.
Elevations based on Geoid 18, NAVD88

Russell Surveying, Inc.

McCall, Idaho 2026

SHEET 1 of 2

BEAR'S DEN No. 2 SUBDIVISION

situated in the Northwest 1/4, Section 5,
T.16N., R.03E., B.M., Valley County, Idaho
2026

Book _____, Page _____, of Plats.

CERTIFICATE OF OWNERS

A parcel of land, situated in the Northwest 1/4 of Section 5, Township 16 North, Range 3 East, Boise Meridian, Valley County, Idaho. More particularly described as follows:

Beginning at the northwest corner of said Section 5;
Thence along the section line common to Sections 5 and 32, S.89°32'39"E., 2314.89 feet to a point;
Thence departing said section line, S.0°44'48"W., 691.23 feet to a point;
Thence N.89°41'27"W., 1323.67 feet to a point;
Thence S.0°49'04"W., 687.45 feet to a point;
Thence N.89°47'04"W., 993.40 feet to a point;
Thence N.0°52'12"E., 1386.25 feet to the Point of Beginning.

Containing 2,290,954 square feet, or 52.59 acres more or less.

It is the intention of the undersigned to hereby include the above described property in the plat of Bear's Den No. 2 Subdivision. The easements and private roads indicated on said plat are NOT dedicated to the public, but the right to use said easements is perpetually reserved for public utilities and for any other uses as designated hereon, and no structures other than for such utility purposes are to be erected within the lines of the easements.

Seventy feet adjoining the North boundary of this subdivision is hereby dedicated to the public, all other roads within this plat are private and Valley County shall have NO responsibility for the construction or maintenance of said private roads.

The owners hereby certify that the individual lots will not be served by any water system common to one (1) or more lots but will be served by individual wells. The owners further certify that they will comply with Idaho Code 31-3805 and 67-6537 concerning irrigation rights, responsibilities and disclosure.

In Witness Whereof, I have hereunto set my hand this _____ day of _____ 2026.

Kenneth R. Purdom II Trust
Dr. Ken Purdom Trustee

SANITARY RESTRICTIONS

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 or his agent listing the conditions of approval. Sanitary restrictions may be reimposed in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval

Central District Health

Instrument Number

Date

CERTIFICATE OF COUNTY SURVEYOR

This is to certify that I have examined this platting of Bear's Den Subdivision and determined that it conforms with the laws of the State of Idaho relating thereto.

County Surveyor

Dated

SEAL

VALLEY COUNTY PLANNING AND ZONING COMMISSION ACCEPTANCE

Accepted and approved this _____ day of _____, 20____, by the Valley County Planning and Zoning Commission of Valley County, Idaho.

By _____
Chairman

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } ss.

On this _____ day of _____, 20____, before me, a Notary Public for the State of _____ personally appeared Dr. Kenneth Purdom trustee, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____

My Commission Expires _____

SEAL

CERTIFICATE OF SURVEYOR

I, John Russell, a Professional Land Surveyor, personally supervised the survey of the land shown on this plat and described in the Certificate of Owners, being BEAR'S DEN No. 2 SUBDIVISION, situated in the Northwest 1/4 Section 5, T.16N., R.3E., B.M., Valley County, Idaho, and that this is a true and correct representation of said survey of said land.

John E. Russell, P.L.S. 6021, Idaho



SEAL

APPROVAL OF THE COUNTY TREASURER

I, the undersigned County Treasurer in and for the County of Valley, State of Idaho, per the requirements of I.C. 50-1308 do hereby certify that any and all current and/or delinquent County Property Tax for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only. Parcel Number MH16N03E05-0605.

County Treasurer

Date

Russell Surveying, Inc.

McCall, Idaho 2026

SHEET 2 of 2

Neighborhood Meetings for Bear's Den 2 Subdivision

Meeting for a 50 acre parcel NOT addressed, falling south of Nisula Road (e/w), parcel number MH16N03E05-0605 in northwest ¼ Section 5, T.16N., R.3E. Valley County ID, to be known as Bear's Den No. 2 Subdivision

The applicant is the Kenneth R. Purdom II Trust, represented by Trustee Dr. Kenneth R. Purdom, and his agent John Russell. See Vicinity Map on USGS topographic base.

There are no residential neighbors within 300 feet of the project except for Donn Reiswig.

On January 20 I discussed the project with Dr. Purdom on the phone. Of course he was in favor of it – it's his project.

On January 30, 2026, with my Civil Engineer son Josh Mann, we met with Donn Reiswig at the site and we discussed the planned five 10 acre lots. Donn had no problem with the proposal. He then proceeded to dig five septic test holes for the project.

On March 19, 2026 while surveying at the site I met with Dr. Purdom's renters who live about 700 feet East of the project at #13263 Nisula Lane. They were aware of the project and had no problem with it.

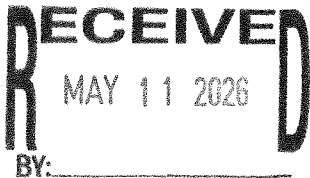
John Russell

John Russell ID PLS 6021 as agent for:

Kenneth R. Purdom II for the Kenneth R. Purdom II Trust

May 11, 2026

Date



WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-1: 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 Valley County fire working group recommends that a requirement for the development and approval of a wildland urban interface fire protection plan be added as an addendum to the Valley County subdivision regulations ordinance. The existence of said plan will assist the Valley County planning and zoning commission and the structural fire districts in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of this title. (Ord. 10-07, 8-26-2010)

10-7-2: DEFINITIONS:

APPROVED: Refers to approval as the result of review, inspection or tests by reason of accepted principles.

ASPECT: Generally, refers to the direction to which a mountain slope faces. For example: A slope that faces the sun in the afternoon has a westerly aspect or is a west facing slope.

DEFENSIBLE SPACE: Refers to that area between a building and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the building.

FORESTED: Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

FUEL BREAK: An area, strategically located for fighting anticipated wildfires, where the vegetation has been modified or removed so that fires burning into it can be more easily controlled. Fuel breaks may divide fire prone areas into smaller areas for easier fire control and to provide access for firefighting.

PROFESSIONAL: Can include qualified professional forester, fire ecologist, or comparable experience. Professionals can be prequalified by the commission or recommended by the Valley County fire working group and kept on record at the planning and zoning office.

PROFESSIONAL FORESTER: An individual holding at least a Bachelor of Science degree in forestry from an accredited four (4) year institution. (This is consistent with Idaho state tax commission rule 960 of the Idaho administrative code, Idaho state tax commission, PDAPA 35.01.03, section 04.)

SLOPE: The variation of terrain from the horizontal; the number of feet of rise or fall per one hundred feet (100') measured horizontally, expressed as a percentage.

STRUCTURE: That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed or parts joined together in some manner.

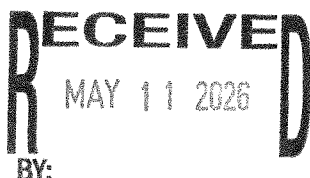
VALLEY COUNTY FIRE WORKING GROUP: This group is given charter by the Valley County board of commissioners and is tasked with oversight of the community wildfire protection plan. This group is represented by local fire departments, SITPA, public land managers (USFS, IDL, BOR), bureau of homeland security, West Central Highlands RC&D, Valley County Natural Resource Consultants, etc.

WILDFIRE: An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND URBAN INTERFACE AREA: That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. (Ord. 10-07, 8-26-2010)

10-7-3: BASIS FOR RECOMMENDATION:

Valley County adopted the 2006 international fire code, which references the international wildland urban interface when dealing with wildlands. The following addendum's structure set out in section 10-7-4 of this chapter is based on the 2006 wildland urban interface area requirements section 405. (Ord. 10-07, 8-26-2010)



10-7-4: SUBMISSION REQUIREMENTS:

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.
- B. Content: The plan shall be based upon a site-specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.
- 1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
- 2. Format: The plan shall consist of two (2) sections:

a. Wildfire Risk Assessment: This portion of the plan includes a map and narrative describing the status of the land to be developed. At a minimum, the following must be included:

- (1) Topographic map. Use blank map format included on the last page.
- (2) Site description including discussion of slope(s), aspect(s), and significant topographic features.

Site is 50 acres of a 239 acre parent parcel, all of which is flood irrigated pasture land.

Mostly South aspect, land slopes at -1/2% to South. Except the southwest part of Lot 1 slopes to the southwest at -2%.

- (3) Narrative describing existing vegetation and fuel hazards, distribution, and continuity.

Existing vegetation is pasture grass - no trees. The hazard here is a grass fire, which would probably spread from the southwest

- (4) Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.

There is no evidence of historical fire here, or to the southwest in the BOR treed lowlands. Winds here are generally from the southwest or south.

(5) Existing roads and bridges, including a description of widths, grade percentages and weight limits.

Nisula Lane borders all lots on the north, is a gravel road, 25 feet wide with a slight gradient to the east. In the spring there may be weight limits, but those are unknown at this time.

(6) Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.

There are no existing structures on the property. Maximum proposed density is less than 1% per parcel. Planned structures are residential houses.

(7) Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).

There is no existing infrastructure that would affect wildfire risk. At buildout there will probably be one propane tank per house.

(8) Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).

Local surface water is available at times from the many irrigation laterals that cross the lots from North to South. There is a fuel break of sorts south of the project where the BOR trees meet the cleared pastureland

(9) Current structural and wildland fire jurisdictional agencies.

The current fire jurisdictional agency is the Donnelly Rural Fire Department.

(10) Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners.

We think the proposed development will have little effect on the current wildfire risk, as the housing density is minimal, and there are no structures on adjacent properties.

b. Wildfire Risk Mitigation: This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:

(11) Access - planned ingress and egress routes.

Access to each lot will be from driveways extending south from Nisula Lane.

(12) Water supply for structural and wildland fire response.

Water supply will be from individual wells, and at times from surface irrigation.

(13) Estimated response time and distances for jurisdictional fire agencies.

Donnelly Fire Dept is about 4 miles to the southeast. Response time would be 1/2 hour or less.

(14) Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures for systems and/or equipment.

No planned internal fire protection systems are planned at this time.

(5) Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc.

Proposed infrastructure is residential driveways. Lot will have underground power.

(6) Safety zone locations.

A safety zone location would be at the interesection of Nisula and Norwood, 1/2 mile to the East.

(7) Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction; and removal through commercial harvest, chipping and hauling or prescribed burning.

The only dead fuel would be dry pasture grass, and this can be mitigated by a requirement that the parcels be mowed for hay in the fall.

(8) Long term maintenance schedule to sustain fuel treatment effectiveness.

Long term maintenance again will involge periodic mowing of the pasture grass.

(9) Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented.

These mitigation measures won't change the overall risk very much. It is minimal.

3. Submittal, Implementation and Verification:

- a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
 - b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
 - c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.
4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the **professional requirement**. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.
5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.
6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists. (Ord. 10-07, 8-26-2010)

Use additional pages as necessary. If you have map already constructed, it may be used instead.

Map



See attached map.

BEAR'S DEN No. 2 SUBDIVISION

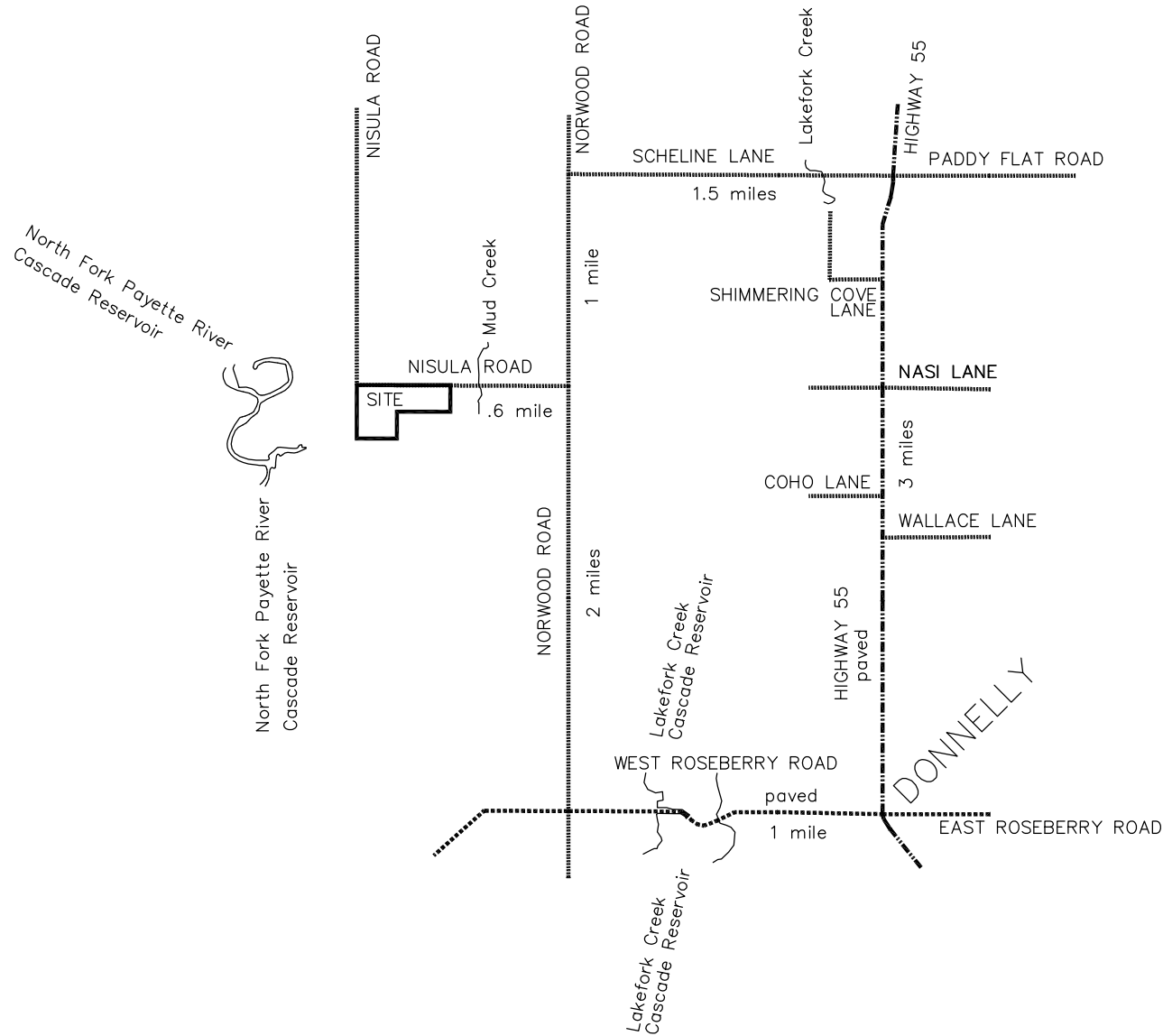
VICINITY MAP

situated in the northwest 1/4, Section 5,
T.16N., R.03E., B.M., Valley County, Idaho
2026



SCALE
0' 2000'

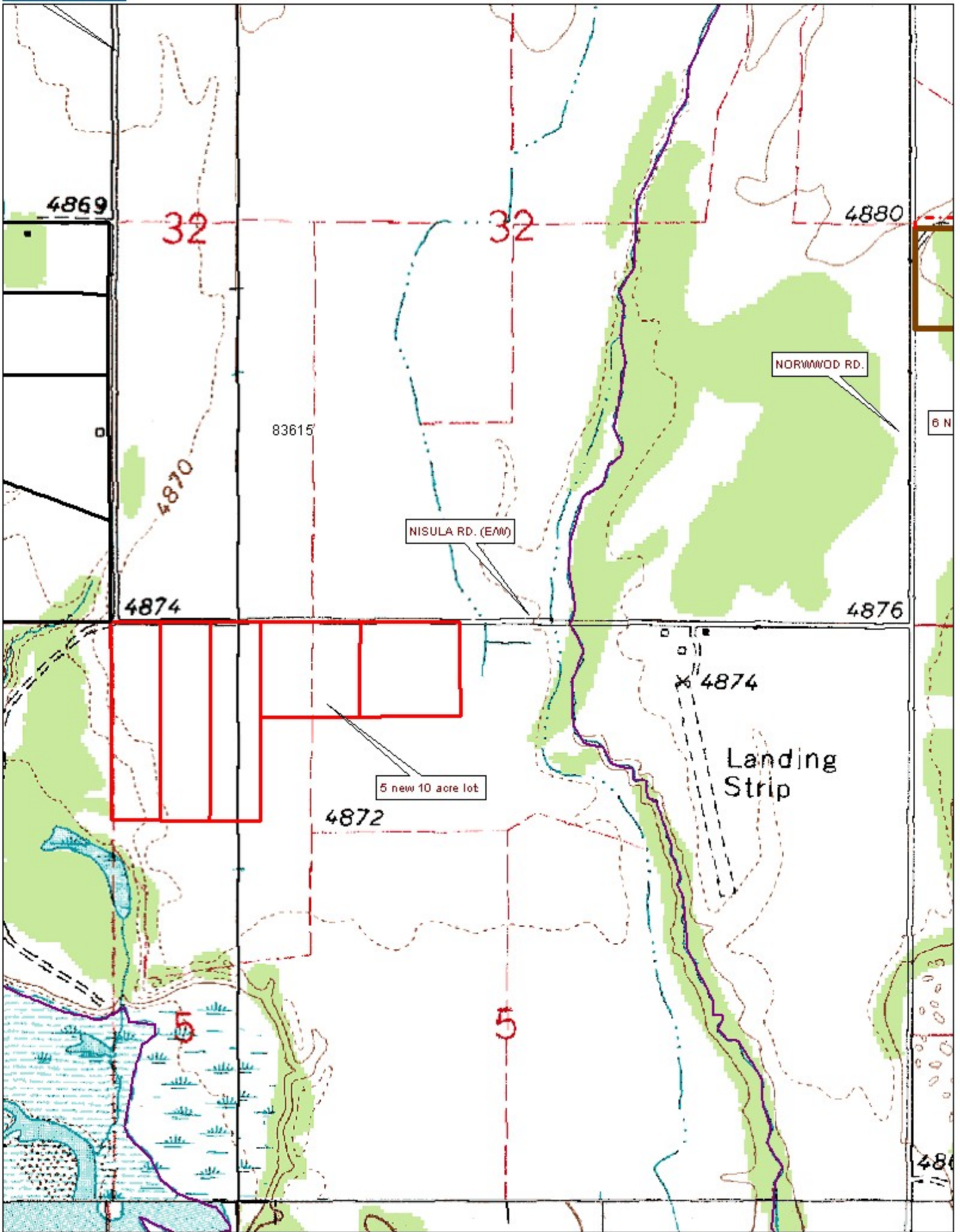
1 inch = 2000 ft.



March 10., 2026

Russell Surveying, Inc.

McCall, Idaho 2026



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MN (12.1° E)



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