

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 # <u>5604</u> or <input type="checkbox"/> Cash or <input type="checkbox"/> Card
FILE # SUB	<u>26-008</u>	FEE \$ <u>600-</u>
ACCEPTED BY	<u>Thomas Smith</u>	DEPOSIT <u>1000</u> <u>4/9/2026</u>
CROSS REFERENCE FILE(S):		DATE <u>3/30/26</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: <u>4-lot subdivision with private road</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: Jeff Pate Date: 3/30/2026

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: Serenity Fields Subdivision

APPLICANT Serenity Fields LLC, Jennifer Porter **PHONE** [REDACTED]
Owner Option Holder Contract Holder

MAILING ADDRESS 495 Deinhard Lane #1810 **ZIP** 83638

EMAIL [REDACTED]

PROPERTY OWNER _____
(if not the applicant)

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____

Nature of Owner's Interest in this Development? We are the owners of the property & are creating residential parcels for family

AGENT / REPRESENTATIVE _____ **PHONE** _____

MAILING ADDRESS _____ **ZIP** _____

EMAIL _____

ENGINEER Crestline Engineering

MAILING ADDRESS 323 Deinhard Lane Suite C, McCall Idaho **ZIP** 83638

EMAIL rpair@crestline-eng.com **PHONE** _____

SURVEYOR Dunn Land Surveys Inc

MAILING ADDRESS 25 Coyote Trail Road, Cascade, Idaho **ZIP** 83611

EMAIL dan@dunnlandsurveys.com **PHONE** (208)382-5726

PRE-APPLICATION INFORMATION

Date(s) of Pre-Application Meeting with Staff: March 24, 2026

Staff Name(s): Cynda Herrick

Date of Neighborhood Meeting if 5 or more lots: _____
(Attached Required Information per VCC 9-5H-1.D)

PROPERTY INFORMATION

1. SIZE OF PROPERTY 29.51 Acres
2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 17 Acres
3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.
Easements new easements as shown on plat
Deed Restrictions none
Liens or encumbrances none

4. LEGAL DESCRIPTION A parcel of land located in a portion of the NW 1/4 of the SE 1/4 Section 28 T.18N
R.3E. , B.M. , Valley County, Idaho

5. TAX PARCEL NUMBER(S) RP18N03E281774
Quarter NW of SE Section 28 Township 18N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:
Residential
Currently Residential with room for seasonal agriculture use, pasturing small farm animals and chickens

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: _____
Irrigation canal on the south border of the property

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North 3 residences - 5 acres with 3 homes on the property plus several outbuildings
South 2 residences on acreage, seasonal cattle
East Hwy 55 borders - across is residential and outbuildings on acreage
West Subdivision - 360 Ranch

9a. TYPE OF TERRAIN: Mountainous Rolling Flat Timbered

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: None

10a. WATER COURSE: None

10b. 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? No significant or persistent inundation has been observed though portions of the property may experience minor seasonal run off.

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. Yes No

11a. NUMBER OF EXISTING ROADS: 0 Width _____ Public Private
Are the existing road surfaces paved or graveled? Gravel Paved

11b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 28'
Will the proposed roads be Public Private
Proposed road construction: Gravel Paved

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: _____
Power, private domestic well, propane tanks
_____ Septic System, Internet _____

12b. PROPOSED UTILITIES: power to each proposed lot, domestic wells

Proposed utility easement width 12' Locations adjacent to right of way

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

14. POTABLE WATER SOURCE: Public Water Association Individual
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well 200 feet from proposed lot line Depth 160' Flow 25gpm

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes No
Are you proposing any alterations, improvements, extensions or new construction? Yes No
If yes, explain: Working with IDWR to see if we have enough water right available to supply proposed lots

16. DRAINAGE (Proposed method of on-site retention): Stormwater will disperse naturally across the site and infiltrate
Any special drains? _____ (Please attach map) on-site, directed away from structure and prevent off site impacts
Soil type(s): B Soils
(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? Yes 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: _____

18. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:
Setbacks: Front 30' feet Sides 15' feet Rear 30' feet
Minimum construction value _____ Minimum square footage 1400 SF
Completion of construction required within 1.5 Days Months Years
Resubdivision permitted / Lot Splits allowed? Yes No Mobile homes allowed? Yes No
Other _____

19. LAND PROGRAM:
Open Areas and/or Common Areas Yes No
Acreage in subdivision 10.503 Acres Number of lots in subdivision 4
Typical width and depth of lots _____
Typical lot area 2.62 Acres Minimum lot area 1.626 Acres Maximum lot area 5.625 Acres
Lineal footage of streets Approx 840 feet Average street length per lot _____
Percentage of area in streets _____ %
Dedicating road right-of-way to Valley County? Yes No
Percentage of area of development to be public (including easements) None %
Maximum street gradient _____
Is subdivision to be completely developed at one time? Yes No - Attach phasing plan and timeline.

20. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable. - Please see attached map
 21. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
 22. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.
-

Property Tax Exemption

New and expanding business *may* 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.

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

Storm water will be retained on each lot through natural infiltration, with site grading directing runoff away from structures and no concentrated discharge to adjacent properties or roadways.

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)

Stormwater and irrigation runoff will be managed through on-site infiltration and dispersion with no direct discharge to an established drainage system

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 \rightarrow).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction \longrightarrow).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: Please see proposed areas on Plat map, working with Lake Irrigation District and IDWR to determine water rights and requirements

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: Jeff Pater
Applicant

Date: 03 / 27 / 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: *Jeff Pater*
Applicant

By: Valley County Weed Supervisor

Date: 03/27/2026

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.**

❖ **Thoroughly 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.

Minimal traffic changes for existing entrance and roadway. (Already have CUP for 6 additional homes, need to adjust to a minimal subdivision to accommodate financing)

The proposed additional 3 residences will generate minimal additional traffic since one of our daughters already lives on the property with us and there will be two additional families using a shared single shared approach onto Hwy 55 subject to ITD approval which reduces the need for multiple driveways. The proposed 28' wide private road will accommodate two way traffic and emergency vehicles. Construction traffic will be temporary and limited.

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

Lots are intended for family and subdivision is small scale residential project intended for family and will not adversely impact housing affordability.

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.

Existing noise levels are consistent with rural residential conditions with occasional traffic along Hwy 55. The proposed parcels will not introduce significant additional noise or vibration beyond typical residential activity. Long term conditions are expected to remain consistent with the existing rural character. Standard construction noises during business hours during construction periods

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.

Heat and glare are consistent with rural conditions, including sunlight and occasional vehicle and roadway reflections. The project will introduce only typical residential sources with downward-directed lighting and no significant off site impacts

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.

Particulate emissions are consistent with rural conditions, with only temporary construction related dust expected which will be short term and managed using standard practices such as dust control and site stabilization. No smoke, chemicals or industrial emissions are proposed

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.

Water for the proposed parcels will be supplied by individual private wells on each parcel. Domestic waste water through individual septic systems designed in accordance with Central District Health requirements. Fire protection will be provided in accordance with McCall fire district standards. Existing surface water conditions consist of natural drainage typical of the area with no wetlands or flood prone areas affecting the proposed building sites. The proposed low density residential use is not anticipated to adversely impact water quality.

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

The site reflects typical rural residential conditions with no known hazards. The project will not introduce unusual risks, and the private road will provide adequate emergency access. Surrounding properties are rural and are not expected to negatively impact the proposed use.

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.

The proposed subdivision will require limited removal of vegetation associated with widening our current driveway in construction of the private road and in building areas during home construction. Other areas will remain undisturbed. The site consists of generally stable soils with no significant slopes or embankments impacting development. Disturbance will be limited to designated areas and standard construction practices will be used to minimize erosion and sedimentation.

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

Disturbed areas will be stabilized during construction using standard practices to minimize erosion and all affected areas will be reseeded with native or natural grasses following completion of driveway/private road construction and utility work.

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

This has previously been pasture land for cows and agriculture. Soil is B-2 suitable for septic, natural grasses and residential landscaping. The site does not contain significant slopes or embankments that would impact stability.

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

Level ground will allow for standard construction with minimal grading and standard backfill. Residential landscaping will be determined by new owner/resident of proposed lots. Natural grasses will remain intact until construction of residences on individual lots except for upgrades on driveway or utility installation as required.

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.

Visibility of the residences from Hwy 55 and adjoining properties will be consistent with typical rural residences. Our current home is visible from Hwy 55 and our neighbors. Existing vegetation and natural topography will help limit visibility of homes and improvements. Site disturbance including cuts and fills will be minimized and any disturbed areas will be restored to blend with the surrounding landscape. Given the low density and spacing of the parcels, no significant shadowing to neighboring properties are anticipated.

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.

We chose the location of these 3 additional lots due to the septic approval site locations and accessibility for utilities and driveway location. Our property is well suited for residential use. Surrounding land uses are rural residential and the proposed low density subdivision is consistent with the existing character of the area.

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

The proposed subdivision will result in a modest increase in property tax revenue through the creation of additional residential parcels and future improvements. Construction of the homes may provide short term opportunities for local contractors and trade. Ongoing local expenditures associated with residential use are expected to be minimal but positive.

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

The proposed subdivision is not expected to create a measurable increase in demand for public services or facilities. The development will be served by a private road and individual well and septic systems, minimizing impacts on public infrastructure. As such no significant additional public costs are anticipated.

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

The proposed subdivision is a small scale residential development intended for family use and is not expected to impact existing developments providing similar housing. The limited number of parcels and low density nature of the project are consistent with the surrounding area and will not affect the availability or demand of comparable housing.

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.
The proposed subdivision is residential in nature and does not involve the use, extraction, or processing of natural resources to produce a product. No depletion of natural resources is anticipated and no such processes are proposed as part of this development.

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

In the unlikely event the project is abandoned prior to completion, impacts would be minimal and temporary. Disturbed areas would be stabilized to prevent erosion, and the low density nature of the project limits the extent of site disturbance. No hazardous or industrial activities are involved and the site would remain suitable for future completion or restoration.

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

The proposed subdivision will create a total of 4 residential parcels, including one existing residence and three additional residential building sites. No non residential buildings or commercial floorspace are proposed.

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

The proposed development will occur in a single phase consisting of construction of the private road and utility installation followed by development of individual residential parcels. Construction of infrastructure is anticipated within one construction season with home construction occurring over time as parcels are developed.

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.

Residential dwelling units to be built by new owners of proposed lots
The proposed subdivision is intended for single family residential use and is consistent with surrounding rural properties. Dwelling values will be comparable to existing homes in the area. No non residential or rental developments are proposed.

Detailed Project Description

Serenity Fields Subdivision

We are submitting an application for a four (4) lot low-density subdivision on our approximately 29-acre property in Valley County, Idaho. The proposed subdivision, to be known as Serenity Fields, will consist of our existing residence and three (3) additional residential lots intended for single-family homes.

This request is a modification of a previously approved Conditional Use Permit (CUP), which allowed for six (6) additional single-family residences for our children on our property. Due to changes in financing availability, we are no longer pursuing that approach. Instead, we are proposing to subdivide a portion of the property into four separate lots so that each family may independently finance and construct their own residence.

Existing Residence

Our current residence will remain in place and will occupy one of the four total lots. This home is already served by an existing driveway and all necessary utilities.

Proposed Lots

Three (3) of the proposed lots are located to the east of the existing residence, along the northern portion of the property. These lots have been thoughtfully positioned to:

- Utilize previously approved septic test sites
- Provide adequate spacing between homes
- Maintain compatibility with surrounding properties and existing neighboring residences

Each lot is intended for a single-family home.

Access and Private Road

Access to all four lots will be provided by our existing driveway, which will be improved and widened as necessary to meet applicable standards. Upon approval of the subdivision, this driveway will be designated as a private road known as Serenity Fields Lane.

The private road will serve all lots within the subdivision and will be constructed and maintained in accordance with applicable requirements.

Utilities

Electrical service will be extended from existing power poles located along the northern boundary of the property. Power will be routed along the private road corridor and within designated utility easements, as shown on the plat and as designed and approved by Idaho Power.

Each lot will be served by individual septic systems located in previously approved test areas.

Lighting

All exterior lighting within the subdivision will comply with Valley County dark sky requirements to preserve the rural character of the area and minimize light pollution.

Wood Burning Devices

Each residence will be limited to one (1) wood-burning device per lot, consistent with applicable regulations.

Fire Mitigation

We have coordinated with the local fire department regarding access and fire safety. The department has reviewed and approved the proposed access concept, and we will continue working with them to implement appropriate fire mitigation measures. All recommendations and requirements from the fire authority will be incorporated into the final development



WARRANTY DEED

Order No.: 408488AM

FOR VALUE RECEIVED

105 Carefree, LLC, a Nevada limited liability company

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Serenity Fields LLC, an Idaho limited liability company

whose current address is:

495 Dienhard Lane Unit 1810
McCall, ID 83638

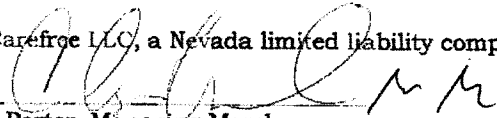
the grantee(s), the following described premises, in Valley County, Idaho, TO WIT:

See Attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: 21 Oct, 2020

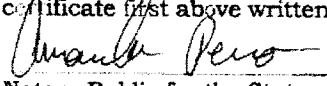
105 Carefree LLC, a Nevada limited liability company


Clyde Porter, Managing Member

State of Nevada ss
County of Washoe RP

On this 21st day of October, 2020, before me, the undersigned a Notary Public in and for said state, personally appeared Clyde Porter known or identified to me to be the Managing Member in the Limited Liability Company known as 105 Carefree, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 Nevada
Residing at: Reno
Commission Expires: 01/01/2024

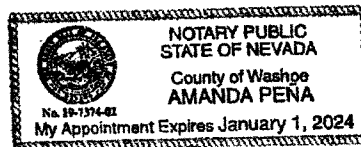


EXHIBIT "A"

408488AM

A parcel of land situate in the SE1/4 NW1/4, NE1/4 SW1/4, SW1/4 NE1/4 and the NW1/4 SE1/4, Section 28, T. 18 N., R. 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar marking the Quarter Corner Common to Sections 28 and 33. T. 18 N., R. 3 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey, recorded as Instrument No. 402217, on Book 13, on Page 54 of Surveys, on file in the Office of the Recorder of Valley County, Idaho; thence, N. 0°26'28" E., 1325.72 feet to a 5/8" rebar marking the Center South 1/16 Corner of said Section 28; thence, continuing N. 0°26'28" E., 76.51 feet to a 1/2" rebar; thence, continuing N. 0°26'28" E., 14.02 feet to the centerline of the Clara Foltz Ditch, the REAL POINT OF BEGINNING:

Thence, S. 77°21'46" W., 71.86 feet along said ditch centerline,

Thence, N. 0°26'28" E., 23.20 feet to a 5/8" rebar,

Thence, continuing N. 0°26'28" E., 1,261.36 feet to a 1/2" rebar,

Thence, S. 89°16'57" E., 70.00 feet to a 1/2" rebar,

Thence, continuing S. 89°16'57" E., 1,294.61 feet to a 1/2" rebar on the westerly right-of-way of State Highway 55,

Thence, S. 0°31'49" W., 903.25 feet along said westerly right-of-way to the centerline of said Clara Foltz Ditch,

Thence, N. 65°27'54" W., 233.53 feet along said ditch centerline,

Thence, N. 75°01'55" W., 158.21 feet along said ditch centerline,

Thence, 241.29 feet along said ditch centerline on a curve to the left, whose radius is 313.00 feet, delta angle is 44°10'07", and whose long chord bears S. 82°53'02" W.. 235.36 feet,

Thence, S. 60°47'58" W., 418.14 feet along said ditch centerline,

Thence, S. 50°46'39" W., 85.26 feet along said ditch centerline,

Thence, S. 40°56'04" W., 142.06 feet along said ditch centerline,

Thence, S. 53°53'54" W., 86.65 feet along said ditch centerline,

Thence, S. 65°10'35" W., 82.36 feet along said ditch centerline,

Thence, S. 77°21'46" W., 28.89 feet along said ditch to the Point of Beginning.

SCHEDULE A

First American Title Insurance Company
 1 First American Wy.
 Santa Ana, CA 92707

Order Number	Policy Number	Date of Policy	Amount of Insurance	Premium Amount
408488AM	5011400-2091188	October 23, 2020 4:47PM	\$287,035.00	\$996.00

Address Reference: 14090 HWY 55, Donnelly, ID 83615

1. Name of Insured:

Serenity Fields LLC, an Idaho limited liability company

2. The estate or interest in the Land that is insured by this policy is:

FEE SIMPLE

3. Title is vested in:

Serenity Fields LLC, an Idaho limited liability company

4. The Land referred to in this policy is described as follows:

A parcel of land situate in the SE1/4 NW1/4, NE1/4 SW1/4, SW1/4 NE1/4 and the NW1/4 SE1/4, Section 28, T. 18 N., R. 3 E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a 5/8" rebar marking the Quarter Corner Common to Sections 28 and 33. T. 18 N., R. 3 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey, recorded as Instrument No. 402217, on Book 13, on Page 54 of Surveys, on file in the Office of the Recorder of Valley County, Idaho; thence, N. 0°26'28" E., 1325.72 feet to a 5/8" rebar marking the Center South 1/16 Corner of said Section 28; thence, continuing N. 0°26'28" E., 76.51 feet to a 1/2" rebar; thence, continuing N. 0°26'28" E., 14.02 feet to the centerline of the Clara Foltz Ditch, the REAL POINT OF BEGINNING:

Thence, S. 77°21'46" W., 71.86 feet along said ditch centerline,

Thence, N. 0°26'28" E., 23.20 feet to a 5/8" rebar,

Thence, continuing N. 0°26'28" E., 1,261.36 feet to a 1/2" rebar,

Thence, S. 89°16'57" E., 70.00 feet to a 1/2" rebar,

Thence, continuing S. 89°16'57" E., 1,294.61 feet to a 1/2" rebar on the westerly right-of-way of State Highway 55,

Thence, S. 0°31'49" W., 903.25 feet along said westerly right-of-way to the centerline of said Clara Foltz Ditch,

Thence, N. 65°27'54" W., 233.53 feet along said ditch centerline,

Thence, N. 75°01'55" W., 158.21 feet along said ditch centerline,

Thence, 241.29 feet along said ditch centerline on a curve to the left, whose radius is 313.00 feet, delta angle is 44°10'07", and whose long chord bears S. 82°53'02" W.. 235.36 feet,

Thence, S. 60°47'58" W., 418.14 feet along said ditch centerline,

Thence, S. 50°46'39" W., 85.26 feet along said ditch centerline,

Thence, S. 40°56'04" W., 142.06 feet along said ditch centerline,

Thence, S. 53°53'54" W., 86.65 feet along said ditch centerline,

Thence, S. 65°10'35" W., 82.36 feet along said ditch centerline,

Thence, S. 77°21'46" W., 28.89 feet along said ditch to the Point of Beginning.

END OF SCHEDULE A

SCHEDULE B
Order No.: 408488AM Policy No.: 5011400-2091188
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorney's fees, or expenses that arise by reason of:

1. Rights or claims of parties in possession not shown by the public records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights or easements appurtenant to water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Taxes or special assessments which are not shown as existing liens by the public records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
7. Taxes, including any assessments collected therewith, for the year 2020 which are a lien not yet due and payable.
8. Agreement and the terms and conditions contained therein
Between: Gust Lehti and Sophia Lehti, his wife
And: Lake Fork Reservoir Company
Purpose: Irrigation
Recorded: March 12, 1920
Instrument No.: [3439](#)
9. Clara Foltz Ditch as recorded in the records of Valley County, Idaho as Instrument No. [3645](#) in Book 1 at page 517 on May 8, 1920 and Instrument No. [3686](#) in Book 1 at page 529 on May 22, 1920
10. The provisions contained in Right of Way Deed,
Recorded: February 7, 1928,
Instrument No.: [32114](#).
As follows: State Highway Right of Way.
11. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Idaho Power
Recorded: September 13, 1960
Instrument No.: [56007](#)
Book: 10, Page: 485
12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Idaho Transportation Department
Recorded: April 29, 1999
Instrument No.: [239835](#)

13. The provisions contained in Warranty Deed,
Recorded: March 18, 2015,
Instrument No.: [390405](#).
As follows: State of Idaho Decreed Water Rights .
14. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Lake Irrigation District
Recorded: June 3, 2020
Instrument No.: [428991](#)
15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: Lake Irrigation District
Recorded: June 20, 2020
Instrument No.: [428992](#)
16. The matters disclosed by survey prepared by Skiftun Land Surveying, Inc,
Dated: June 3, 2020
Recorded: June 4, 2020
Instrument No.: [429001](#)
17. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a document
Purpose: Notice with regard to property in The McCall Ranch Record of Survey
Recorded: June 4, 2020
Instrument No.: [429030](#)
18. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a document
Purpose: Declaration of Waterway Delivery Easement
Recorded: June 4, 2020
Instrument No.: [429034](#)
19. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions, contained in a document
Purpose: Declaration of Water Delivery Release The McCall Ranch
Recorded: June 19, 2020
Instrument No.:
20. A Deed of Trust, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:
Amount: \$287,035.00
Dated: October 20, 2020
Trustor/Grantor: Serenity Fields LLC, an Idaho Limited Liability Company
Trustee: AmeriTitle, LLC
Beneficiary: 105 Carefree LLC, a Nevada Limited Liability Company
Recorded: October 23, 2020
Instrument No.: 433777

END OF SCHEDULE B



0006631911



STATE OF IDAHO
 Office of the secretary of state, Phil McGrane
ANNUAL REPORT
 Idaho Secretary of State
 PO Box 83720
 Boise, ID 83720-0080
 (208) 334-2301
 Filing Fee: \$0.00

For Office Use Only
-FILED-
 File #: 0006631911
 Date Filed: 1/28/2026 6:56:38 AM

Entity Name and Mailing Address:

Entity Name: SERENITY FIELDS LLC.
 The file number of this entity on the records of the Idaho Secretary of State is: 0000581979
 Address: JENNIFER
 495 DEINHARD LN # 1810
 MCCALL, ID 83638-7073

Entity Details:

Entity Status: Active-Existing
 This entity is organized under the laws of: IDAHO
 If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W192785

The registered agent on record is:

Registered Agent: JENNIFER E PORTER
 Registered Agent
 Physical Address
 14091 HWY 55
 MCCALL, ID 83638
 Mailing Address
 495 DEINHARD LN # 1810
 MCCALL, ID 83638-7073

Limited Liability Company Managers and Members

Name	Title	Business Address
Jason Porter	Managing Member	495 DEINHARD LANE #1810 MCCALL, ID 83638
Jennifer Porter	Manager	495 DEINHARD LN #1810 MCCALL, ID 83638

The annual report must be signed by an authorized signer of the entity.
 Job Title: Managing Member

Jason Porter _____ 01/28/2026
 Sign Here _____ Date

BL004-3000 UT/20/2020 0:00 AM RECEIVED BY CTTCC



Jason Hawk Inc <jason@hawkestates.com>

Serenity Fire Access Question

Ryan Garber <ryan@mccallfire.com>

Wed, Mar 11, 2026 at 3:09 AM

To: Jason Hawk Inc <jason@hawkestates.com>, My Jennifer <jennifer@hawkestates.com>, Dan Dunn <dan@dunnlandsurveys.com>

Cc: Mike Bertrand <mike@mccallfire.com>

Hi Jason,

Thanks for reaching out. The access design looks good.

It appears the proposed road is 28' wide with would exceed code requirements. Under Idaho code the driveway standard can be used if serving 5 units or less. I've attached both the Access Road and Driveway construction standards. They are very similar with the main difference being road width (12' for driveways and 20' for access roads).

I can't tell the exact dimensions on the plan, but it appears the hammerhead between lots 2 and 3 meet the IFC appendix D requirements for a turnaround.

The other consideration is the water supply for firefighting. In lieu of meeting the fire flow requirements in Appendix B of the 2018 IFC (International Fire Code), a 10,000-gallon water storage tank or pond for fire protection will need to be installed. The site plan, including the tank location, position, accessibility, etc., would need to be approved by the fire district prior to the installation.

I've also attached the Water Storage Tank standards. Hope this helps.

Let me know if you have questions.

Ryan

Captain Ryan Garber
Fire Prevention / Code Enforcement
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com
Cell: (208) 469-0135

[Schedule a Short Term Rental Safety Inspection](#)
[Schedule a Phone Call with Ryan](#)
[Schedule a Firewise Safety Inspection](#)
[Schedule another type of inspection](#)



PRELIMINARY DECLARATION FOR INSTALLATION OF UTILITIES/POWER

Serenity Fields

This Preliminary Declaration for Installation of Utilities/Power was made on the 26th of March, 2026, by Jennifer Porter, Managing Member of Serenity Fields, LLC ("Declarant").

Recitals

- A. Declarant is the owner of the property being subdivided as Serenity Fields Subdivision, including the private road known as Serenity Fields Lane, located in Valley County, Idaho.
- B. Declarant is in the process of creating four lots within the Serenity Fields subdivision.
- C. In connection with the proposed subdivision, electrical service is planned to be installed for the benefit of the 3 additional residential lots within Serenity Fields Subdivision.
- D. Declarant has been in communication with Idaho Power, and Idaho Power is currently designing the plan for installation of the power to serve the subdivision.

Declaration

Declarant hereby declares that the planned electrical service for Serenity Fields is intended to be installed along the south border of the proposed private road "Serenity Fields Lane", within a utility easement located along the south border of Serenity Fields Lane as shown on the preliminary plat map provided. The purpose of this declaration is to provide notice that:

1. Power infrastructure is planned as part of the subdivision improvements for Serenity Fields.
2. The power line installation is intended to follow the south boundary area of Serenity Fields Lane within the designated utility easement.
3. The final design, specifications, and installation shall be subject to the requirements and approval of Idaho Power.
4. The power installation is intended to serve the lots within Serenity Fields as part of the subdivision's utility infrastructure.

This declaration is preliminary in nature and is being provided in support of the subdivision and utility planning process. Final utility design and installation may be further refined by Idaho Power consistent with applicable easements, subdivision approvals, and field conditions.



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098

Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

January 8, 2026

SERENITY FIELDS LLC
495 DEINHARD LN UNIT 1810
MCCALL, ID 83638-7073

**RE: RETURNING APPLICATION FOR EXTENSION OF TIME TO AVOID FORFEITURE OF
WATER RIGHT NO. 65-24272**

Dear Applicant:

On October 16, 2025 the Department of Water Resources (Department) received your Application for Extension for Time to Avoid Forfeiture of Water Right 65-24272. A letter requesting additional information to complete the review process was sent on December 02, 2025. As of the date of this letter no significant information was provided to indicate any beneficial use occurred within the five years prior to the submission of your application (2019-2025). Therefore, I recommend the application be returned.

If you can provide information demonstrating that beneficial use occurred within the years 2019 through 2025, you are welcome to resubmit an Application for Extension of Time to Avoid Forfeiture. Department resources were expended to provide a thorough review of the application I am returning to you. Therefore, the application fees cannot be refunded.

Please note that a water right is not protected from forfeiture unless it is Leased into the Water Supply Bank, an Application for an Extension of Time to Prevent Forfeiture is approved, or an exception or defense to forfeiture applies as described under Idaho Code § 42-222(4).

If you have any questions regarding this matter, please contact me at (208) 287-4920 or catalina.beck@idwr.idaho.gov.

Sincerely,

Catalina Beck

Water Resource Agent. – State Office
Idaho Dept. of Water Resources

Enclosure(s). Application

“Serenity Fields Lane”

Private Road Access, Emergency Access, and Maintenance Declaration

(Preliminary Statement for Subdivision Application)

Project Location: Parent parcel located on the west side of Highway 55 just south of Milepost 141, Valley County, Idaho.

1. Purpose

This statement describes the proposed private road access, emergency vehicle access, and maintenance responsibilities associated with the subdivision of the parent parcel. The private road will provide access to the existing residence and the proposed additional residential parcels created through this subdivision.

2. Access to Highway 55

Access to the property will occur through the existing highway approach connecting to Highway 55. Any modifications or improvements to the existing approach will be subject to review and approval by the Idaho Transportation Department (ITD).

The intent of the subdivision is to maintain one consolidated access point to Highway 55 rather than creating multiple individual driveways along the highway corridor.

3. Private Road Description

The proposed private road will be an improvement of the existing drive that extends from the existing highway approach into the property and currently serves the existing residence and will also serve the 3 proposed additional residential parcels.

The road is proposed to be 28 feet in width and will be designed to accommodate two-way residential traffic as well as emergency service vehicles.

The alignment and dimensions of the road are shown on the submitted site plan and roadway drawing accompanying this application and will be upgraded as required.

4. Ingress, Egress, Emergency Access, and Utilities

A permanent easement will be established for the private road corridor providing ingress, egress, emergency vehicle access, and utility installation for the 3 benefiting parcels.

Utility infrastructure including electrical service may be installed within the private road easement as necessary to serve the parcels.

5. Emergency Vehicle Turnaround

To provide adequate access for fire and emergency services, the road design includes a hammerhead turnaround located near the terminus of the private road.

The hammerhead turnaround is designed to allow fire apparatus and other emergency vehicles to safely maneuver and exit the roadway without requiring long backing movements. Dimensions and layout of the turnaround are shown on the roadway plan on the plat.

6. Private Ownership and Maintenance

The private road will not be dedicated to the public and will remain privately owned. Valley County will not be responsible for maintenance, repair, or snow removal of the road.

Maintenance of the road will include grading, snow removal, drainage maintenance, surface maintenance, and any necessary repairs or improvements.

7. Shared Maintenance Responsibility

The owners of the parcels benefiting from the private road will share responsibility for maintenance and upkeep of the road. Maintenance responsibilities and associated costs will be shared equally among the benefiting parcels unless otherwise agreed upon in writing by the property owners.

8. Recorded Private Road Agreement

Prior to or concurrent with approval of the final plat, a Private Road Declaration and Maintenance Agreement will be prepared and recorded with Valley County.

The recorded agreement will establish the legal easement for the private road and will define maintenance responsibilities for the benefiting parcels. The agreement will run with the land and will be binding upon all current and future owners of the parcels served by the private road.

9. Number of Parcels Served

The private road is intended to serve the currently existing residence and three additional residential parcels to maintain one approach from the highway.

Received
April 9, 2026

Serenity Fields Subdivision

Wildland Urban Interface Fire Protection Plan

Draft Narrative

General Statement

Serenity Fields is a proposed 4 lot rural residential subdivision located on approximately 10 acres in Valley County, Idaho. The property is primarily open ground and pasture type land and is not heavily forested. Because the subdivision contains fewer than five lots and the property is not characterized by significant forested fuel loading, this plan is being submitted by the applicant using the Valley County WUI Fire Protection Plan form. The intent of this plan is to identify the site's existing wildfire conditions and describe the mitigation measures that will reduce risk to life and property.

Section 1. Wildfire Risk Assessment

1. Site description including slopes, aspect, and significant topographic features

The site consists of approximately 10 acres of open rural land proposed for a 4 lot residential subdivision. The property is generally open and very gently sloping, with no steep or mountainous terrain, narrow draws, or heavily timbered slopes. The land does not contain major topographic features that would significantly intensify wildfire behavior or create unusual limitations for firefighting access. The site is more accurately described as open grass and pasture ground..

2. Existing vegetation and fuel hazards, distribution, and continuity

Existing vegetation on the property consists primarily of grasses and light pasture type ground cover. There are no major concentrations of dense brush, continuous timber, or other heavy wildland fuels. Fuel continuity across the property is limited compared with forested sites, and the primary wildfire concern is surface spread through seasonal grasses rather than intense forest fire behavior. Farm animal grazing, regular mowing and/or seasonal maintenance will further reduce this fuel load.

3. Fire history, including occurrence, causes, typical wind, and climatic conditions

We are not aware of any significant fire history on the property itself. Like much of Valley County, the area can be subject to elevated wildfire risk during hot, dry summer conditions, especially during periods of wind and low humidity. However, because this site is predominantly open grassland rather than dense forest, its fuel loading and expected fire behavior are more limited than in wooded subdivisions.

4. Existing roads and bridges, including widths, grades, and weight limits

Access to the subdivision is provided by the existing driveway connection from the public road. This driveway is proposed to be widened to 28' and improved and will become the private road serving the subdivision, to be known as Serenity Fields Lane. There are no bridges within the proposed internal access route. Road improvements will be completed in a manner that supports emergency vehicle access and the fire department has approved the plans for the proposed private road.

5. Location of existing structures and estimate of proposed density, types, and sizes of planned structures

The property currently contains one existing residence. The proposed subdivision will create four residential lots total, including the existing homesite and three additional lots intended for future single family homes. Development density is low and consistent with surrounding rural residential uses.

6. Infrastructure that may affect wildland fire risk

Infrastructure that may affect fire risk includes future residential utility services, residential propane installations if used by future homes, and normal electrical service associated with these residences. The subdivision will also include a buried 10,000 gallon fire suppression water tank intended to support structural fire response.

7. Existing features that may assist in controlling a wildfire

Existing features that may assist in wildfire control include the open nature of the site, the limited amount of heavy vegetation, and the existing access connection from the public road. In addition, the proposed buried 10,000 gallon fire tank will provide an on site water source for fire suppression and improve emergency response capability within the subdivision.

8. Current structural and wildland fire jurisdictional agencies

Structural fire response will be provided by the local fire protection jurisdiction serving this area of Valley County, currently McCall Fire Department. Wildland fire response may also involve other responding agencies as applicable based on fire conditions and jurisdiction.

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

The proposed 4 lot subdivision is not expected to create a substantial increase in wildland fire risk to adjacent landowners because the site is low density, open in character, and not heavily forested. The introduction of additional homes does increase the importance of fire protection planning, but that increase is mitigated through access improvements, on site fire suppression water, ongoing vegetation maintenance, and future defensible space around each home.

Section 2. Wildfire Risk Mitigation

10. Access – planned ingress and egress routes

Ingress and egress to the subdivision will be provided by the existing driveway, which will be improved and widened as needed to function as the private road serving the lots. This road, Serenity Fields Lane, will provide direct access to each lot and will be maintained to support emergency access.

11. Water supply for structural and wildland fire response

A buried 10,000 gallon fire suppression tank is proposed as the subdivision's on site fire protection water source. This tank is intended to provide a reliable water supply for emergency fire response and will be located so it is accessible to responding fire personnel and equipment. The Valley County form specifically contemplates buried tanks, wells, hydrants, and similar systems as appropriate fire protection equipment.

12. Estimated response time and distances for jurisdictional fire agencies

Emergency response will be provided by the McCallFire Department serving this portion of Valley County. Response time will most likely vary depending on staffing, weather, road conditions, and other active calls. We are located approximately 5 minutes from the McCall Fire Department. The subdivision will be accessed directly from the public road and internal private road system, which will improve emergency access to all proposed lots.

13. Planned internal fire protection systems and/or equipment

The primary internal fire protection system proposed for the subdivision is the buried 10,000 gallon fire suppression tank. Additional fire protection measures will include lot addressing, road identification signage, emergency vehicle access improvements, and compliance with applicable building and fire code requirements for future homes.

14. Proposed infrastructure, including road widths, grades, signage, and utilities

The existing driveway will be widened to 28' and improved as necessary to serve as Serenity Fields Lane, the private road for the subdivision. Road name signage and lot addressing will be installed as required for emergency response. Utilities will be installed to serve the lots in accordance with applicable requirements. Any aboveground or belowground utility improvements will be completed in a manner consistent with approved subdivision plans and code requirements.

15. Safety zone locations

Because the property is largely open grassland with low density development, the improved access road and open areas around future homes will provide practical operational space for emergency response. Each lot will also be developed with defensible space around structures, which will function as an additional safety and fire response area.

16. Planned live and dead fuel treatment actions

Fuel treatment for the subdivision will primarily consist of mowing and seasonal maintenance of grasses and similar light vegetation on individual lots and common access areas as applicable. Since the site is not forested and does not contain significant dense brush or timber, large scale thinning, pruning, piling, or timber removal is not anticipated.

17. Long term maintenance schedule to sustain fuel treatment effectiveness

Long term fuel management will consist of regular seasonal and vegetation maintenance to reduce fine fuels, particularly during the fire season. Future lot owners will be responsible for maintaining defensible space around their own homes, accessory structures, propane tanks, and along driveways in accordance with applicable code requirements and good fire safety practices.

18. Analysis of the overall change in wildland fire risk once mitigation actions are implemented

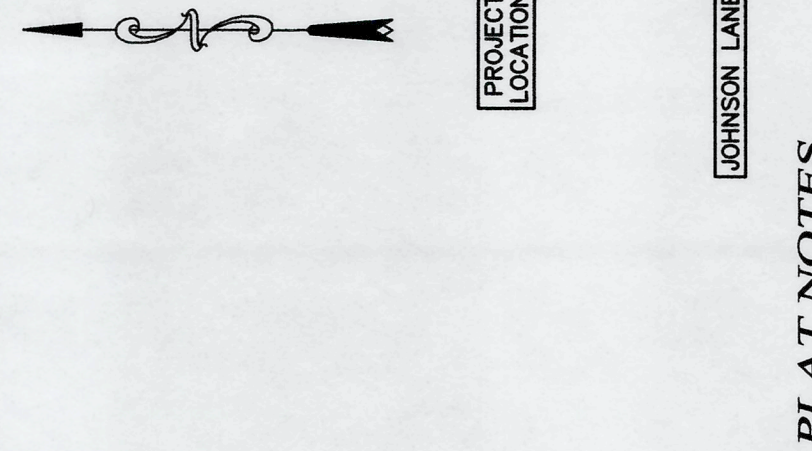
After implementation of the proposed mitigation measures, the overall wildland fire risk within the 4 lot subdivision is expected to remain relatively low. The site is not heavily forested and contains primarily grass fuels rather than timber or brush. While structural fire exposure increases with the addition of homes, that risk is reduced by improved access, on site fire suppression water, ongoing vegetation management, and the requirement for defensible space around future homes and structures.

PRELIMINARY PLAT - "SERENITY FIELDS SUBDIVISION"

RP18NO3E28104
ELK CREEK SURVEYS, INC.
14102 HIGHWAY 55
MCCALL, ID 83638
957 AC.

1294.37'
SANORA D. AND MICHAEL W. HOUSTON
14103 HIGHWAY 55
MCCALL, ID 83638
500.58 AC.

1818NO3E28105
CATHY MILLER
14104 NORWOOD ROAD
MCCALL, ID 83638



PRELIMINARY/FINAL PLAT NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT. CURRENT BUILDING SETBACKS ARE SHOWN HEREON.
- SERENITY FIELDS LANE WILL BE A PRIVATE ROAD OWNED AND MAINTAINED BY SERENITY FIELDS LLC AS DEFINED IN THE PLAT. STATE ROAD DESIGNATION SERENITY FIELDS LANE WILL ALSO SERVE AS A UTILITY AND DRAINAGE EASEMENT.
- POWER FACILITIES WILL BE CONSTRUCTED PRIOR TO RECORDING OF THE FINAL PLAT. NO TELEPHONE OR INTERNET SERVICES WILL BE PROVIDED.
- THERE WILL BE NO CG&R'S.
- ALL LIGHTING WILL BE DARK SKY COMPLIANT.
- THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3803, AND THE REQUIREMENTS IN I.C. 31-3803 ARE NOT APPLICABLE.
- LOTS WILL BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.
- THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE SOLE DISCRETION TO PROVIDE PERMITS FOR ANY PUBLIC ROAD; THE LEVEL OF SERVICE CAN BE CHANGED.
- SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
- NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
- NO LOT SPLITS
- ONLY ONE (1) WOOD BURNING DEVICE ALLOWED PER LOT.
- FEMA FIRM PANEL(S): 1608C 1001C & 1022C
FIRM EFFECTIVE DATE(S): 2/1/2019
- BASE FLOOD ELEVATION(S): ZONE X
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND

- PROPOSED SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- QUARTER SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EP
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF DIRT
- CHP
- OVERHEAD POWER LINE
- SEWER LID
- POWER POLE
- GUY WIRE ANCHOR
- WELL HEAD
- SEPTIC TEST HOLE
- IRRIGATION VALVE
- TRANSFORMER
- PROPANE TANK
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- DECIDUOUS TREE
- CONIFEROUS TREE
- SET SPIKE
- CALCULATED POINT (NO MONUMENT SET OR FOUND)

DEVELOPMENT DATA

PARCEL NO.: RP18NO3E281774
PROPERTY AREA: 10.503 ACRES
AVERAGE LOT AREA: 2.626 ACRES
TOTAL NUMBER OF LOTS: 4
PRIVATE RIGHT-OF-WAY: 1.442 ACRES
OPEN SPACE: 0 ACRES

PROPOSED UTILITY EASEMENTS:
ADJACENT TO PRIVATE ROAD: 12 FEET
SUBDIVISION BOUNDARY: 0 FEET
COMMON LOT LINES: 0 FEET CENTERED ON LOT LINE

PROPOSED BUILDING SETBACKS:
FRONT: 30 FEET
REAR: 30 FEET
SIDE: 15 FEET

OWNER/DEVELOPER:
SERENITY FIELDS LLC
JASON AND JENNIFER PORTER
14081 HIGHWAY 55
MCCALL, IDAHO, 83638
(208) 315-2278

PRELIMINARY PLAT SERENITY FIELDS LLC

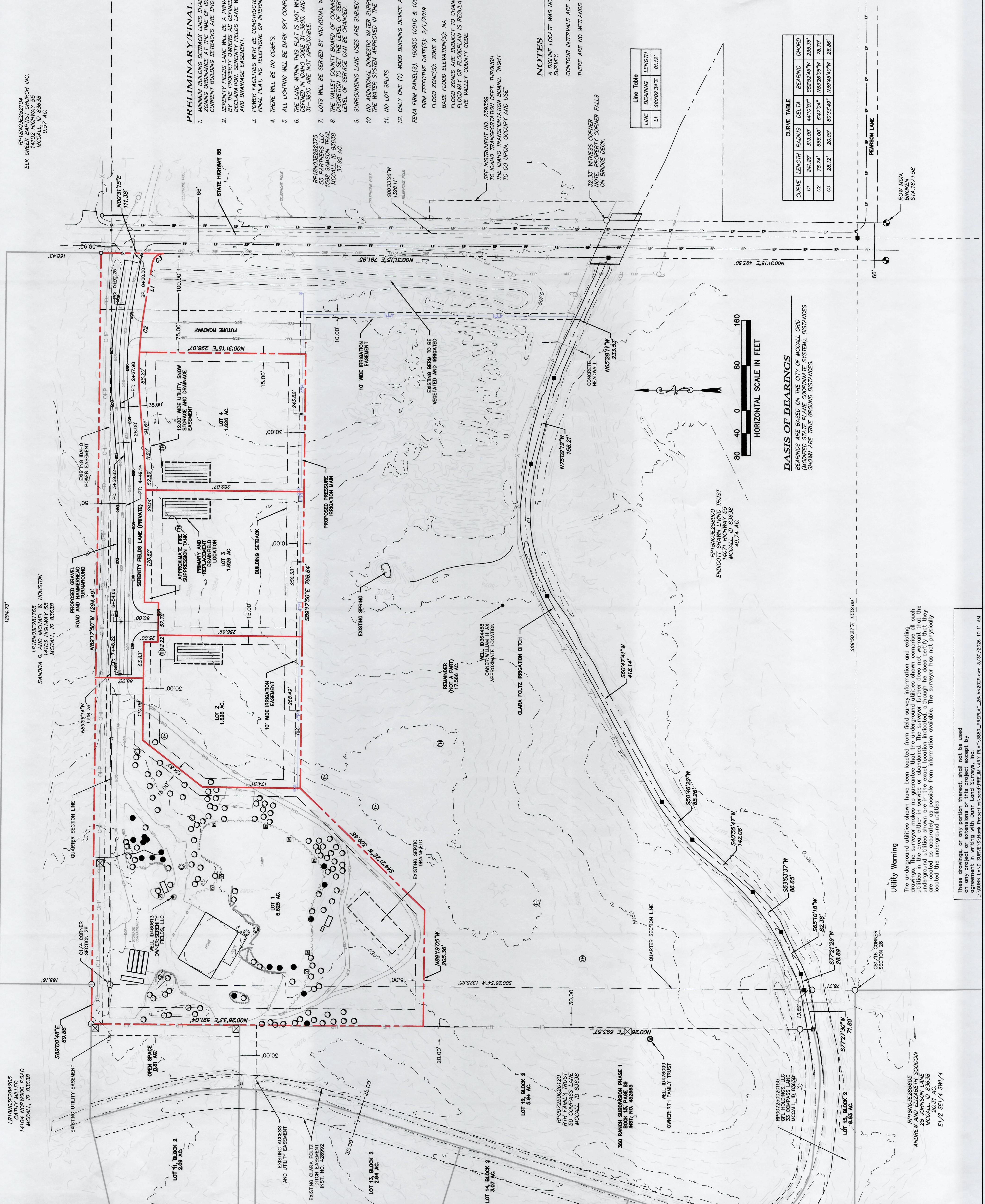
A PARCEL OF LAND LOCATED IN A PORTION OF THE
NW1/4 OF THE SE1/4, SECTION 28
T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO



75 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM

NO.	REVISION	CHECKED:	DATE:	BY:	DATE:
1					
2					
3					
4					
5					

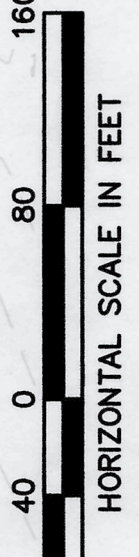
DRAWN BY: DTD
DATE: 03/24/26
JOB NO.: 3889
SHEET NO.: 1 of 1



LINE	BEARING	LENGTH
L1	S80°02'34"E	81.12'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	241.29'	313.00'	44°10'07"	S82°26'45"W	235.36'
C2	78.74'	165.00'	6°47'04"	N83°28'08"W	78.70'
C3	28.12'	20.00'	60°33'49"	N09°45'40"W	25.86'

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE CITY OF MCCALL GRID
(MODIFIED STATE PLANE COORDINATE SYSTEM). DISTANCES
SHOWN ARE TRUE GROUND DISTANCES.



Utility Warning

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area. The surveyor is not responsible for any damage to existing underground utilities shown or in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Dunn Land Surveys, Inc. U:\JOHN LAND SURVEYS\New Properties\2025\PRELIM PLAT\3889_PRELIM PLAT_250325.dwg 3/25/2025 10:11 AM