

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



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Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT:	C.U.P. 21-34 Saddle Rock Subdivision – Final Plat
MEETING DATE:	September 8, 2022
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / OWNER:	Ryan and Heidi Schneider 291 Ashton Lane McCall, ID 83638
ENGINEER:	ABCO Engineering 119 N Midland BLVD Nampa, ID 83651
SURVEYOR:	Chip Bowers, Bowers Land Surveys, Inc. PO Box 976 Cascade, ID 83611
LOCATION:	RP12N04E174096, RP12N04E175766, and RP12N04E175819 in the SW ¼ Section 17 and the S ½ Section 18, T.12N, R.4E, Boise Meridian, Valley County, Idaho
SIZE:	165 acres
REQUEST:	Single-Family Residential Subdivision
EXISTING LAND USE:	Agricultural (Timber Production)

Ryan and Heidi Schneider are requesting final plat approval for Phase 1. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit.

The approval for a conditional use permit and preliminary plat was effective December 21, 2021. The preliminary plat approval was for a 32-lot single-family subdivision on approximately 165 acres. Two phases were approved:

- Phase 1 – 2022 - 18 lots – 105 acres
- Phase 2 – by 2026 - 14 lots – 60 acres

This plat consists of nineteen (19) single-family residential lots, ranging in size from 2.08 to 9.99 acres on approximately 105 acres.

A shared driveway easement is requested. A wildfire mitigation plan and draft CCRs have been submitted (attached).

Lots would be accessed from graveled, private roads onto Highway 55.

Individual wells and individual septic systems are proposed.

The parcels boundaries have been modified since 2021; thus, the parcel numbers vary from the original approval and conditional use permit description.

FINDINGS:

1. The final plat was submitted on August 5, 2022.
2. Legal notice was posted in the *Star News* on August 18, 2022, and August 25, 2022. The proposed final plat was posted on the Valley County website on April August 9, 2022. **This is not a public hearing.**
3. Agency comment received:

Parametrix, Valley County Engineer, has reviewed the roadway, grading, and stormwater improvement plans and stormwater drainage report. Approval is recommended conditioned upon the applicant reviewing the draining calculations and adjusting the size of the culverts in their final plans to meet the design criteria. (July 28, 2022)

Steven Hull, Cascade Rural Fire Chief, stated that 14,000-gallon water tank has been installed and meets the current standards. He also has inspected the site and the Fire Mitigation Plan is being executed. (July 29, 2022, and August 25, 2022)

Mike Reno, Central District Health, stated the mylar for signature and full-size copy is needed for their records. (July 27, 2022)

Kelly Copperi, Valley County Dispatch Communications Supervisor, prefers a road name other than Snowbank. (August 12, 2022)

Laurie Frederick, Valley County Cadastral Specialist, noted minor discrepancies that should be resolved prior to recording the final plat. (August 30, 2022)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, hazardous waste, ground water contamination, and best management practices. (August 10, 2022)

STAFF QUESTIONS / COMMENTS / RECOMMENDATION:

- 1) Road names need to be changed:
 - Snowbank Circle is not a permitted name.
 - Dakota Way is okay but should be indicated on plat as to where it begins.
 - See attached proposal for other road names as shown. Also each location of name change should be indicated. Will need to be updated on Declaration of Private Roads.
- 2) A shared driveway maintenance agreement is needed and will be indicated on and recorded with the plat. It should clearly state which lots can use the shared driveway (4, 5, 13, 14 ?)

- 3) The following changes should be made to the notes on the plat:
 - Lots shall not be reduced in size without prior approval from the (not the) Health Authority and re-platting of the property.
 - Reference for Declaration of Private Roads
 - Reference for Declaration of Utilities
 - Reference for Shared Driveway
 - The Fire Mitigation Plan should be recorded and referenced on the face of the plat.
- 4) The applicant's engineer will need to submit a statement that the road was built to approved engineer plans.
- 5) The first page should show break up between pages 2 and 3....pages 2 and 3 should highlight certain areas and not duplicate lots on both pages.
- 6) Need to incorporate Long-term maintenance schedule from Wildland Urban Interface Protection Plan (#8) into the CCR's and provide for costs by the HOA.
- 7) CCR's should assess a cost for private roads...

The following are the conditions of approval and comments as to whether the applicant has complied with each condition.

Approved Conditions of Approval – Instrument # 446864:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. ✓
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit. ✓
3. The final plat for phase one shall be recorded within two years, or this permit will be null and void. Future phases will need to be finalized by December 31, 2026. ✓
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit. ✓.
5. Approval from Idaho Transportation Department is required prior to recording the final plat.

Needed _____

6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. ✓ July 28, 202
7. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.

Needed _____

8. Must bury conduit for fiber optics with utilities. ✓ **Per Declaration of Utilities**
9. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation. ✓ **Utilities are installed.**
10. A private road declaration is required.

Dates and road names will need to be updated. _____

11. A letter of approval is required from Cascade Fire District prior to recording the final plat
✓ **July 29, 2022**

What are plans for implementing recommendations of the Cascade Fire Chief? ____

12. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device. ✓
13. All lighting must comply with the Valley County Lighting Ordinance. ✓
14. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road. ✓
15. The following note shall be placed in the notes on the face of the final plat:
"The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."

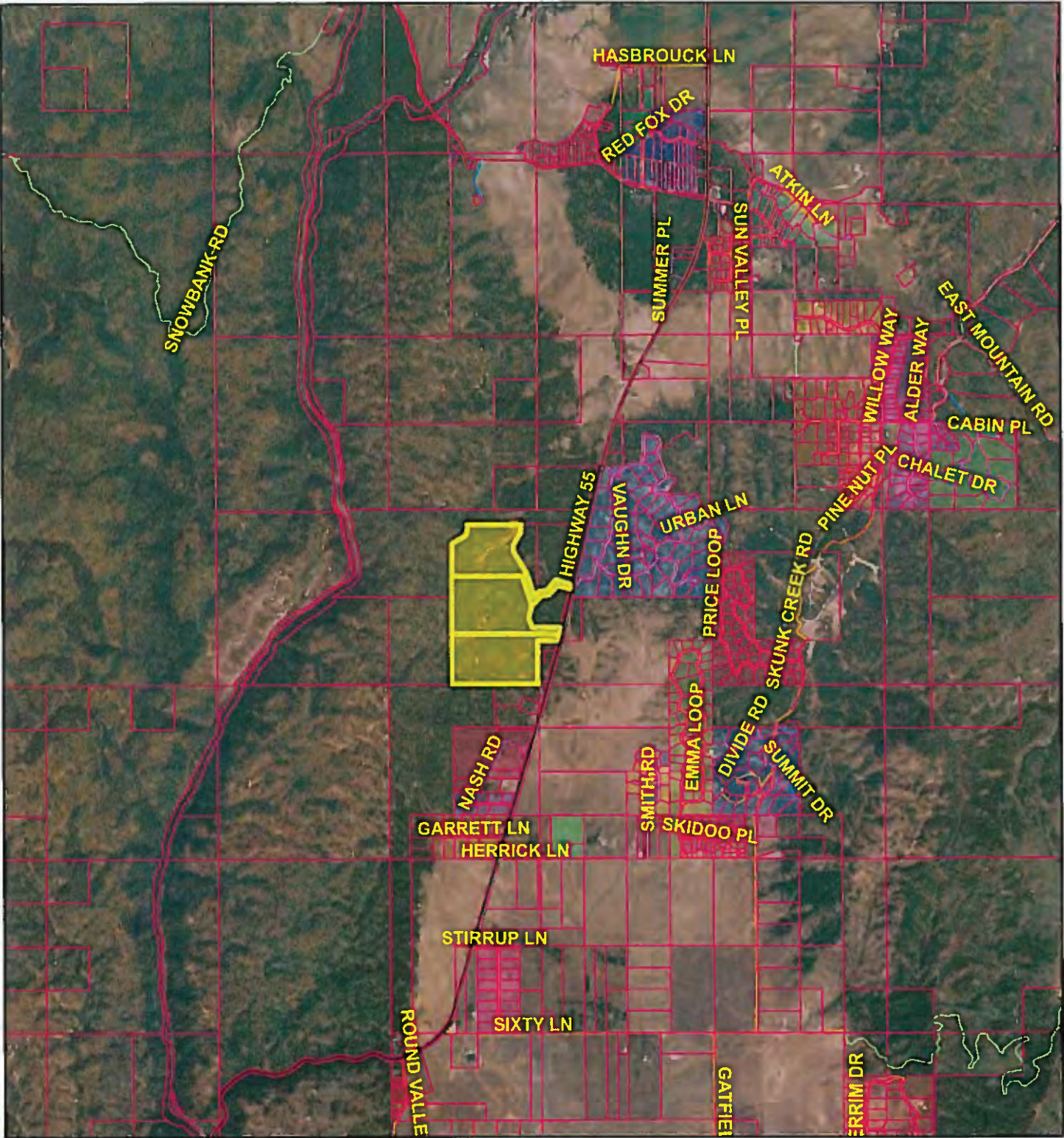
Needed _____

ATTACHMENTS:

- Vicinity Map
- Aerial Map
- Conditional Use Permit
- Proposed Final Plat
- Road Name Changes Proposed...?
- Approved Preliminary Plat
- Submittal Letter from Applicant
- Wildland Urban Interface Fire Protection Plan – August 5, 2022
- Draft Declaration of Private Roads
- Draft Declaration of Utilities
- Draft CCRs
- Responses

END OF STAFF REPORT

C.U.P. 21-34 Saddle Rock Subdivision



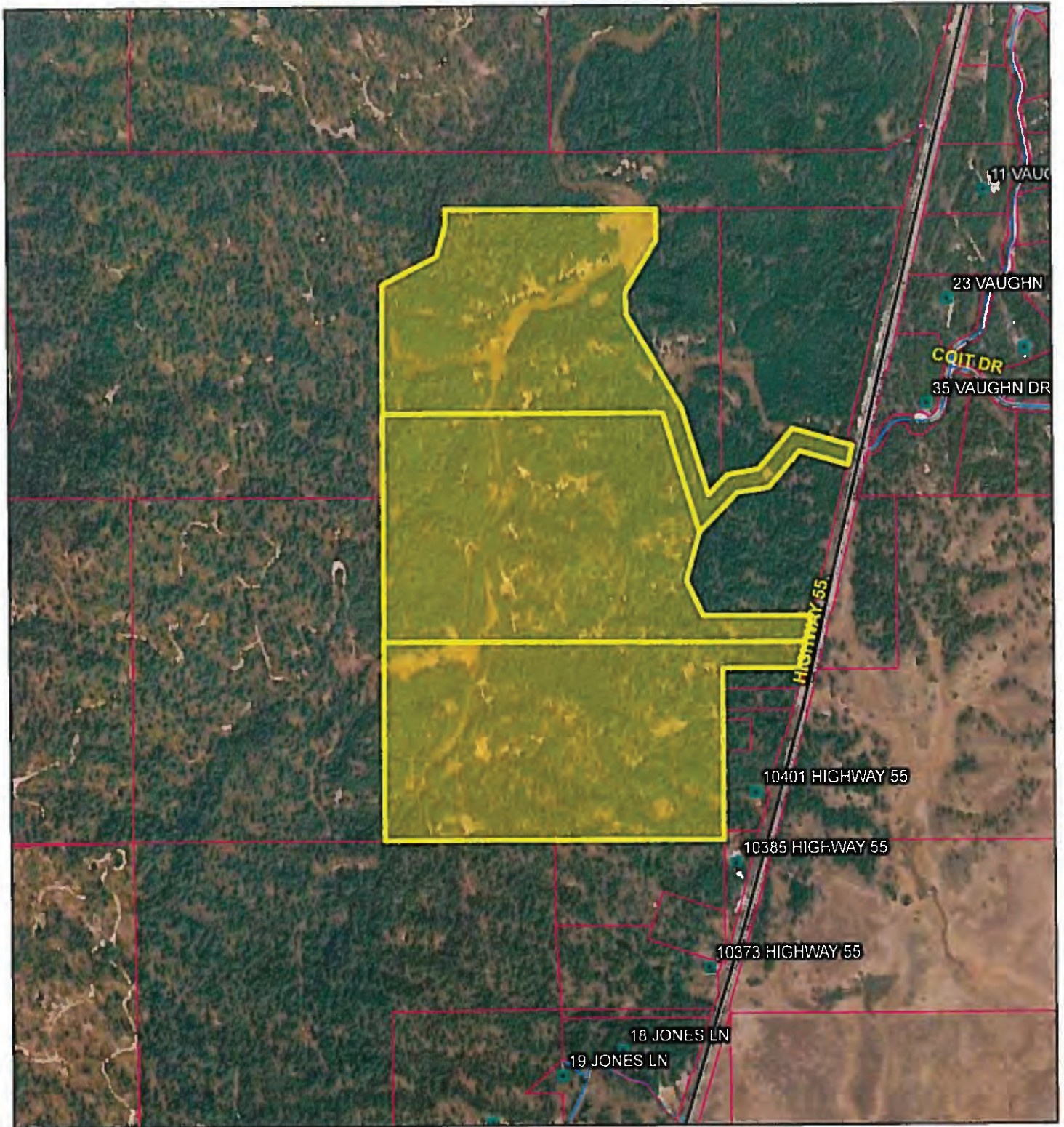
10/26/2021, 9:31:30 AM

- Parcel Boundaries
- All Road Labels
- Roads
- MAJOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE



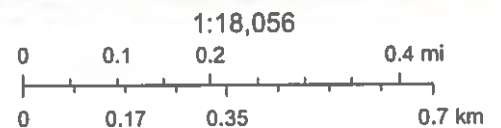
Earthstar Geographics

C.U.P. 21-34 Saddle Rock Subdivision



10/26/2021, 9:21:58 AM

- Parcel Boundaries
- Addresses
- All Road Labels
- MAJOR
- PRIVATE



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Cascade, ID 83611-1350
Phone: 208-382-7115
Email: cherrick@co.valley.id.us



Instrument # 446864

VALLEY COUNTY, CASCADE, IDAHO
12-22-2021 09:58:43 AM No. of Pages: 2
Recorded for : P&Z
DOUGLAS A. MILLER (Recording Stamp) *AC*
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

CONDITIONAL USE PERMIT NO. 21-34 Saddle Rock Subdivision

Issued to: Ryan and Heidi Schneider
291 Ashton Lane
McCall, ID 83638

Property Location: The site is 165 acres identified as RP12N04E174094, RP12N04E175764, and RP12N04E175821 in the SW ¼ Section 17 and the S ½ Section 18, T.12N, R.4E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of December 9, 2021. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 21-34 with Conditions for establishing a 32 lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is December 21, 2021.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat for phase one shall be recorded within two years, or this permit will be null and void. Future phases will need to be finalized by December 31, 2026.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Approval from Idaho Transportation Department is required prior to recording the final plat.

6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
7. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
8. Must bury conduit for fiber optics with utilities.
9. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation.
10. A private road declaration is required.
11. A letter of approval is required from Cascade Fire District prior to recording the final plat.
12. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
13. All lighting must comply with the Valley County Lighting Ordinance.
14. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
15. The following note shall be placed in the notes on the face of the final plat:
"The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."

END CONDITIONAL USE PERMIT

Date December 21, 2021

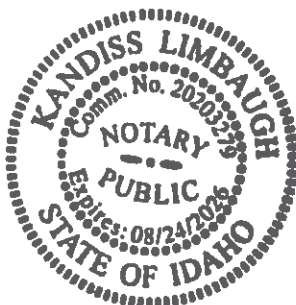
Approved by Cynda Herrick

On this 21 day of December, 2021, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is 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 seal the day and year in this certificate above written.

Kandiss Limbaugh
Notary Public

Residing at:
Commission Expires:





SADDLE ROCK SUBDIVISION

SITUATE IN PORTIONS OF THE
SW 1/4 OF SECTION 18 & THE SW 1/4 OF SECTION 17
TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M.
VALLEY COUNTY, IDAHO
2022

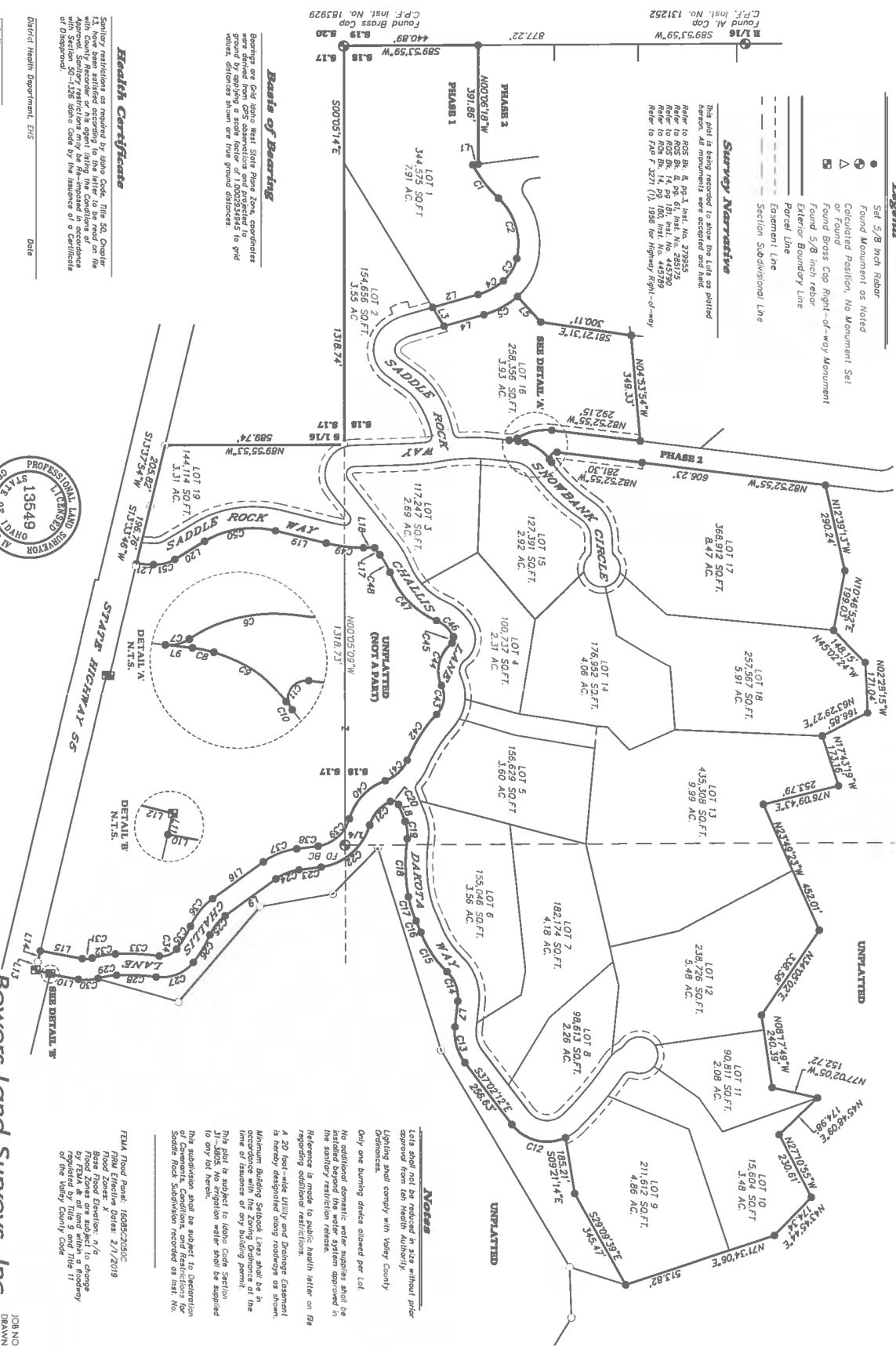
Book _____
Page _____
CCR's _____

- ### Legend
- Set 5/8 inch rebar
 - Found Monument as Noted
 - △ Calculated Position, No Monument Set or Found
 - Found Brass Cap Right-of-way Monument
 - Found 5/8 inch rebar
 - Exterior Boundary Line
 - Parcel Line
 - Easement Line
 - Section Subdivision Line

Survey Narrative

This plat is being recorded to show the lots as outlined herein. All monuments were accepted and held.

Refer to RGS Bl. & Pg. 1, Inst. No. 279855
Refer to RGS Bl. & Pg. 61, Inst. No. 285175
Refer to RGS Bl. & Pg. 180, Inst. No. 447399
Refer to RGS Bl. & Pg. 180, Inst. No. 447399
Refer to P & P 3271 (1), 1958 for Highway Right-of-way



Basis of Bearing

Bearings are old Idaho West State Plane Zone coordinates based on the National Survey of the Interior. The coordinates were obtained from the Idaho State Plane Zone 12 North, Range 4 East, B.M. 1958. Distances shown are true ground distances.

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 24, Chapter 1, Section 1-101, shall be observed by the owner of the property. The owner shall be responsible for the maintenance of the property in accordance with the provisions of the Health Code. The owner shall be responsible for the maintenance of the property in accordance with the provisions of the Health Code.



Bowers Land Surveys, Inc.
P.O. BOX 976, COOCODE, IDAHO 83411
PHONE 208 459-4257

Notes

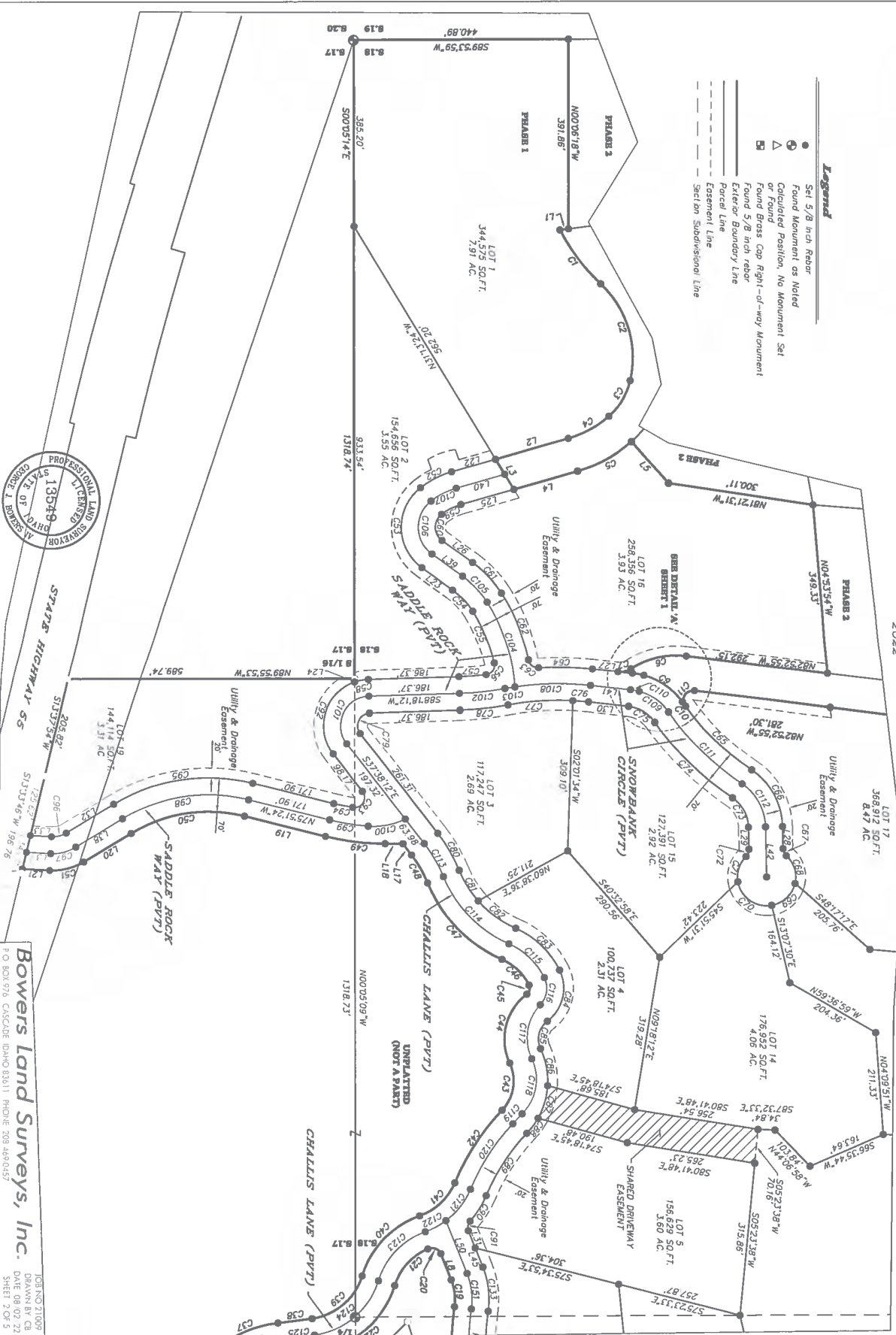
- Lots shall not be reduced in size without prior approval from the Health Authority.
- Lighting shall comply with Valley County Ordinances.
- Only one burning device allowed per lot.
- No additional domestic water supply shall be installed beyond the water system approved to the sanitary restriction release.
- Reference is made to public health rules on the 30 foot-wide Utility and Drainage Easement is hereby designated along roadways as shown.
- Minimum Building Setback Lines shall be in accordance with the Zoning Ordinance at the time of issuance of any building permit.
- This plat is subject to Idaho Code Section 21-3025. No irrigation water shall be supplied to any lot herein.
- The subdivision shall be subject to Dedication of the Saddle Rock Subdivision recorded as Inst. No. 180823050C.
- FEWA Flood Panel: 180823050C.
- FEWA Effective Date: 2/1/2019.
- Flood Flood Elevation: 6/6.
- Flood Zones are subject to change by FEMA and without notice.
- Flood Zones are subject to change by FEMA and without notice.
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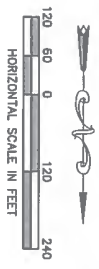
SADDLE ROCK SUBDIVISION
SITUATE IN PORTIONS OF THE
SW/2 OF SECTION 18 & THE SW/4 OF SECTION 17
TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M.,
VALLEY COUNTY, IDAHO
2022

Book _____
Page _____

- Legend**
- Set 5/8 inch Rebar
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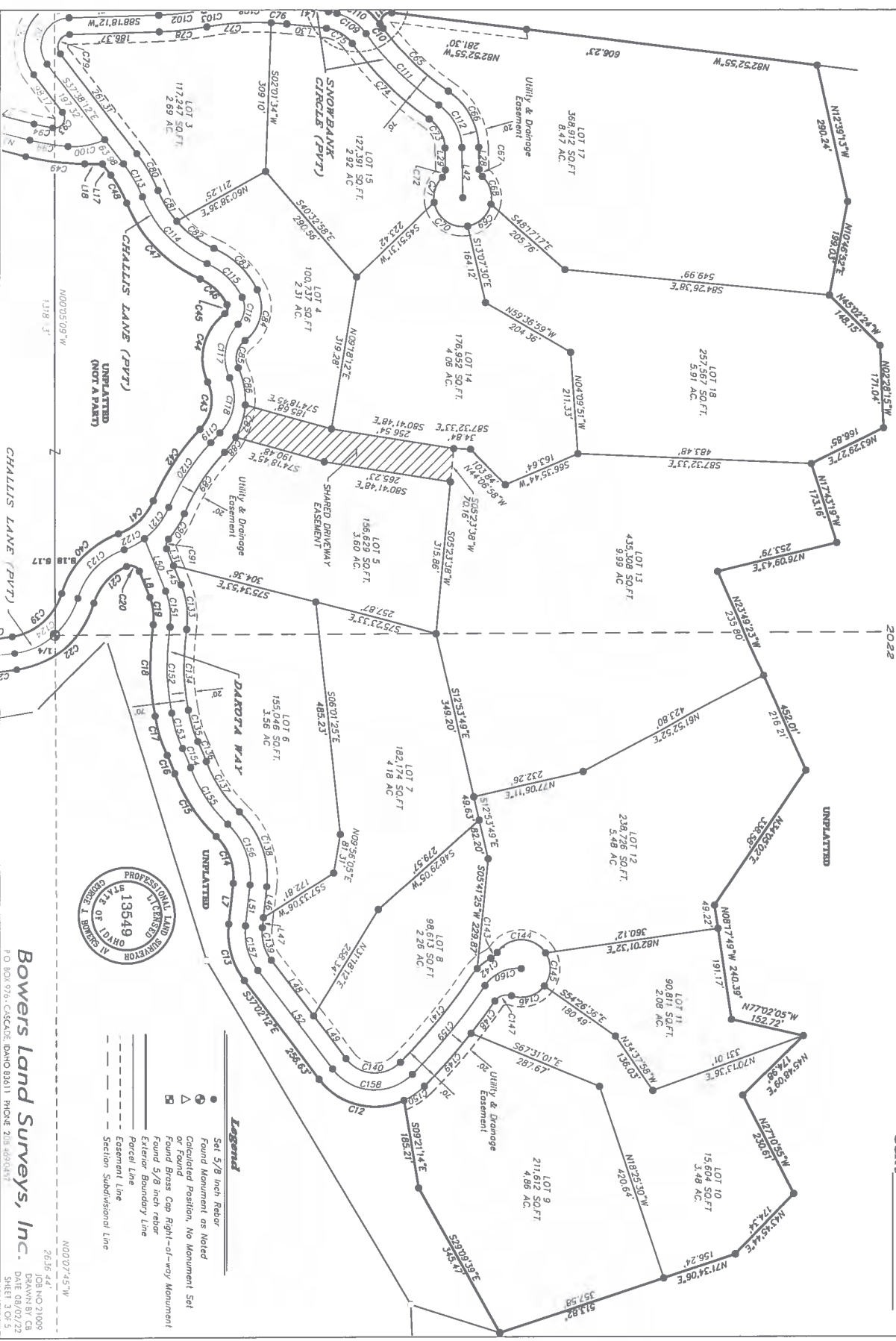


Bowers Land Surveys, Inc.
P.O. BOX 976 CASCADE IDAHO 83611 PHONE 208 469-0457
ICB NO 21009
DRAWN BY CB
DATE 08 02 22
SHEET 2 OF 5



SADDLE ROCK SUBDIVISION
SITUATE IN PORTIONS OF THE
SW/2 OF SECTION 16 & THE SW/4 OF SECTION 17
TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M.,
VALLEY COUNTY, IDAHO
2022

Book _____
Page _____
CCR# _____



Bowers Land Surveys, Inc.
P.O. BOX 976 • CASCADE, IDAHO 83611 PHONE 208 469-0477
13549
J. BOWERS
STATE OF IDAHO
SURVEYOR
NOV 17 2022

- Legend**
- Set 5/8 inch Rebar
 - Found Monument as Noted
 - △ Calculated Position, No Monument Set or Found
 - Found Brass Cap Right-of-Way Monument
 - Found 5/8 inch rebar
 - Exterior Boundary Line
 - Easement Line
 - Section Subdivisional Line

NO07'45"W
2636.44'
JOB NO 21009
DRAWN BY CB
DATE 08/07/22
SHEET 3 OF 5

SADDLE ROCK SUBDIVISION

SITUATE IN PORTIONS OF THE
SW/2 OF SECTION 18 & THE SW/4 OF SECTION 17
TOWNSHIP 12 NORTH, RANGE 4 EAST, B.M.,
VALLEY COUNTY, IDAHO
2028

Book _____
Page _____
CCRY _____

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	139.92	415.00	N17°05'29"W	139.26
C2	218.59	210.00	N16°55'51"W	208.85
C3	87.21	140.00	N50°44'08"E	85.81
C4	95.68	215.00	N61°21'25"E	95.09
C5	127.10	285.00	S61°21'25"W	126.05
C6	119.52	170.62	N77°03'04"E	117.09
C7	27.61	40.00	N77°03'04"E	27.06
C8	24.06	146.00	N78°56'08"W	24.03
C9	98.96	146.00	N54°47'48"W	97.07
C10	11.31	566.00	N35°37'07"W	11.31
C11	48.18	20.00	S28°56'15"W	37.35
C12	198.26	145.00	S75°49'00"E	181.64
C13	124.64	165.00	S15°23'45"E	121.70
C14	102.11	117.00	S19°58'50"E	103.41
C15	156.89	351.00	S33°24'04"E	155.59
C16	40.53	565.00	S22°35'06"E	40.52
C17	84.78	335.00	S17°27'25"E	84.55
C18	192.75	608.00	S07°07'31"E	191.94
C19	57.10	110.00	S06°54'47"E	56.46
C20	103.04	120.00	N41°55'18"E	101.72
C21	222.35	196.00	S49°20'40"W	210.62
C22	73.39	2160.00	N62°48'03"E	73.39
C23	82.56	158.00	N68°49'19"E	81.62
C24	105.71	143.00	N58°41'59"E	103.46
C25	132.52	132.00	N68°58'51"E	131.05
C26	61.62	985.00	S87°14'24"E	61.48
C27	41.00	987.00	N68°20'18"E	40.19
C28	33.12	71.00	S87°02'31"E	32.83
C29	77.80	335.00	S80°20'18"W	77.22
C30	144.78	720.00	N87°14'24"W	144.53
C31	64.74	82.00	S68°56'11"W	61.83
C32	87.26	330.00	S31°07'18"W	87.00
C33	117.95	223.00	S38°41'58"W	116.58
C34	118.13	228.00	S68°49'19"W	117.78
C35	71.01	2090.00	S82°49'03"W	71.01
C36	142.84	126.00	S43°26'57"W	135.40
C37	174.55	190.00	S43°26'57"W	171.16
C38	102.48	123.00	S46°31'03"W	99.54
C39	179.05	88.00	S09°09'32"W	178.07
C40	158.23	116.00	S13°58'42"W	146.24
C41	78.74	113.00	S46°08'17"E	79.13
C42	225.53	292.00	S43°56'12"E	220.33
C43	68.50	251.00	S28°42'14"E	69.28
C44	142.81	513.00	S28°42'14"E	143.51
C45	242.18	307.00	N81°39'39"E	235.95
C46	73.65	123.00	N76°05'56"E	72.55

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C47	72.22	185.00	N62°56'59"E	71.76
C48	191.75	104.00	N01°03'11"W	165.72
C49	61.14	165.00	S41°53'23"E	60.79
C50	115.44	312.36	S22°41'28"E	114.66
C51	33.68	20.00	S44°36'52"W	29.84
C52	56.07	565.00	S65°33'38"W	55.99
C53	29.05	95.00	N79°32'36"E	28.94
C54	44.89	115.00	N62°36'59"E	44.81
C55	62.69	34.00	N01°03'11"W	54.18
C56	87.08	235.00	S43°53'25"E	86.59
C57	29.14	402.36	S22°01'11"E	148.33
C58	110.57	20.00	N51°41'11"W	26.63
C59	105.97	566.00	N46°05'07"W	110.43
C60	137.96	145.00	S28°23'23"E	132.81
C61	16.47	20.00	S17°17'22"E	16.00
C62	63.64	60.00	S17°17'22"E	60.70
C63	70.08	60.00	S46°33'30"W	66.17
C64	34.35	570.00	S89°31'03"E	34.35
C65	134.12	570.00	S89°31'03"E	133.81
C66	98.28	655.00	S63°57'25"E	97.88
C67	58.85	331.00	S59°42'14"E	58.40
C68	75.23	222.00	N31°28'33"W	74.86
C69	96.55	222.00	S36°19'11"W	95.79
C70	127.54	181.00	S64°08'13"E	124.87
C71	117.54	65.00	S13°38'40"W	108.19
C72	62.75	46.00	N11°38'42"E	52.99
C73	79.21	158.00	S10°44'14"E	78.38
C74	70.59	158.00	S16°25'25"E	70.01
C75	39.14	158.00	S16°25'25"E	39.04
C76	153.68	424.00	N33°01'58"E	152.84
C77	62.61	193.00	S31°56'34"E	62.33
C78	21.08	20.00	N10°45'36"E	20.11
C79	179.77	95.00	N16°34'24"E	154.12
C80	49.83	20.00	S13°33'33"W	37.81
C81	39.70	443.00	N78°25'28"W	39.68
C82	297.40	377.00	N81°32'39"E	289.75
C83	52.69	88.00	S76°05'56"W	51.91
C84	269.79	342.00	N80°40'15"W	262.85
C85	80.32	478.00	N80°40'15"W	80.23
C86	78.55	150.00	S29°30'45"E	77.66
C87	131.81	60.00	N75°20'00"E	106.89
C88	94.07	620.00	S35°25'25"E	93.88
C89	21.04	605.00	N80°36'25"E	21.04
C90	186.52	367.36	S18°05'46"E	184.52
C91	74.17	200.00	S43°15'25"E	73.69
C92	127.22	69.00	N01°03'11"W	109.95

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C93	58.55	150.00	N62°36'59"E	58.18
C94	155.65	605.00	N68°38'25"E	155.22
C95	75.24	111.00	S64°47'48"E	73.80
C96	18.29	111.00	S78°56'06"E	18.27
C97	212.59	601.00	N45°30'46"W	211.48
C98	104.66	110.00	S28°42'14"E	100.75
C99	79.20	286.00	S29°42'14"E	78.94
C100	114.89	257.00	N43°56'12"W	113.92
C101	60.43	50.00	S46°08'13"E	56.82
C102	119.33	100.00	N08°52'14"E	112.42
C103	123.33	300.00	N42°39'51"E	115.66
C104	28.00	448.01	N32°49'59"E	160.39
C105	80.97	158.00	S37°19'49"W	80.09
C106	50.67	158.00	S61°11'56"W	50.46
C107	144.85	135.00	N43°36'57"E	139.63
C108	182.65	161.00	S49°20'40"W	173.01
C109	72.20	2795.00	S82°49'03"E	72.20
C110	100.85	193.00	N68°49'19"E	98.29
C111	99.44	186.00	N49°41'39"E	98.29
C112	96.51	365.00	S31°07'18"W	96.23
C113	101.26	97.00	S68°36'31"W	96.74
C114	137.74	605.00	S87°14'24"E	133.51
C115	69.48	106.00	S87°02'31"E	69.60
C116	49.43	158.00	S68°54'47"E	49.38
C117	130.53	58.00	N01°03'11"W	129.84
C118	67.06	285.00	S27°10'37"E	66.88
C119	45.55	635.00	S27°10'37"E	45.55
C120	125.60	281.00	N33°24'04"W	124.46
C121	127.19	149.00	S19°58'50"E	124.67
C122	71.76	95.00	N45°23'45"W	70.07
C123	128.06	75.00	N65°32'10"W	111.06
C124	230.20	1165.00	S19°27'10"W	230.32
C125	35.43	115.00	N62°55'14"E	35.29
C126	117.79	40.00	S48°21'40"W	117.64
C127	118.71	60.00	S89°23'55"E	100.27
C128	73.05	60.00	S02°09'41"W	68.62
C129	38.51	60.00	S72°28'15"W	71.26
C130	38.51	30.00	N72°17'34"E	35.92
C131	145.70	1235.00	S36°26'16"W	83.35
C132	145.70	1235.00	S41°45'05"W	114.62
C133	75.26	145.00	S05°54'47"E	51.04
C134	181.65	573.00	N01°07'31"W	180.89
C135	73.92	300.00	N17°27'25"W	75.72
C136	43.04	600.00	S22°39'08"E	43.03
C137	141.24	316.00	N33°24'04"W	140.07
C138	131.55	132.00	S19°58'50"E	134.34
C139	98.20	130.00	N15°23'45"W	95.89
C140	187.82	110.00	N65°37'10"W	165.82
C141	237.63	1200.00	S19°27'30"W	237.24
C142	87.05	80.00	N64°57'29"E	82.82

LINE TABLE

LINE	LENGTH	BEARING
L1	17.82	N62°56'14"E
L2	155.33	N74°07'57"E
L3	72.59	N31°13'44"W
L4	136.10	S72°07'52"E
L5	114.46	N41°48'22"E
L6	29.82	N63°39'21"W
L7	86.20	S06°14'42"W
L8	58.19	S21°46'59"E
L9	206.82	N53°51'07"E
L10	94.73	S29°35'31"E
L11	2.58	S13°32'22"W
L12	48.47	S78°06'22"E
L13	27.37	S13°36'57"W
L14	37.15	S13°32'12"W
L15	140.40	N79°35'31"W
L16	206.82	S53°31'10"W
L17	26.81	S37°58'12"E
L18	36.54	S69°41'07"E
L19	171.80	S25°31'24"E
L20	114.23	N68°36'43"E
L21	58.31	S86°34'50"E

LINE TABLE

LINE	LENGTH	BEARING
L22	94.05	S74°02'57"W
L23	77.84	S53°52'42"E
L24	7.06	S53°52'42"E
L25	113.27	S74°02'57"W
L26	77.84	S53°52'42"E
L27	52.68	N63°19'21"W
L28	46.05	N07°07'59"W
L29	45.75	N07°07'59"W
L30	82.81	N63°19'21"W
L31	38.53	N21°46'58"W
L32	114.23	S58°36'43"W
L33	43.57	S66°44'50"E
L34	35.57	S13°33'46"W
L35	35.57	S13°33'46"W
L36	8.88	S13°33'46"W
L37	49.94	S68°44'50"E
L38	114.23	S58°36'43"W
L39	77.84	S53°52'42"E
L40	103.66	S74°07'57"W
L41	82.81	N63°19'21"W
L42	104.30	N01°07'59"W
L43	206.82	S53°51'10"W
L44	142.32	S79°35'31"E
L45	42.66	N21°46'58"W
L46	65.27	N06°14'42"E
L47	20.94	N67°04'42"E
L48	145.45	N37°02'12"E
L49	117.18	N37°02'12"E
L50	86.20	N01°46'58"W
L51	236.63	N37°02'12"E



Bowers Land Surveys, Inc.

SITUATE IN PORTIONS OF THE

2022

KNOW ALL MEN BY THESE PRESENTS, the undersigned is the owner of the following described parcel of land in a portion of the SW 1/4 of Section 18 and the SW 1/4 of Section 17, T. 12 N., R. 4 E., B. M., Valley County, Idaho being more particularly described as follows

Commencing at the Southeast corner of said Section 18, a found brass cap monument, C.P.F. Inst. No. 183929, corner records of said Valley County, said corner being the TRUE POINT OF BEGINNING

[illegible]By Heidi K. Schneide) \$5
VALLEY COUNTY)

On this _____ day of _____, 2022, before me the undersigned Notary Public in and for said State of Idaho personally appeared Heidi and Ryan S. Stininger, known or identified to me to be the managing members that executed this instrument.

Page

CCR's

George J. Bowler V, Professional Land Surveyor No. 13349, licensed by the State of Idaho, do hereby certify that the plat of Saddle Rock Subdivision described in the certificate of owners, was drawn from a survey conducted by me, and the points represented on the plat represent the points platted thereon, and is in conformance with Idaho Code Title 50, Chapter 13.

Title 50, Chapter 13

George J Bowers IV, P L S 13549

the undersigned County Surveyor for Valley County, do hereby certify that the plat of Saddle Rock Subdivision is in compliance with Title 50, Chapter 13, Idaho Code, relating to plats and surveys and is also in compliance with the Valley County Subdivision Regulations relating to plats

with the Valley County Subdivision Regulations relating to plats

Valley County Surveyor

The plat of Saddle Rock Subdivision is hereby accepted and approved the _____, 2022 by the Valley County Planning and Zoning Commission.

202

Chairman

2022, by the Valley County Commissioners

_____, 2023.

I, the undersigned County Treasurer in and for the County of Idaho, per the requirements of Idaho Code 50-1308 do hereby certify that any and all current and/or delinquent County Property Tax for the property included in the plat of Saddle Rock Subdivision has been paid in full. This certification is valid for the next thirty days only.

the plat of Saddle Rock Subdivision has been paid in full. This certification is valid for the next thirty days only.

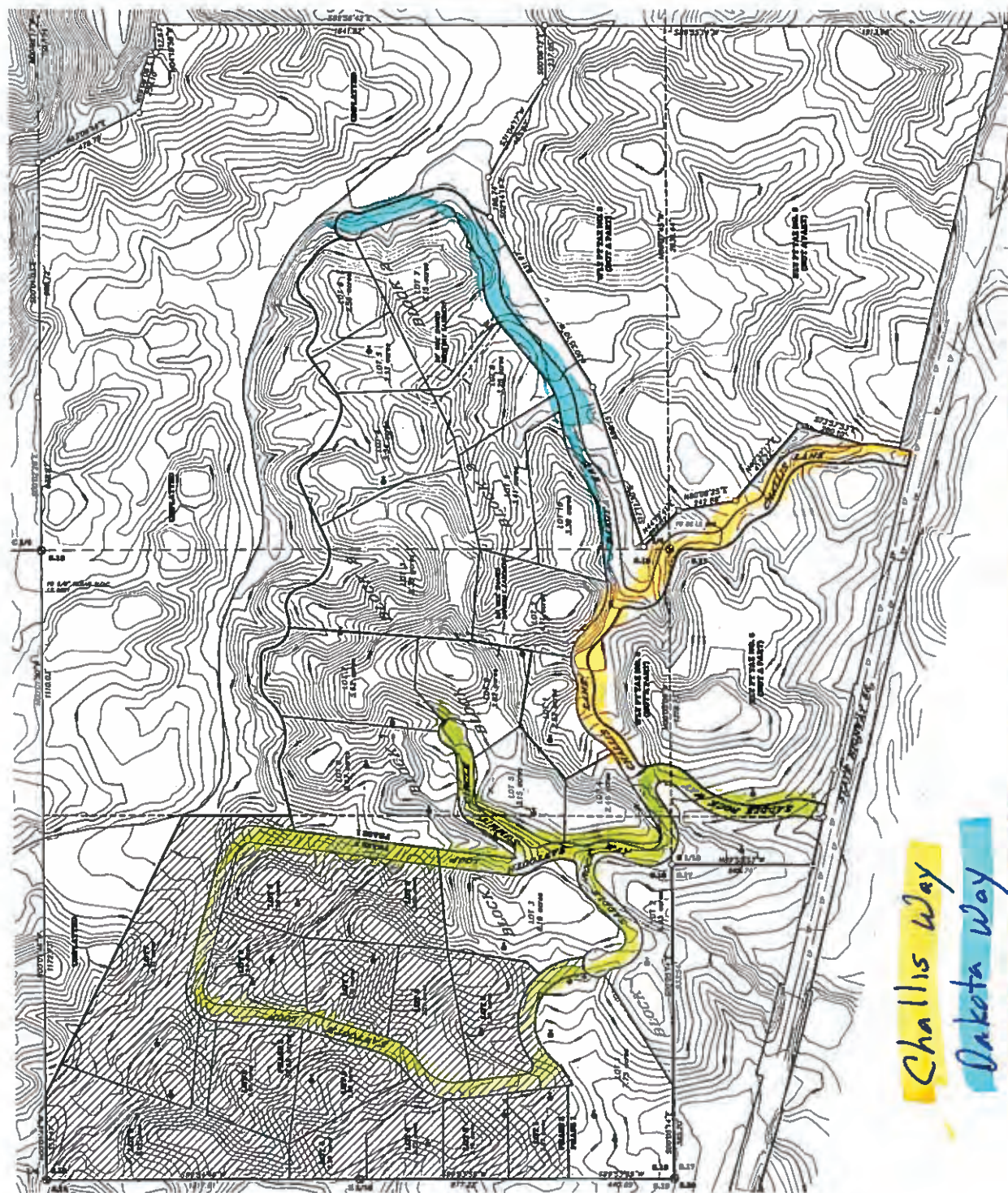
This is to certify that the plan of Fashion Subdivision was filed in the office of the Recorder of Valleys County Idaho this _____ day of _____, 2022, at _____ o'clock _____ M. at the request of _____ and was duly recorded in Book _____ of Plate on page _____

Deputy

Ex-Officio Recorder

Bowers Land Surveys, Inc.

IOE NO 2 000
JANUARY 19
A. F. 1




Sawtooth LP

Challis Way

Dakota Way

Saddle Rock RR

	202-668-4627 609-668-4627	PRELIMINARY PLAN for SADDLE ROCK SUBDIVISION PHASE 1 & 2 LOCATED IN THE S1/2 OF SECTION 18 & THE SW1/4 OF SECTION 17, T. 13 N., R. 4 E., S.M., VALLEY COUNTY, IDAHO	SHEET NO. 1 OF 1	
	Bowers Land Surveys, Inc.	REVISIONS NO.	DATE BY P.L. 1000	DATE BY P.L. 1000

[illegible]

08/05/2022



Ryan & Heidi Schneider
291 Ashton Lane
Mccall ID 83638

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

Dear Cynda Herrick,

Enclosed you will find the associated documents for Saddle Rock Subdivisions Phase 1 final plat application. Upon your review we asked that our application be placed on the Valley County Planning and zoning Agenda for final plat approval.

Enclosed you will find the following documents:

1. Phase 1 Final Plat along with signature page, curve table and legal description
2. Phase 1 Lot and subdivision closing sheets
3. CC&R's (of which address the following items per the preliminary plat conditions of approval: lighting compliance, wildfire prevention, noxious weeds and a statement limiting each parcel to one wood burning device, short term rental rules and restrictions).
4. Approval Letter for the Site Grading Plan and Storm Water Management Plan for phase 1. Per County Engineers request, culvert sizing for culverts 1-3 were redesigned to comply with the County's standards for private roads.
5. Declaration of Utilities
6. Private Roads Declaration
7. A letter of approval from Cascade Fire District
8. Wildland Urban Interface Fire Protection Plan for phase 1
9. As per the request by Kelly Copperi of Valley County Sherriff's office the road name Summit Circle has been renamed Snowbank Circle. You will find the change on the enclosed final plat.
10. An email from Mike Reno of Central District Health stating all that remains for his approval is the final plat and the mylar.

The enclosed final plat for phase 1 substantially complies with the approved preliminary plat. No major deviations were made from the original application. The original application showed 18 lots for phase 1 and the final plat shows 19 lots. The reason being one lot had an odd configuration which created mostly unusable space. The lot was split, and an additional lot was added to avoid the odd configuration and allow for two lots with easy access and usable space.

Regarding the implementation of the Wildland Urban Interface Fire Protection Program, based on the risk assessment the following has been completed:

1. The vegetation on the logging road that abuts the West boundary of the subdivision has been cut back from the road surface which will provide a good fire break and an access point for firefighting equipment.
2. Ridgetops have been thinned, removing undergrowth and vegetation. Large healthy trees remain.
3. A 14k gallon water tank has been installed which exceeds the requirement for a 10k gallon water tank. Installation of the water tank was based on Cascade Rural Fire Districts Standards. A letter of approval for the tank inspection is enclosed.
4. The CC&Rs now include verbiage regarding maintaining good forest health practices and removal of dead and dying material as a requirement of ownership.

We thank you for your time. If you have any questions or concerns, please contact Heidi Schneider at [REDACTED]
[REDACTED]

Regards,

Ryan & Heidi Schneider

WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

Valley County Idaho

Title 10 Chapter 7

Saddle Rock (Phase One)

A proposed subdivision located in SW Sec. 17 & S2 Sec, 18, T12N, R4E B.M.



John Lillehaug



Section 1 *Purpose and Plan Objectives*

Purpose

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

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

Plan Objective

The objective of this document is to describe the **Saddle Rock (phase one)** subdivision and identify clear priorities for the implementation of wildfire mitigation.

The **Saddle Rock (phase one)** proposed subdivision consists of a parcel of land (approximately 105 acres in size) that is planned to be divided into eighteen various sized lots that will eventually add more structures to the Valley County WUI. This Fire Protection Plan will assist in providing recommendations to minimize the wildfire risk to the property and proposed structures.

The following agencies and entities will be contacted to receive project-specific information and to provide input on the final Wildfire Protection Plan for the **Saddle Rock (phase one)** proposed subdivision:

- Adjacent landowners and homeowners
- Valley County Planning and Zoning Commission
- Cascade Rural Fire Protection District
- Southern Idaho Timber Protective Association
- Wildfire Prevention Associates, LLC

(draft plat map of the proposed subdivision here)

Section 2 Wildfire Risk Assessment:

1. Site Description:

The **Saddle Rock (phase one)** proposed subdivision is in portions of the SW Sec. 17 and S2 Sec. 18, T12N, R4E, B.M. Valley County, Idaho.

The property lies about ten (10) miles south of Cascade and consists of about 105 acres. Access is provided off Highway 55 turning west onto the subdivision proposed road system. There is one primary ridge that runs south to north and numerous draws that may flow water during spring snow melt, the slopes range from 10-35%, the topographic elevation is about 5000 feet, and average precipitation is around 26 inches. There is no surface water within the proposed subdivision however, there is a Class II stream that flows outside the west boundary. Phase One of the proposed subdivision consists of 18 lots that range from 2.33 to 7.73 acres in size.

2. Existing Vegetative and Fuel Hazard Conditions:

The property has an 100% canopy conifer tree cover consisting of Ponderosa pine (15%), Lodgepole pine (30%), Douglas-fir (30%), and Grand Fir (25%) with a few Spruce and Subalpine Fir. The understory vegetation consists of Aspen, Huckleberry, snowberry, Ninebark, Ceanothus, and willows along with various forbs and grasses.

This property was harvested about 15-20 years ago leaving a stand of large trees that have produced a significant amount of natural reproduction. The overall existing timber stand is an uneven-aged (multi-storied) stand with three basic age groups:

1. **The seedling/sapling age group:** Trees range from one foot to 25 feet tall, have diameters up to six inches D.B.H., and ages from one to 25 years. Number of trees per acre range from zero to 1,500 in the few overcrowded clumps. This age group is a medium component of the overall timber stand.
2. **The pole size age group:** Trees range in size from six to 10 inches D.B.H. and ages from 30 to 50 years. This age group is also a medium component of the overall timber stand often found are growing in the same overcrowded clumps or as suppressed trees growing underneath a larger tree.
3. **Overstory:** Trees range from 10 to 25 plus inches D.B.H., heights range from 80 to over 100 feet tall, and ages range from 55 to over 100 years. Trees per acre range from 10 to 30 as the Basal Area (a representation of how close the trees are growing to each other) per acre ranges from 40 to 120 square feet.



Figure 1: Typical timber stand some well spaced overstory trees with lots of young trees underneath

The overcrowded clumps of the sapling/pole sized age group are found throughout the property. These clumps could benefit from a precommercial thinning to space the trees at least 10-12 feet apart and concentrate the fast growth rate of fewer healthy vigorously growing trees. The current owner is conducting a logging operation to remove poor quality overstory trees as well as creating future building sites.



Figure 2: dense stand of pole sized Lodgepole pine that needs to be thinned

4. Fire History

The fire history records from all jurisdictional agencies show a very low occurrence from lightning or human caused ignitions in the past. In the summer of 2018 the Trestle Fire, about an 100 acre human caused fire, started near the North Payette River about two airmiles west of this proposed development. The fire started in the bottom of the canyon and fortunately burned in a northwesterly direction- it could have easily jumped the river and made a run towards Highway 55. As more structures are built the probability of human caused ignitions will increase.

Thunderstorms that are common in the summer months could result in rapid changes in fire behavior that could increase the risks to homeowners and firefighters. The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns on a site- they are topography, weather, and fuels. The normal weather pattern and air flow comes from a south/southwest direction with average summer temperatures ranging from about 70 to 85 degrees. The subdivision is located on a major ridge that runs south to north with slopes that range from 10 to 35% which a strong wind pushing the flames from the west or southwest could create a crown fire.

5. Existing Roads and bridges

Highway 55, located along the east property boundary, provides the main access to the property. Several existing roads have been cleaned out for the current logging operation and will be brought up to County's standards for the proposed subdivision in addition spur roads will be eventually used as driveways for the future building sites. There are no bridges within the property.

6. Location of existing building structures and estimate of property density

Currently there are no existing structures on the property. There are several single-family units south along Highway 55 from the proposed development as well as a major subdivision (Herrick Hills) across Highway 55 to the east. The proposed subdivision density for **Saddle Rock (Phase One)** is one single family unit per about 5.8 acres. **Phase One** is planned for 18 lots ranging from 2.52 to 9.38 acres.

7. Infrastructure that may affect wildfire risk

There are no overhead power lines on the property. Power will be supplied underground to the subdivision and individual lots.

8. Description of existing features that may assist in wildfire control.

Highway 55 and the proposed road system on the east side of the development will provide good access for wildland firefighting equipment and act as a fire break from a wildfire advancing from the east. There is an old existing road that forms the west boundary of the proposed development. This road with some work could provide an excellent firebreak for fires advancing from the west. The wet riparian area along the Class II stream will also slow the advance of a wildfire.

Since there is no good water source on or nearby the property the North Payette River or Herrick Reservoir will be the closest dipping source for aircraft. The closest drafting site for firefighting equipment is at least 2.5 miles in either direction along Highway 55.

9. Current structural and wildfire jurisdictional agencies

The structural fire jurisdiction for this development would be Cascade Rural Fire Protection District. Southern Idaho Timber Protective Association (SITPA) provides wildfire protection for all timber lands in the area.

Wildfire Risk Assessment Summary:

The property lies within Valley County's Geographic Hazard Assessment Wildland Urban Interface high level condition and the overall wildfire risk is high for the following reasons:

- The current timber stand is dense with many overcrowded clumps and most of the tree species are not fire-resistant types (i.e., Lodgepole pine and Grand Fir).
- There are few good water sources available on or close by the property to draft water.
- The property is surrounded by timber stands in very stages of management- from large ownerships (i.e., state, private industrial, and private non-industrial) that are actively managed their timber stands to smaller timbered lots with a single-family unit that have not done anything to their timber.

If the new property owners practice **Firewise** Defensible Space guidelines around their building structures, it will greatly minimize the risk of loss from wildfire.

Section 3 *Wildfire Risk Mitigation:*

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

1. Access-Planned ingress and egress routes

Highway 55 is the primary ingress and egress route as well as the primary escape route to travel north or south. The proposed development is planned to have two ingress and egress roads (to be named Challis Lane and Saddle Rock Way) off Highway 55 which will be a loop road. Two additional roads will provide access to the north (to be named Dakota Way) and south (to be named Summit Circle) of the main loop road. Summit Circle will provide access to Lots 1-8 within Block 1 and Dakota Way will provide access to Lots 1-10 within Block 2. Both roads are planned to dead end with a cul-de-sac designed as a large turnaround. Future driveways will be the responsibility of the buyer to construct to county standards (they may choose to use existing skid roads as the base for their driveway).



Figure 3: Current skid road that may be used for a future driveway

2. Water supply for structural and wildland fire responses

The current wildland fire protection water supply needs for this proposed subdivision are limited as there is no adequate water source within the proposed subdivision. The North Fork River or Herrick Reservoir are available for dipping by aircraft. The closest drafting site is at least 2.5 miles north or south along Highway 55 for firefighting equipment.

A structural water source will have to be installed within the proposed development. In accordance with **Section 507.1 IFC 2015** an approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction

The approved fire protection water supply to be installed needs to be a 10,000-gallon water storage tank located near one of the future entrances to the proposed subdivision. A yearly inspection is required to ensure the water level is maintained.

3. Estimated response time and distance for jurisdictional fire agencies

Estimated response time for Cascade Rural Fire Protection District and SITPA is at least 15-20 minutes as both stations are in Cascade which is about 10 miles away from the development. Additional wildfire resources from federal agencies are available on request.

4. Proposed internal fire protection systems.

No internal sprinkler systems are planned at this time.

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

Future driveways will be constructed to have an approximate 12 foot running surface and the future building site for each Lot cleared of trees to be at least ¼ quarter acre in size.

New structures are strongly urged to utilize building materials meeting a standard of fire resistance advocated by the Valley County Building Department and the International Fire Code (IFC).

All new residences will have the address number posted as per Valley County standards (i.e., numbers posted at the entrance to the driveway or on the house and the numbers must be at least 3 and 1/2 inches tall with a reflective coloring).

Electrical power is planned to be provided to the subdivision and individual Lots via an underground service.

6. Evacuation and Pre-incident planning.

A pre-incident action plan will be developed and instituted in the community covenants. This action plan should address the escape route and evacuation plan to encourage pre-planning by residents for preparation in the event of an incident. Every five years Cascade Rural Fire District and the future residents should formulate an assessment of the existing structures and vegetation that will aid in addressing whether the current action plan needs to be updated.

7. Planned vegetation treatments to reduce fuel loads.

The current logging operation is being conducted to reduce the overstory stocking level, construct driveways for access and create openings within the timber stand for future building sites.

The primary objective for vegetation treatment for the individual Lots to reduce the fuel load and protect the future buildings structures would be the creation of a Defensible Space before each residence is constructed.

At a minimum, the Defensible Space guideline for each residence should follow the Firewise standards (as shown in the attached Firewise pamphlet). Outside the recommended Firewise zones the remaining conifer trees should have a minimum 5-10 feet between live crowns and prune the lower branches 6-10 feet above the ground. All dead or dying trees should be removed by a piling and burning or mastication treatment. Aspen trees or clumps of tall shrubs should also be managed by removing the dead or dying stems.

Along the west side of the proposed development the following vegetative treatments are strongly recommended:

- The existing road that forms the west boundary of the proposed subdivision needs to have the vegetation cleared back 6-8 feet from the current running surface. This will provide a good firebreak and allow firefighting good access.
- The running surface of this road needs to be bladed and drainage structures installed to keep water from running long distances and creating erosion rills. One culvert also needs to be replaced.
- Shaded fuel breaks should be constructed along identified ridgetops to provide a break in the continuous timber stand. The shaded fuel breaks should be constructed from the west side road up to the ridgetop or future building site. The fuel break treatment should be at least 20-25 feet wide leaving good quality trees that are of a fire-resistant type (i.e., Ponderosa pine and Douglas-fir). Trees within the fuel break should have a live crown spacing of 10-15 feet apart and be pruned of the lower branches 6-10 feet above the ground level.



Figure 4: West side road that needs side vegetation cleared back 6-8 feet to provide an adequate firebreak and access for firefighting equipment.

8. Long-term maintenance schedule to sustain fuel treat effectiveness.

- Promote the opportunity to maintain or return to native plant species and resistant to fire (such as Ponderosa pine).
- Periodically (1-5 years) the current Lot owner or HOA meet with the respective structural and/or wildland fire organizations meet to review trends and projections of future fire risk and fire risk reduction capabilities to ensure that mitigation measures are adequate.
- Vegetation encroachment within the 100' zone of each structure will be reduced annually. This may be accomplished by the homeowner, during a community workday, or by a professional contractor hired by the homeowner.
- Woody debris will be collected each spring and removed to an approved facility.
- No open fires will be allowed during the closed burn season (May 10- October 20). Fire pits if installed should be maintained to prevent a fire from escaping the structure. Recommend using metal containers for the fire pit.
- Keep the shrubs and tree branches cut back along the primary subdivision road system to maintain the 24-foot running surface and provide good access for firefighting equipment.

Included in the proposed CCR's should be a reference to maintaining good forest health practices and the removal of dead and dying material as a requirement of ownership. The resident owner may consult with professionals such as foresters, arborists, or other qualified individuals to inspect their property to ensure the proper treatments are applied. Residents will be subject to CCRs that provide for annual evaluation of fuel loading and recommendations for removal. Development of this project into a community worthy of a Firewise Communities USA designation is the goal of this plan.

Recording requested by, and
upon recording please return to:

Above this line for Recorder's use only.

OWNER'S DECLARATION OF PRIVATE ROADS

FOR SADDLE ROCK SUBDIVISION

VALLEY COUNTY, ID

This DECLARATION is made this _____ day of _____ September 2022, by Ryan Schneider the owner of certain lands located in Valley County, Idaho, which are platted as Saddle Rock Subdivision.

WHEREAS, Ryan Schneider, did, on the _____ day of September 2022, file of record with the Office of Recorder of Valley County, Idaho, as Instrument Number _____, in Plat Book _____, on Page _____, the Final Plat for Saddle Rock Subdivision (hereinafter "the Final Plat").

WHEREAS, Ryan Schneider, is the Owner of the real property contained in the Final Plat.

Whereas, this Declaration is being recorded, in compliance with the Valley County Land Use and Development Ordinance, to describe the status of Saddle Rock Subdivision Roads, the maintenance responsibility therefore, and the standards and provisions governing completion thereof.

NOW, THEREFORE, Ryan Schneider, hereby states and declares as follows:

1. The following roadways within Saddle Rock Subdivision (Saddle Rock Way, Challis Lane, Dakota Way, Snowbank Circle) are private roads and are hereby reserved for the use of the property owners for ingress and egress to and from each parcel by current owners, future owners, residents, licensees and invitees.
2. The owners of lots within Saddle Rock Subdivision are responsible for the maintenance of the private roadways.

DECLARATION OF PRIVATE ROADS
SADDLE ROCK SUBDIVISION

3. Valley County is not responsible for the roadways in Saddle Rock Subdivision. Valley County shall have no responsibility for the costs of the design, construction, maintenance, upkeep, repair or replacement of the private road system in Saddle Rock Subdivision.

DECLARANT SO DECLARES, effective from and after the date on which this Declaration is recorded in the Official Records of Valley County, Idaho.

DECLARANT:

Ryan Schneider

STATE OF _____)
) ss.
County of _____)

The within instrument was acknowledged before me on _____ [insert date] by
Ryan Schneider

Signature of Notary Public
My Commission expires: _____

Recording requested by, and
upon recording, please return to:

Above this line for Recorder's use only.

OWNER'S DECLARATION OF INSTALLATION OF UTILITIES

FOR SADDLE ROCK SUBDIVISION

VALLEY COUNTY, ID

This DECLARATION is made this _____ day of _____ September 2022, by Ryan Schneider the owner of certain lands located in Valley County, Idaho, which are platted as Saddle Rock Subdivision.

WHEREAS, Ryan Schneider, did, on the ____ day of September 2022, file of record with the Office of Recorder of Valley County, Idaho, as Instrument Number _____, in Plat Book _____, on Page _____, the Final Plat for Saddle Rock Subdivision (hereinafter "the Final Plat").

WHEREAS, Ryan Schneider, is the Owner of the real property contained in the said Final Plat.

Whereas, the purpose of this Declaration is to describe the status of utilities at Saddle Rock Subdivision.

NOW, THEREFORE, Ryan Schneider, hereby states and declares as follows:

1. **Sewage Disposal:** Central District Health has approved septic systems for each lot located in Saddle Rock Subdivision. Individual lot owners will be responsible for installation of said septic on each lot.
2. **Potable Water:** Individual lot owners will be responsible to drill a well on each lot.
3. **Power:** Electrical power has been supplied to Saddle Rock Subdivision by Idaho Power Company. The design for power was provided by Idaho Power Company and provides power to a single property line of each parcel. Individual lot owners will be responsible to take power to their building site. Construction of underground power is completed.

DECLARATION OF PRIVATE ROADS
SADDLE ROCK SUBDIVISION

Recording requested by, and
upon recording please return to:

Above this line for Recorder's use only.

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, &
EQUITABLE SERVITUDES FOR SADDLE ROCK SUBDIVISION**

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, & EQUITABLE SERVITUDES ("Declaration") is made by Ryan Schneider, a married person ("Declarant"), effective from and after the date on which it is recorded in the Official Records of Valley County, Idaho.

RECITALS

Declarant is the fee simple owner of that certain real property located in Valley County, Idaho, known as Saddle Rock Subdivision. As more particularly described in the attached and incorporated **EXHIBIT A** ("Subject Property").

Declarant desires to impose certain covenants, conditions, restrictions, and equitable servitudes on the ownership, sale, conveyance, development, occupancy, use, maintenance, and repair of the Subject Property.

Declarant's purpose in executing and recording this Declaration, and in imposing the covenants, conditions, restrictions, and equitable servitudes contained herein on the ownership, sale, conveyance, development, occupancy, and use of the Subject Property, is to protect the value, appearance, character, and desirability of the Subject Property (*see EXHIBIT A*).

DECLARATION

Declarant hereby declares as follows:

1. The Subject Property is and shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied, and improved subject to the following covenants, conditions, restrictions, and equitable servitudes, which are IN ADDITION TO any other land use restrictions, zoning ordinances, laws, rules, and decisions of governmental authorities:
2. The Subject Property shall be used and occupied exclusively for Single Family Residential purposes and/or Agriculture purposes. Except as otherwise expressly authorized in this

Declaration, there shall be no commercial, retail, or industrial uses of the Subject Property or any portion thereof. Renting of property for weddings and events is prohibited.

3. As used in this Declaration, the following terms shall have the meanings ascribed in this section:
- a. The term “building” shall have the meaning prescribed in Valley County Code § 6-1-3, as the same may be amended and/or relocated from time-to-time.
 - b. The term “lot” shall mean and refer to each and all of the separately numbered and individually described plots of land shown on the Plat
 - c. The term “owner” shall mean and refer to the person who is the owner of record (in the office of the Valley County Recorder) of a fee interest in a Lot. Notwithstanding any applicable theory relating to a mortgage, deed of trust, or like instrument, the term “Owner” shall not mean or include a Mortgagee or a beneficiary or a trustee under a deed of trust, unless and until such Mortgagee or a beneficiary or a trustee has acquired title pursuant to foreclosure or any arrangement or proceeding in lieu thereof.
 - d. The term “person” shall mean and refer to a natural person; a corporation, whether foreign and domestic; a trust; a partnership, whether limited or general; an incorporated or unincorporated association; a company; a trust; a business entity, regardless of type; any other legal entity; and/or any other group associated in fact although not a legal entity; and/or any agent, assignee, heir, employee, representative, or servant of any of those listed herein.

Each term not defined in this section, but defined later in this Declaration, shall have the meaning there ascribed to it.

4. Without limiting the generality, application, and/or enforcement of any other provisions of this Declaration, the construction, use, and occupancy of buildings on the Subject Property shall be limited and restricted to the following quantity and types:
- a. One (1) building for single-family residential purposes;
 - b. One (1) building, either attached to or detached from the single-family residential building, for one or more private garages for the use of residents of the single-family residential building;
 - c. One (1) building, either attached to or detached from the single-family residential building, qualifying as an accessory dwelling unit (as that term is defined in Valley

County Code § 9-1-10, as amended and/or relocated from time-to-time) for use by residents of the single-family residential building and, from time-to-time, their guests;

- d. Such other usual and appropriate outbuildings as may be incidental and appurtenant to the single-family residential use of the Subject Property;
 - e. One (1) barn or shop; and
 - f. Such other agricultural buildings (as that term is defined in Valley County Code § 9-1-10, as amended and/or relocated from time-to-time) and other outbuildings for agricultural uses (as that term is defined in Valley County Code § 9-1-10, as amended and/or relocated from time-to-time) as may be necessary or desirable.
5. Notwithstanding any other provision contained in this Declaration, no more than five (5) total buildings shall be constructed, used, or occupied, or permitted to be constructed, used, or occupied, on the Subject Property, and only one (1) building on the Subject Property may be occupied and used for typical single-family residential purposes, as provided herein.
6. No manufactured homes (as that term is defined in Valley County Code § 6-1-3, as the same may be amended and/or relocated from time-to-time) or mobile homes shall be located, used, or occupied, or permitted to be located, used, or occupied, on the Subject Property.
7. No modular building (as that term is defined in Valley County Code § 6-1-3) shall be located and used or occupied as a residence or permitted to be located and used or occupied as a residence, on the Subject Property.
8. The Subject Property shall not be split, divided, or subdivided into smaller parcels or lots. This prohibition on further splits, divisions, and subdivisions shall be operative and enforceable even if state, county, or other law or regulation authorizes splitting, dividing, and/or subdividing the Subject Property or any part thereof. Per County regulations lots can be combined. Dues for road maintenance will still be required for two lots even if combined into one.
9. All buildings on the Subject Property shall comply to County setback requirements from property lines.
10. Between the dates of May 1 and October 31 of each year ("Camping Period"), the owner of the Subject Property may park, or may allow to be parked, one (1) traveling temporary residence (defined as a camper, motorhome, recreational vehicle, or camp trailer) on the

Subject Property. In addition, to accommodate residents of the single-family residential building and, from time-to-time, their guests during the Camping Period, up to a total of three (3) travelling temporary residences will be permitted to be parked, occupied, and used on the Subject Property; provided, however, that only one (1) such traveling temporary residence may be parked, occupied, and/or used on the Subject Property for more than ten (10) days, whether or not consecutive, in any 30-day period. The placement and parking of each temporary traveling residence shall comply with all required setbacks. Outside of the Camping Period, no traveling temporary residence shall be parked or otherwise located on the Subject Property unless completely enclosed within an approved building. Outside of the Camping Period, no traveling temporary residence shall be occupied or used on the Subject Property, even if completely enclosed within an approved building.

11. The Subject Property shall not be used and/or maintained, or permitted to be used and/or maintained, as a dumping ground for trash, junk, or other waste materials. All trash, junk and other waste materials shall be kept in sanitary containers out of sight from the private access road and all other lots and parcels and shall be secured in such a manner as not to attract wildlife or allow wildlife access to such trash, junk, or other waste materials.
12. All utility lines, including (without limitation) electrical and telephone lines, serving the Subject Property shall be buried underground and not run overhead.
13. The owner(s) of the Subject Property, or any portion thereof, shall comply with all Valley County ordinances and state laws requiring the control of noxious weeds on the Subject Property. The planting of Yews is prohibited, as they are toxic to elk, deer, and other wildlife and animals.
14. Exterior lighting shall be directed at the ground, and excessive brightness shall be avoided. Dark-sky compliant lighting is required. Without limiting or modifying the foregoing, all exterior lighting shall comply with the Valley County Lighting Ordinance (*see* Valley County Code Title 6, Chapter 2), as amended and/or relocated from time-to-time.
15. Subject to the requirements, restrictions, standards, and exceptions contained in Idaho Code § 55-115(5), which hereby is incorporated herein and made expressly applicable to the Subject Property, no sign, symbol, flag, banner, billboard, placard, monument, memorial, shrine, marker, or other display shall be constructed, placed, or erected, or allowed to be constructed, placed, or erected, on the Subject Property in such a place or manner as to be visible from the public road, the private road, and/or any property other than the Subject Property. Notwithstanding the foregoing, signs advertising the Subject Property for sale or rental (except short-term rental, which is prohibited herein) shall be allowed to be constructed, placed, or erected on the Subject Property in such a place and manner as to be visible from the public road, the private road, and/or other property.

16. Only post and pole - style fences shall be constructed or installed on the Subject Property, and fences on the Subject Property shall not exceed forty-two inches (42") in height. The bottom rail of every fence constructed or installed on the Subject Property shall be eighteen inches (18") above grade.
17. Logging activities on the Subject Property shall be limited to dry conditions or once the ground is frozen, to reduce impacts to roadway and drainage systems. Throughout logging operations on any portion of the Subject Property, and immediately after the completion of such logging operations on any portion of the Subject Property, the owner of the portion of the Subject Property on which logging operations is occurring shall be responsible for maintaining and/or repairing all private roads affected or impacted by such logging operations, which shall be returned to the same or better condition they were in immediately prior to such logging operations. During operations dust mitigation measures are required. The owner of the portion of the Subject Property on which logging operations is occurring or has occurred shall pay all costs and expenses for such roadway maintenance and repair as may be required due to use of the roadway for such logging operations. Use of private roads by trucks hauling logging materials and equipment shall be limited to the hours of 8:00 am and 5:00 pm.
18. Animals.
 - a. No owner, resident, or guest of the Subject Property shall keep, or allow to be kept, more than four (4) dogs and four (4) cats (or other indoor household pets) on the Subject Property. Dogs shall not be allowed to disturb wildlife, waterfowl, or other natural, agricultural, domesticated, or game animals, and shall be confined to the Subject Property unless on a leash. Excessive barking is prohibited and shall be controlled by the owner, resident, or guest of the Subject Property who owns or is otherwise responsible for the barking dog; notwithstanding the foregoing, however, it ultimately is the responsibility of the owner(s) of the Subject Property to control and prevent untimely, continuous, and/or incessant barking by any dog on the Subject Property.
 - b. Farm animals may be kept and maintained on the Subject Property, but only if (and to the extent) the Subject Property is of a size and configuration, is fenced (subject to the fencing requirements contained in this Declaration), and has sufficient pasture grasses to support such farm animals without creating poor or unsightly conditions or any nuisance. For purposes of this Declaration, the term "farm animals" shall include and be limited to cattle, horses, llamas, alpacas, sheep, pigs, yaks, goats, and, subject to Section 16.c., below, chickens.

- c. Chickens may be kept on the Subject Property only if the Subject Property is of a size and configuration and is fenced in a manner that will keep chickens from leaving the Subject Property and that will prevent chickens from becoming a nuisance to the owner, residents, or guests of the Benefitted Property or any other property.
 - d. The owner(s) of the Subject Property shall fence in all animals kept or maintained, or allowed to be kept or maintained, on the Subject Property. Fences shall comply with all standards and requirements therefor contained in this Declaration. The owner(s) of the Subject Property shall not permit or allow animals to go or remain outside the fenced area of the Subject Property.
 - e. No owner or resident of the Subject Property, or any guest or invitee of an owner or resident of the Subject Property, shall feed, or permit or allow, the feeding of wildlife, including (without limitation) big game animals.
19. The Subject Property shall provide parking for all vehicles of the owners and residents of the Subject Property and of all guests and invitees of such owners and residents. No vehicles owned, operated, or used by the owners or residents of the Subject Property, or by such owners' or residents' guests, shall be parked on the private road.
20. The owner(s) of the Subject Property shall not divert, capture, convey, use, impound, or otherwise physically control any water from irrigation ditches, creeks, rivers, or any other means of water conveyance.
21. All driveways and parking areas on or serving the Subject Property shall be constructed of gravel, concrete, pavers, or asphalt. Dirt driveways and parking areas are prohibited. Construction or improvement of all driveways and parking areas on the Subject Property is the responsibility of the owner(s) of the Subject Property. Driveway construction shall comply with all applicable local, state, and federal laws and regulations.
22. During any construction activity occurring on the Subject Property, the Subject Property's owner(s) and their contractors shall minimize run-off and erosion by implementing best management practices (BMPs). Dust mitigation measures during construction are required.
23. Owner(s) of the Subject Property shall reduce and mitigate the risk of fire by: (1) creating defensible space around all buildings on the Subject Property; (2) not conducting burning activities outdoors when the weather is conducive to fire outbreaks (this includes warm temperatures, windy conditions, and low humidity); (3) implementing fire-wise landscaping; (4) complying with all local, state, and federal laws regarding fires and burning; (5) removal of dead and dying forest material.

24. The use of all on and off-road vehicles, including but not limited to trucks, automobiles, motorcycles, and snowmobiles, ATVs, SXS's, "dirt bikes", and other "off-road" type recreational vehicles on the designated roadways shall be limited to ingress and egress only.
25. Pursuant to Valley County Code, each lot shall have no more than one wood burning device.
26. No Firearms shall be discharged on the Subject Property. Hunting is prohibited.
27.
 - a. For purposes of this Declaration, the term "short-term rental" shall have the meaning prescribed in Idaho Code § 63-1803(4), as amended and/or relocated from time-to-time.
 - b. Except as otherwise provided herein, short-term rentals are permissible on the Subject Property, subject to the following prohibitions, limitations, rules, and regulations:
 - i. Short-term rentals are prohibited on lots that do not have a fully-constructed residence;
 - ii. There shall be no camping short-term rentals, no short-term rentals of RVs, no short-term rentals of vehicle accommodations, and no short term rentals of any temporary building. Every short-term rental shall include the rental and use of a residence on the lot.
 - iii. No lot or portion thereof shall be rented or leased for a period of less than four (4) consecutive days.
 - iv. If a lot, or portion thereof, is rented or leased to a renter or lessee for a term or period of less than thirty (30) consecutive days, then prior to the start of such rental term or lease period the owner of such lot shall notify the owners of all adjacent lots, in writing, of such short-term rental, with such written notification including, at a minimum, the following information:
 - The name and telephone number of a person designated by the renter(s) or lessee(s) as their 'responsible person,' for purposes of compliance with this Declaration; and
 - The length of the subject rental term or lease period.

- v. A then-current copy of this Declaration shall be included as an exhibit to, and made a part of, every rental contract or lease agreement for a lot or portion of a lot, regardless of length of rental or lease term.
 - vi. A current and complete copy of the Short-term Rental Regulations shall be included as an exhibit to, and made a part of, every short-term rental contract or agreement for a lot, or any portion thereof.
 - vii. These prohibitions, limitations, rules, and regulations governing short-term rentals comply with the requirements of Idaho Code § 55-3211, in that these prohibitions, limitations, rules, and regulations are agreed to in writing by the Declarant, as the owner of the Subject Property at the time they are added, and these prohibitions, limitations, rules, and regulations apply to the Subject Property at the time the lots comprising the Subject Property are conveyed by the Declarant.
28. A then-current copy of this Declaration shall be included as an exhibit to, and made a part of, every rental contract or lease agreement for a lot, or any portion of a lot, regardless of the length of rental or lease term.
29. The owner of a lot shall be responsible for violations of this declaration that occur or are permitted to occur on such owner's lot and/or result from the acts or failures to act of any renter, tenant, lessee, guest, occupant, resident, invitee, or other person using, present on, or allowed to remain on such owner's lot.
30. No lots, buildings on lots, portions of lots, or portions of buildings on lots shall be leased, rented, or sub-leased for weddings, events, parties, or the like. This shall not be interpreted to prohibit weddings or events hosted by a lot owner for personal use.
31. Notwithstanding anything else to the contrary contained herein, for so long as the Declarant owns any portion of the Subject Property, the Declarant shall have, and is hereby vested with, the right to unilaterally amend this Declaration as may be reasonably necessary or desirable, in Declarant's sole and unfettered discretion:
- a. To more accurately express the intent of any provision of this Declaration in light of then existing circumstances, information, or Mortgagee requirements;
 - b. To better ensure, in light of then-existing circumstances or information, workability of the arrangement which is contemplated by this Declaration;
 - c. To make amendments to comply with applicable local or state law, or to conform to the requirements of any secondary market lender; or

d. For any other reason.

32. Declarant deems it desirable, for the efficient preservation of the values and amenities of the Property, to create an entity that possesses the power to collect and disburse assessments and charges hereinafter provided for, and to administer, interpret, and enforce the provisions of this Declaration. For such purpose, Declarant has, in conjunction with recordation of this Declaration, caused to be incorporated as a nonprofit corporation under the laws of the state of Idaho, Saddle Rock Subdivision Owners Association, Inc. (the "Association"). The Association shall be governed by a "Board," which, from and after Declarant's sale, transfer, or conveyance of its last interest in any of the lots comprising the Subject Property, shall consist of five (5) owners. Except as otherwise provided herein, each of the five (5) positions on the Board shall be subject to annual election by the owners, with each lot having but one (1) vote for each of the five (5) Board positions in such election, regardless of the number of persons qualifying as owners of such one lot. The election may be held in person or via electronic mail, or by other means, in the Board's discretion. Prior to such election being held, any owner may nominate itself as a candidate for one, and only one, of the five (5) positions on the Board. For each of the five (5) Board positions, the candidate receiving the most votes shall be deemed to have won that position. Notwithstanding the foregoing, for so long as Declarant owns one or more lots, Declarant shall have full power and authority to act as the Board, and to take all actions the Board is authorized to take. The first Board election shall occur within ninety (90) days of the date on which Declarant sells, transfers, or conveys its last interest in any of the lots comprising the Subject Property.
33. If any owner or other person violates or attempts to violate any provision herein set forth, whether directly or indirectly, then Declarant and/or the Association may initiate and prosecute any proceedings at law or in equity against the violating owner or other person, whether to prevent or enjoin such owner or other person from violating or attempting to violate any of the provisions herein set forth, or to recover damages, or both such injunction and recovery, or any other relief as appropriate. The prevailing person in any such action shall be entitled to reimbursement, from the non-prevailing person, of its attorneys' fees and costs. Declarant or the Association may cure any violation and assess any owner in violation the actual costs and all related expenses of doing so, which assessment shall be a lien upon the Owner's Lot, enforceable as provided herein. Any assessment not paid when due, together with the interest hereinafter provided for, late fees, and costs of collection, shall be, constitute, and remain a continuing lien on the subject lot; provided, however, that any such lien shall be subordinate to the lien or equivalent security interest of any first mortgage on such lot recorded prior to the date any such assessment becomes due. The person who is the owner of the lot at the time the assessment falls due shall also be and remain personally liable for all assessment amounts due. Such personal liability shall not

pass to the owner's successors in title unless expressly assumed by them. If any assessment is not fully paid within thirty (30) days after the date on which it becomes due, the amount thereof shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum, and, in addition, a late payment service charge of \$20.00 shall be added to each such overdue assessment payment. The Association may, in the reasonable discretion of the Board, bring an action against any owner who is personally liable as provided herein, and/or foreclose the lien against such owner's lot. Any judgment obtained by the Association shall include reasonable attorney's fees, court costs, and each and every other expense incurred by the Association in enforcing its rights under this Declaration.

34. From and after the date on which Declarant sells, transfers, or conveys its last remaining interest in any of the lots comprising the Subject Property, the Association may amend this Declaration by obtaining the signatures of the owners of greater than 80% of the lots subject to this Declaration. Every amendment approved in this manner shall be recorded in the official records of Valley County, Idaho.
35. Declarant expressly reserves the right to annex additional property to be governed by this Declaration and to be included in the Association, no matter whether Declarant has retained any interest in any of the lots that are then subject to this Declaration.

The within covenants, conditions, restrictions, and equitable servitudes shall: (a) run with the land comprising the Subject Property; (b) be binding upon all persons, entities, and parties having or acquiring any right, title, or interest in the Subject Property or any part or portion thereof, and/or every successor in the interest to any part or portion of the Subject Property or any interest therein, and any person, entity, or party in possession or occupancy of any part of the Subject Property; and (c) be binding to the fullest extent permitted by law.

[remainder of this page intentionally left blank]

EXHIBIT A

Saddle Rock Subdivision

Final Plat

[Please see attached.]

SENT VIA EMAIL

July 28, 2022

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

Re: Saddle Rock Subdivision – Revised Grading and Drainage Plans and Stormwater Drainage Report

Dear Cynda:

We have reviewed the above referenced revised documents against the current Valley County (VC) Private and Public Road standards. Per our review, the applicant has addressed our comments, and the plans and drainage report meet the standards and requirements with the exception of culverts 1, 2, and 3 not meeting the Design Criteria in section H.4 which states that the “design flows shall not exceed 80% of the pipe capacity.” The culverts have been designed to pass the design flow but need to be sized according to H.4. All other culverts meet the criteria.

We are recommending approval of the documents conditioned upon the applicant reviewing the drainage calculations and adjusting the size of the culverts in their final plans to meet the design criteria.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX
Valley County Engineer



Paul Ashton, PE

cc: Project File

Jeff McFadden / Valley County Road Department

Heidi Schneider

inspired people. inspired solutions. making a difference.



**CASCADE RURAL FIRE PROTECTION DISTRICT
P.O. Box 825
CASCADE, ID 83611-0825
109 EAST PINE STREET**

July 29, 2022

To: Cynda Herrick
Valley County Planning and Zoning

RE: Saddle Rock Subdivision
Water Tank

The Cascade Rural Fire District required a 10,000-gallon water tank to be installed within Saddle Rock Subdivision. A 14,000-gallon water tank has been installed at the intersection of Saddle Rock Way and Challis Lane. The water tank is located in the right of way of Saddle Rock Way on the north side of the intersection. This tank has been installed and inspected by Cascade Rural Fire District and meets our current standard.

The refilling and maintenance of this underground water tank will be the responsibility of the property owner.

Thanks,

Steven Hull
Fire Chief
Cascade Rural Fire District
[REDACTED]



Cascade Rural Fire Protection District
P. O. Box 825
109 East Pine Street
Cascade, Idaho 83611-0825

August 25, 2022

To: Cynda Herrick
Valley County Planning and Zoning

RE: Saddle Rock Subdivision
Fire Mitigation Plan

I have been in contact with the owner/developer of Saddle Rock Subdivision, Ryan Schneider, and he has been working on reducing the fuel load within the subdivision. The Wildland Urban Interface Fire Protection Plan states the following:

Planned vegetation treatments to reduce fuel loads.

The current logging operation is being conducted to reduce the overstory stocking level, construct driveways for access and create openings within the timber stand for future building sites.

The primary objective for vegetation treatment for the individual Lots in order to reduce the fuel load and protect the future buildings structures would be the creation of a Defensible Space before each residence is constructed.

At a minimum, the Defensible Space guideline for each residence should follow the Firewise standards (as shown in the attached Firewise pamphlet). Outside the recommended Firewise zones the remaining conifer trees should have a minimum 5-10 feet between live crowns and prune the lower branches 6-10 feet above the ground. All dead or dying trees should be removed by a piling and burning or mastication treatment. Aspen trees or clumps of tall shrubs should also be managed by removing the dead or dying stems.

Along the west side of the proposed development the following vegetative treatments are strongly recommended:

- *The existing road that forms the west boundary of the proposed subdivision needs to have the vegetation cleared back 6-8 feet from the current running surface. This will provide a good firebreak and allow firefighting good access.*
- *The running surface of this road needs to be bladed and drainage structures installed to*

keep water from running long distances and creating erosion rills. One culvert also needs to be replaced.

- *Shaded fuel breaks should be constructed along identified ridgetops to provide a break in the continuous timber stand. The shaded fuel breaks should be constructed from the west side road up to the ridgetop or future building site. The fuel break treatment should be at least 20-25 feet wide spacing leaving good quality trees that are of a fire-resistant type (i.e., Ponderosa pine and Douglas-fir). Trees within the fuel break should have a live crown spacing of 10-15 feet apart and be pruned of the lower branches 6-10 feet on the ground.*

I have inspected the sight and the Fire Mitigation Plan is being executed. The existing road that forms the west boundary of the subdivision has the fuels cleared back to provide a fuel break on the first phase. The developer will continue around the west boundary of phase 2 within the next few months.

The shaded fuel breaks have been constructed on the ridgetops and this will provide a break in the continuous timber stand.

All the brush has been cleared off the road banks throughout phase 1 of the subdivision.

If you have any questions, please contact me

Thanks,



Steven Hull
Fire Chief
Cascade Rural Fire District
[REDACTED]

RE: [External Email] Saddle Rock Sub SER

1 message

Mike Reno <[REDACTED]>

Wed, Jul 27, 2022 at 1:41 PM

To: Heidi Schneider <[REDACTED]>

Heidi,

I am not in McCall to view the file. From what I remember, all we need is the mylar for signature and a full sized copy of the plat for our records.

Mike Reno

Connect with us!    

Mike Reno | Program Manager
Community & Environmental Health

[REDACTED]
707 N. Armstrong Pl., Boise, ID 83704**Excellence | Positive Impact | Partnership | Innovation | Credibility | Humanity**

IMPORTANT: The information contained in this email may be privileged, confidential or otherwise protected from disclosure. All persons are advised that they may face penalties under state and federal law for sharing this information with unauthorized individuals. If you received this email in error, please reply to the sender that you have received this information in error. Also, please delete this email after replying to the sender.

From: Heidi Schneider <[REDACTED]>

Sent: Wednesday, July 27, 2022 1:34 PM

To: Mike Reno <[REDACTED]>

Subject: [External Email] Saddle Rock Sub SER

Good Afternoon Mike,

I wanted to confirm that you received the supplemental documents submitted to your office two weeks ago? I want to confirm that the only additional items needed for approval of the septic engineering report is the final plat and the mylar? Please confirm. Thank you!

Regards,

Heidi Schneider
[REDACTED]

Re: Proposed Road Names - Saddle Rock Subdivision

Kelly Copperi

Fri 8/12/2022 10:23 AM

To: Lori Hunter ; Laurie Frederick; Kimberly Gossi

I would prefer that Snowbank was not one of them due to the fact that it's not on Snowbank or West Mountain, so if they could find a different name.

Sgt. Kelly Copperi

Valley County Sheriff's Office

Communications Supervisor

Office: 208-382-5160

Cell: 208-630-3566

From: Lori Hunter

Sent: Monday, August 8, 2022 09:09

To: Kelly Copperi ; Laurie Frederick; Kimberly Gossi

Subject: Re: Proposed Road Names - Saddle Rock Subdivision

I should have attached the map earlier - see attached.

We already told Tamarack Resort that they could not use the name Snowbank Place. I think the same is true here.

From: Kelly Copperi <[REDACTED]>

Sent: Monday, August 8, 2022 9:07 AM

To: Lori Hunter; Laurie Frederick; Kimberly Gossi

Subject: Re: Proposed Road Names - Saddle Rock Subdivision

Where is Snowbank Place located?

From: Lori Hunter <[REDACTED]>

Sent: Monday, August 8, 2022 7:49:37 AM

To: Laurie Frederick; Kelly Copperi; Kimberly Gossi

Subject: Proposed Road Names - Saddle Rock Subdivision

Any Issues with these proposed road names for a new subdivision in Round Valley?

Saddle Rock Way

Challis Lane

Dakota Way

Snowbank Circle (This is actually a cul-de-sac, not a circle - I will recommend that it be a "Place")

Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350



Department of Motor Vehicles

JUNE FULLMER

Assessor
jfullmer@co.valley.id.us

SUE LEEPER

Chief Deputy Assessor
sleeper@co.valley.id.us

August 30, 2022

Cynda Herrick
Valley Co. P&Z Administrator
Valley County Courthouse
Cascade, Idaho 83611

RE: Final Plat Review " Saddle Rock Subdivision "

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above referenced subdivision.

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This **2023** proposed plat splits parcels referenced on the Assessment Roll as Tax #'s 15, Amended 5, 6, 7 and e'rly pt Tax #8 in Section 17 and Tax #'s 10, 11 in Section 18 of Township 12 North, Range 4 East. The parcel number(s) and ownership are as follows:

RP **12N04E172645** – Ryan & Heidi Schneider
RP **12N04E174045** – Ryan S. Schneider
RP **12N04E174096** - Ryan S. Schneider
RP **12N04E175766** – Ryan S. Schneider
RP **12N04E175819** – Ryan S. Schneider
RP **12N04E187620** – Ryan S. Schneider
RP **12N04E188370** – Ryan S. Schneider

I have enclosed a copy of the GIS plat, T12N R04E Sections 17 & 18, with this proposed replat highlighted. We have found a few minor discrepancies within this plat. Chip, please review these issues between the Certificate page and face of the plat: the most northerly boundary bearing (N71°34'06"E); curve direction for C7; arclength for C40 and curve direction for C48. We recommend any issues be resolved prior to recording this proposed Subdivision.

Please feel free to contact our office with any further questions or inquiries. Thank you for allowing us the opportunity to review this plat.

Sincerely,

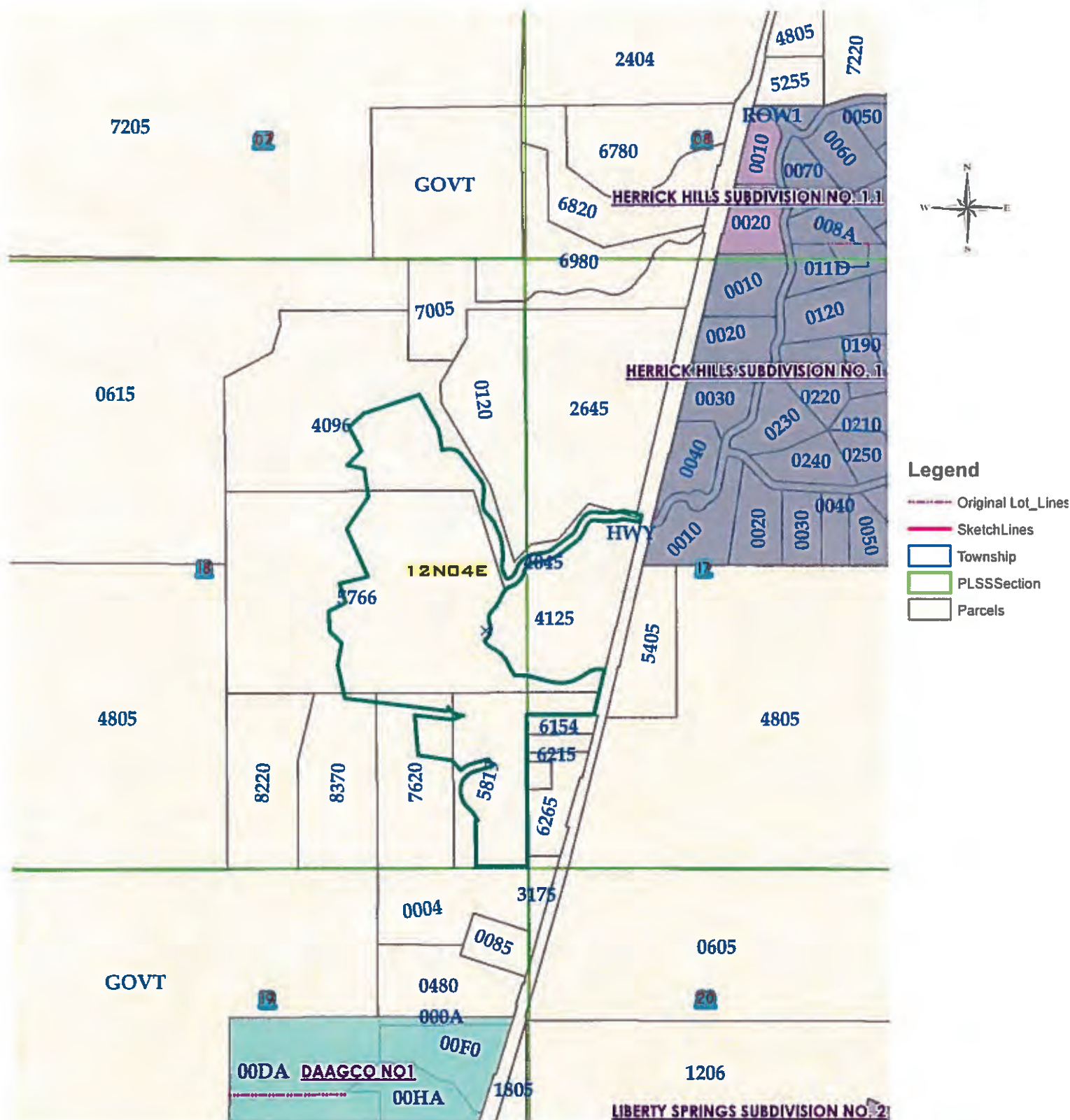
Laurie Frederick
Valley County Cadastral Specialist
Cartography Department

Enclosure

Cc: Joel Droulard, Valley Co. Surveyor; Chip Bowers, Bowers Land Surveys, Inc.



Proposed "SADDLE ROCK SUBDIVISION"
Parcels RP12NO4E172645; RP12NO4E174045;
RP12NO4E174096; RP12NO4E175766; RP12NO4E175819; RP12NO4E187620 & RP12NO4E188370



This map or drawing is to be used for reference purposes only. The County is not responsible for any inaccuracies contained herein.

Date: 8/30/2022
By: L.Fredrick

Twp. 12N Range 04E

J:\Assessor\Traverse PC\traverse 2013\12n\4e\SEC17,18 B.TRV

T12N R4E SEC 17 & 18

Saddle Rock Subdivision boundary

4271455.2573 SqFt 98.0591 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
SE/18'							984061.51	2554189.17
578		S89°53'59"W	440.89				984060.74	2553748.28
579		N0°06'18"W	391.86				984452.59	2553747.56
580	PC	N82°56'14"E	17.82				984454.79	2553765.25
581	PC	N37°05'29"W	139.26	-415.00	139.92	19°19'04"	984565.87	2553681.26
582	PC	N16°55'51"W	208.85	210.00	218.58	59°38'17"	984765.67	2553620.44
583	PC	N30°44'06"E	85.81	140.00	87.21	35°41'33"	984839.43	2553664.29
584	PT	N61°21'25"E	95.09	215.00	95.88	25°33'07"	984885.01	2553747.75
585		N74°07'59"E	155.33				984927.47	2553897.16
586		N31°13'24"W	72.59				984989.55	2553859.53
587	PC	S74°07'57"W	136.10				984952.34	2553728.62
588	PT	S61°21'25"W	126.05	-285.00	127.10	25°33'07"	984891.92	2553617.99
589		N41°48'22"W	114.46				984977.24	2553541.69
590		N81°21'31"W	300.11				985022.33	2553244.99
591		N4°53'54"W	349.33				985370.38	2553215.16
592	PC	S82°52'55"E	292.15				985334.18	2553505.06
593	PC	N77°03'04"E	117.09	-170.62	119.52	40°08'08"	985360.42	2553619.17
594	PT	N77°03'28"E	27.06	40.00	27.60	39°32'26"	985366.48	2553645.54
595	PC	N83°39'21"W	29.92				985369.78	2553615.81
596	PC	N78°56'06"W	24.03	146.90	24.06	9°22'59"	985374.40	2553592.22
597	PC	N54°47'48"W	97.07	146.00	98.95	38°49'58"	985430.35	2553512.91
598	PC	N35°57'07"W	11.31	566.00	11.31	1°08'42"	985439.51	2553506.27
599	PT	S28°56'15"W	37.35	20.00	48.19	138°03'15"	985406.82	2553488.19
600		N82°52'55"W	281.30				985441.68	2553209.06
601		N82°52'55"W	606.23				985516.80	2552607.50
602		N12°39'13"W	290.24				985799.99	2552543.92
603		N10°46'52"E	199.03				985995.51	2552581.15
604		N45°02'24"W	148.15				986100.19	2552476.32
605		N2°28'15"W	171.04				986271.07	2552468.95
606		N63°29'27"E	166.85				986345.55	2552618.26
607		N17°43'19"W	173.16				986510.49	2552565.55
608		N76°09'43"E	253.79				986571.19	2552811.97
609		N23°49'23"W	452.01				986984.69	2552629.40
610		N34°05'02"E	338.58				987265.11	2552819.14
611		N8°17'49"W	240.39				987502.98	2552784.45
612		N77°02'05"W	152.72				987537.24	2552635.63
613		N45°48'09"E	174.98				987659.23	2552761.08
614		N27°10'55"W	230.61				987864.37	2552655.73
615		N43°45'44"E	174.34				987990.28	2552776.32

Twp. 12N Range 04E

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616		N71°34'08"E	513.82					988152.73	2553263.78
617		S29°09'39"E	345.47					987851.05	2553432.11
618	PC	S9°21'14"E	185.21					987668.30	2553462.22
619	PT	S75°49'00"E	181.64	145.00	196.29	77°33'43"	987623.80	2553638.32	
620	PC	S37°02'12"E	256.63				987418.94	2553792.89	
621	PT	S15°23'45"E	121.70	165.00	124.64	43°16'54"	987301.61	2553825.20	
622	PC	S6°14'42"W	86.20				987215.92	2553815.83	
623	PC	S19°58'50"E	103.41	-117.00	107.11	52°27'12"	987118.73	2553851.16	
624	PC	S33°24'04"E	155.59	351.00	156.89	25°36'38"	986988.84	2553936.81	
625	PC	S22°39'06"E	40.52	-565.00	40.53	4°06'36"	986951.45	2553952.42	
626	PC	S17°27'25"E	84.55	335.00	84.78	14°29'58"	986870.79	2553977.78	
627	PC	S1°07'31"E	191.94	608.00	192.75	18°09'49"	986678.89	2553981.55	
628	PT	S6°54'47"E	56.46	-110.00	57.10	29°44'28"	986622.84	2553988.35	
629	PC	S21°47'01"E	58.19				986568.80	2554009.94	
630	PC	S69°37'32"E	28.52	-20.00	31.75	90°57'33"	986558.87	2554036.68	
631	PC	N41°55'18"E	101.72	-120.00	105.04	50°09'13"	986634.56	2554104.64	
632	PC	N49°20'40"E	210.62	196.00	222.35	64°59'58"	986771.78	2554264.42	
633	PC	N82°49'03"E	73.39	2160.00	73.39	1°56'49"	986780.96	2554337.24	
634	PT	N68°49'19"E	81.62	-158.00	82.56	29°56'15"	986810.44	2554413.35	
635	PC	N53°51'12"E	206.82				986932.44	2554580.35	
636	PC	N38°41'59"E	79.99	-153.00	80.93	30°18'25"	986994.86	2554630.37	
637	PC	N31°07'18"E	105.46	400.00	105.77	15°09'00"	987085.15	2554684.87	
638	PC	N68°36'31"E	131.65	132.00	137.83	59°49'29"	987133.16	2554807.46	
639	PC	S87°14'24"E	130.48	-650.00	130.70	11°31'15"	987126.88	2554937.78	
640	PC	N80°20'18"E	61.48	-265.00	61.62	13°19'21"	987137.20	2554998.39	
641	PT	N87°02'33"E	65.19	141.00	65.79	26°43'55"	987140.56	2555063.50	
642		S79°35'31"E	94.73				987123.45	2555156.67	
643		S13°33'22"W	2.58				987120.94	2555156.06	
644		S76°06'22"E	49.47				987109.06	2555204.08	
645		S13°36'57"W	27.37				987082.46	2555197.64	
646		S13°32'12"W	37.15				987046.34	2555188.95	
647	PC	N79°35'31"W	140.40				987071.71	2555050.86	
648	PC	S87°02'33"W	32.83	-71.00	33.13	26°44'06"	987070.01	2555018.07	
649	PC	S80°20'18"W	77.72	335.00	77.90	13°19'21"	987056.97	2554941.45	
650	PC	N87°14'24"W	144.53	720.00	144.77	11°31'15"	987063.93	2554797.09	
651	PC	S68°36'31"W	61.83	-62.00	64.73	59°49'07"	987041.38	2554739.52	
652	PC	S31°07'18"W	87.00	-330.00	87.25	15°08'58"	986966.90	2554694.55	
653	PT	S38°41'59"W	116.58	223.00	117.95	30°18'18"	986875.92	2554621.66	
654	PC	S53°51'08"W	206.82				986753.92	2554454.66	
655	PC	S68°49'19"W	117.78	228.00	119.13	29°56'14"	986711.37	2554344.83	
656	PC	S82°49'03"W	71.01	-2090.00	71.01	1°56'48"	986702.49	2554274.38	
657	PC	S49°20'40"W	135.40	-126.00	142.94	65°00'01"	986614.28	2554171.66	
658	PC	S43°36'57"W	171.16	190.00	177.55	53°32'29"	986490.36	2554053.59	
659	PC	S46°31'05"W	99.54	-126.00	102.33	46°31'55"	986421.86	2553981.36	
660	PC	S33°01'58"W	178.07	494.00	179.05	20°46'00"	986272.58	2553884.29	
661	PC	S9°09'32"W	99.07	-88.00	105.23	68°30'46"	986174.77	2553868.52	

Twp. 12N Range 04E

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662	PC	S13°58'42"W	146.24	116.00	158.22	78°09'04"	986032.86	2553833.20
663	PC	S13°26'30"W	19.13	-15.00	20.74	79°14'10"	986014.26	2553828.75
664	PC	S46°08'13"E	77.17	-113.00	78.75	39°55'54"	985960.78	2553884.39
665	PC	S43°56'12"E	220.33	292.00	225.92	44°19'49"	985802.12	2554037.27
666	PT	S29°42'14"E	69.28	-251.00	69.50	15°51'55"	985741.94	2554071.60
667		S37°38'11"E	26.81				985720.71	2554087.97
668	PC	S89°41'07"E	36.54				985720.51	2554124.51
669	PT	S82°46'15"E	123.51	513.00	123.81	13°49'41"	985704.97	2554247.04
670	PC	S75°51'24"E	171.90				985662.97	2554413.73
671	PT	N81°32'39"E	235.95	-307.00	242.18	45°11'55"	985697.66	2554647.11
672	PC	N58°56'42"E	114.23				985756.59	2554744.97
673	PT	N76°05'56"E	72.55	123.00	73.65	34°18'19"	985774.02	2554815.40
674		S86°44'50"E	56.31				985770.82	2554871.62
675		S13°33'46"W	196.76				985579.55	2554825.47
676		S13°37'54"W	205.82				985379.53	2554776.97
S16E'		N89°55'53"W	589.74				985380.23	2554187.23
SE/18"		S0°05'14"E	1318.74				984061.50	2554189.23

Monday, August 29, 2022 16:53:16
lfrederick



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N. Orchard Street, Boise ID 83705
[REDACTED]

Brad Little, Governor
Jess Byrne, Director

August 10, 2022

By e-mail: [REDACTED]

Valley County Planning & Zoning Commission
PO Box 1350
219 North Main Street
Cascade, Idaho 83611-1350

Subject: September 8, 2022 Public Hearing
C.U.P. Pines by the Lake Subdivision; C.U.P. Saddle Rock Subdivision;
C.U.P. Shaw Family Ranch Subdivision; C.U.P. Esplin Glamping & Short-Term Rentals;
C.U.P. Barton Short-Term Rentals, Barton Shared Driveway

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at [REDACTED]

- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities, per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at [REDACTED]

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at [REDACTED]

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at [REDACTED]
[REDACTED]

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at ()

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at ()
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call () for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at ()

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at [REDACTED]

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

Response to Request for Comment
August 10, 2022
Page 5

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at [REDACTED]

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator

EDMS#: 2022AEK