

Valley County Planning and Zoning

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



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT:	C.U.P. 21-01 JanGo Acres Subdivision No. 1 – Final Plat
MEETING DATE:	December 8, 2022
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / OWNER:	Gordon Hansen, IWS LLC 2165 Overland Ave Burley, ID 83318
ENGINEER:	Crestline Engineers PO Box 2330 McCall, ID 83638
SURVEYOR:	Dunn Land Surveys 25 Coyote Trail Cascade, ID 83611
LOCATION:	14137 Highway 55 RP18N03E280604, RP18N03E280726, RP18N03E282404, and RP18N03E282409 in Section 28, T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE:	Approximately 20.3 acres
REQUEST:	Mixed Single-Family Residential and Commercial Use Subdivision
EXISTING LAND USE:	Bare Land & Commercial Buildings Under Construction

Gordon Hansen of IWS LLC is requesting final plat approval. 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 March 25, 2021. The preliminary plat approval was for a 4-lot mixed single-family residential and commercial use subdivision on 20 acres. Approval included three 2-acre residential lots and one 12-acre commercial lot. Six commercial buildings, each with 11,972 sqft of floor space, and an office area of 2,304 sqft of floor space were approved. The lots ranged in size from 2 to 12 acres.

One or more of the residential lots were approved to be used for workforce and/or multi-family (duplex) housing. This included one or two duplexes on Lot 2 and one duplex or single-family residence on the other two lots for a total of no more than six residential units. At this time the developer does not plan to build multi-residences on the lots.

A revised site plan was approved by the PZ Commission in April 2021. This included a pond

and a new private road from Highway 55 instead of driveway access. A water storage tank for fire mitigation purposes was originally required. However, the pond will be used for fire suppression instead. The property is within the Lake Irrigation District.

The commercial buildings are to be used for boat service, retail sales, and boat and/or recreational vehicle storage.

Additional improvements to be completed include asphalt pavement of the private road, landscape trees, shrubbery, and irrigation systems.

FINDINGS:

1. The final plat was submitted on November 8, 2022.
2. Legal notice was posted in the *Star News* on Nov. 17, 2022, and Nov. 23, 2022. The proposed final plat was posted on the Valley County website on Nov. 8, 2022. **This is not a public hearing.**
3. Agency comment received:

Laurie Frederick, Valley County Cadastral Specialist III, has reviewed the final plat and found no discrepancies. (Nov. 22, 2022)

STAFF QUESTIONS / COMMENTS / RECOMMENDATION:

- 1) The Fire Suppression Water Storage Tank location needs be shown on the Final Plat. Maintenance is covered in CCRs
- 2) The CCRs should address septic systems and long-term management of the septic systems as an education piece.
- 3) Which nearby parcels will have access to Watersports Lane?
- 4) Additional Notes on the plat are needed, as follows:
 - a. Only one burning device allowed per lot.
 - b. Note 5 should also include approval of Valley County Planning and Zoning Commission as part of a subdivision plat.
- 5) The following are the conditions of approval and comments as to whether the applicant has complied with each condition.

Approved Conditions of Approval – Instrument # 438697:

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 shall be recorded within two years or this permit will be null and void. The other uses shall be in accordance with the phasing plan as presented. **Must be recorded by March 25, 2023.**

4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations 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. 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.
✓ **Approval letter dated August 5, 2021**
6. Roads shall be constructed in accordance with the Valley County Private Road standards. The Valley County Engineer shall review and approve construction drawings prior to development. ✓ **Approval letter dated August 5, 2021**
7. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer.
Not fully completed per letter dated November 8, 2022.

Need _____

8. A Private Road Declaration is required prior to recordation.
Need _____
9. Based upon information that is provided by the Army Corps of Engineers, the wetlands shall be marked as "no build" area on the final plat. ✓
10. A letter of approval is required from McCall Fire & EMS stating all infrastructure, including road and buried tank, is in place prior to recording the final plat. Must comply with gate requirements for access by emergency vehicles. **Applicant will submit letter prior to recordation of the final plat.**

Need _____

11. CCR's should address lighting and limit each lot to one wood burning device. **Applicant will include in CCRs that will be provided prior recordation of the final plat.**
Need _____
12. All lighting must comply with the Valley County Lighting Ordinance. **Applicant will include in CCRs that will be provided prior recordation of the final plat.**
13. Need _____
14. Shall place addressing numbers at each driveway and each building. **Applicant will include in CCRs that will be provided prior recordation of the final plat.**

Need _____

15. A letter from the Lake Irrigation is required stating they have no concerns with this subdivision or development. **Applicant will include provide provided prior to recordation of the final plat.**

Need _____

16. Building permits are required for each building. ✓
17. Hours of operation will be limited to 9:00 a.m. to 6:00 p.m., Monday through Saturday. **Applicant will include in CCRs that will be provided prior recordation of the final plat.**

Need _____

18. Must submit traffic study and approval letter from Idaho Transportation Department for the record. ✓ **A traffic study was prepared, and an approved ITD approach permit was submitted previously.**
19. Shared access easement is allowed from Highway 55 with access to lots from the private road. ✓ **A 50' wide ingress/egress and utility easement is shown inside of the private road right-of-way on the final plat.**
20. Letter from Lake Irrigation District should be submitted concerning potential for impacts that will affect the District. **Applicant will include provide provided prior to recordation of the final plat.**

Need _____

21. No fueling allowed on site. **Applicant will include in CCRs that will be provided prior recordation of the final plat.**

Need _____

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

Two septic permits have been granted.

A formal subdivision Environmental Report will be submitted to CDH to release sanitary restrictions for the subdivision.

Applicant's packet includes Idaho Dept of Water Resources Water Right form for the pond created for fire protection and recreational storage.

23. Must allow access to adjoining property off the private road if they agree to participate in maintenance and snow removal. **Applicant states the CCR's will allow adjoining property owners to access their property if they agree to maintenance and snow removal.**

Need _____ **This should be included in the CCR's and the Private Road Declaration**

24. If there are substantive changes due to concepts from the City of McCall in accordance with Valley County Code 10-1-4, they will be incorporated into the final plat submittal. If not acceptable to applicant and there is no agreement, staff will set another public hearing. ✓ **No substantive changes were received from the City of McCall.**
25. Must submit site plan with landscaping concepts for the multi-family lots with the final plat submittal package. ✓ **At this time, the owner does not plan to develop multi-family**

units on the residential lots. If the owner chooses to construct a multi-family unit, a site plan with landscaping shall be submitted prior to review and approval for the issuance of the building permit.

26. No outside storage of boats for sale. Applicant will include in CCRs that will be provided prior recordation of the final plat.

Need_____

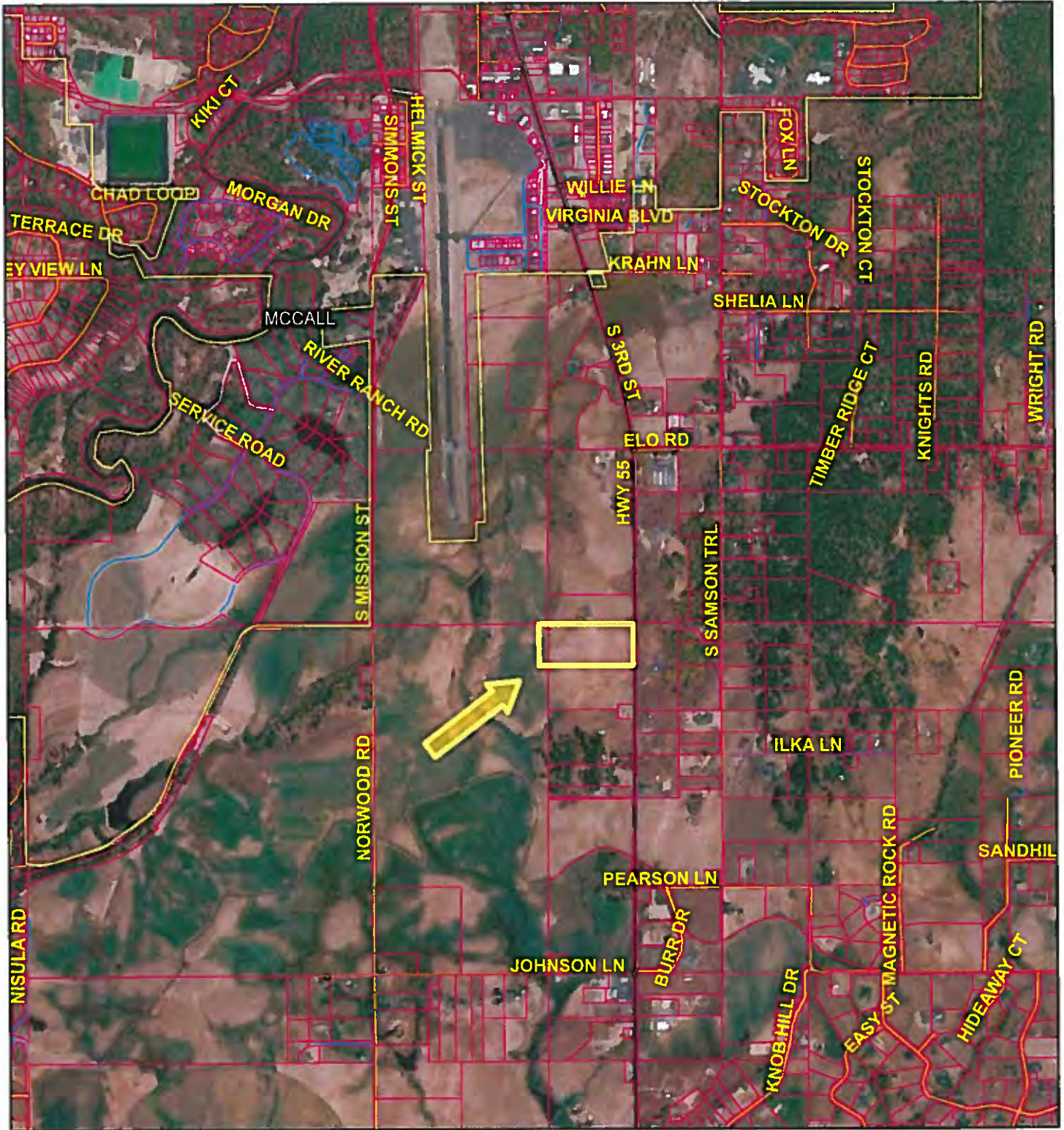
_____End Conditions of Approval_____

ATTACHMENTS:

- Vicinity Map
- Conditional Use Permit
- Responses
- Proposed Final Plat
- Approved Preliminary Plat
- Approved Site Plan – April 2021
- Applicant's Submittal for Final Plat

END OF STAFF REPORT

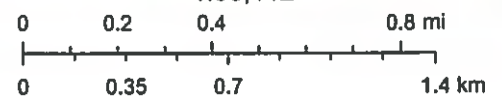
C.U.P. 21-01 Hansen Acres Subdivision



1/29/2021, 10:59:55 AM

1:36,112

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



USDA FSA, GeoEye, Maxar



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115

FAX: 208.382.7119

Instrument # 438697

VALLEY COUNTY, CASCADE, IDAHO
3-26-2021 02:36:16 PM No. of Pages: 2
Recorded for : PLANNING AND ZONING
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

**CONDITIONAL USE PERMIT
NO. 21-01
JanGo Acres Subdivision
Idaho Water Sports**

Issued to: Gordon Hansen
IWS LLC
2165 Overland AVE
Burley, ID 83318

Property Location: A 20 acre portion of Parcels RP18N03E280604 and
RP18N03E282404 located in Section 28, T.18 N, R.3E, Boise
Meridian, Valley County.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of March 11, 2021. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 21-01 with Conditions for establishing a residential subdivision and area business as described in the application, staff report, and minutes.

The effective date of this permit is March 25, 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 shall be recorded within two years or this permit will be null and void. The other uses shall be in accordance with the phasing plan as presented.
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. 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.
6. Roads shall be constructed in accordance with the Valley County Private Road standards. The Valley County Engineer shall review and approve construction drawings prior to development.
7. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer.
8. A Private Road Declaration is required prior to recordation.
9. Based upon information that is provided by the Army Corps of Engineers, the wetlands shall be marked as "no build" area on the final plat.
10. A letter of approval is required from McCall Fire & EMS stating all infrastructure, including road and buried tank, is in place prior to recording the final plat. Must comply with gate requirements for access by emergency vehicles.
11. CCR's should address lighting and limit each lot to one wood burning device.
12. All lighting must comply with the Valley County Lighting Ordinance.
13. Shall place addressing numbers at each driveway and each building.
14. A letter from the Lake Irrigation is required stating they have no concerns with this subdivision or development.
15. Building permits are required for each building.
16. Hours of operation will be limited to 9:00 a.m. to 6:00 p.m., Monday through Saturday.
17. Must submit traffic study and approval letter from Idaho Transportation Department for the record.
18. Shared access easement is allowed from Highway 55 with access to lots from the private road.

19. Letter from Lake Irrigation District should be submitted concerning potential for impacts that will affect the District.
20. No fueling allowed on site.
21. Must have approval from Central District Health and Department of Environmental Quality for septic, drains, and water usage.
22. Must allow access to adjoining property off the private road if they agree to participate in maintenance and snow removal.
23. If there are substantive changes due to concepts from the City of McCall in accordance with Valley County Code 10-1-4, they will be incorporated into the final plat submittal. If not acceptable to applicant and there is no agreement, staff will set another public hearing.
24. Must submit site plan with landscaping concepts for the multi-family lots with the final plat submittal package.
25. No outside storage of boats for sale.

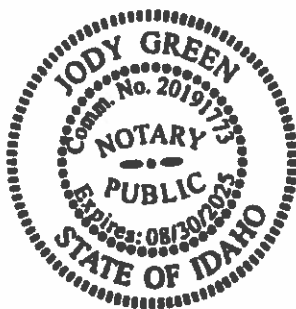
END CONDITIONAL USE PERMIT

Date March 25, 2021

Approved by Cynda Herrick

On this 25th day of MARCH, 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.



[Signature]
Notary Public
Residing at: Valley County
Commission Expires: 8/30/25

Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350
Phone (208) 382-7126 • Fax (208) 382-7187

JUNE FULLMER

Assessor
jfullmer@co.valley.id.us



Department of Motor Vehicles

Phone (208) 382-7141 • Fax (208) 382-7187

SUE LEEPER

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

November 22, 2022

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

RE: Final Plat Review " Jango Acres Subdivision No.1 "

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 will encompass the parcel(s) referenced on the Assessment Roll as E'RLY PT TAX #34 (AKA E PT PARCEL 2) & E'RLY PT TAX #38 IN NW NE AKA S 50' STRIP IN N/2 NW NE and split the parcels referenced on as W'RLY PT TAX #34 IN NE NW (AKA W PT PARCEL 2) & W'RLY PT TAX #38 IN NE NW in Section 28 of Township 18 North, Range 3 East. The parcel number(s) and ownership are as follows:

RP **18N03E280604** – IWS LLC
RP **18N03E280726** – IWS LLC
RP **18N03E282404** – IWS LLC
RP **18N03E282409** – IWS LLC

I have enclosed a copy of the GIS plat, T18N R3E Section 28, with this proposed plat highlighted. We have found no discrepancies within this plat. Please be aware that there is a Tax Code Area Boundary (TCA) that will split lots 2 through 4; the boundary runs along the w'rly North/South line of the NE1/4. These lots will be valued as if combined for taxing purposes; however, they will remain as 2 parcels until and annexation occurs placing them in the same TCA. See *attached*

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
Cadastral Specialist III
Valley County Cartography Department
Enclosure

Cc: Chip Bowers, Valley County Surveyor; Dan Dunn, Dunn Land Surveys Inc.
/ljf

J:\Assessor\Traverse PC\traverse 2013\18n\3E\28_29MirrorPond.TRV
T18N R3E SEC 28

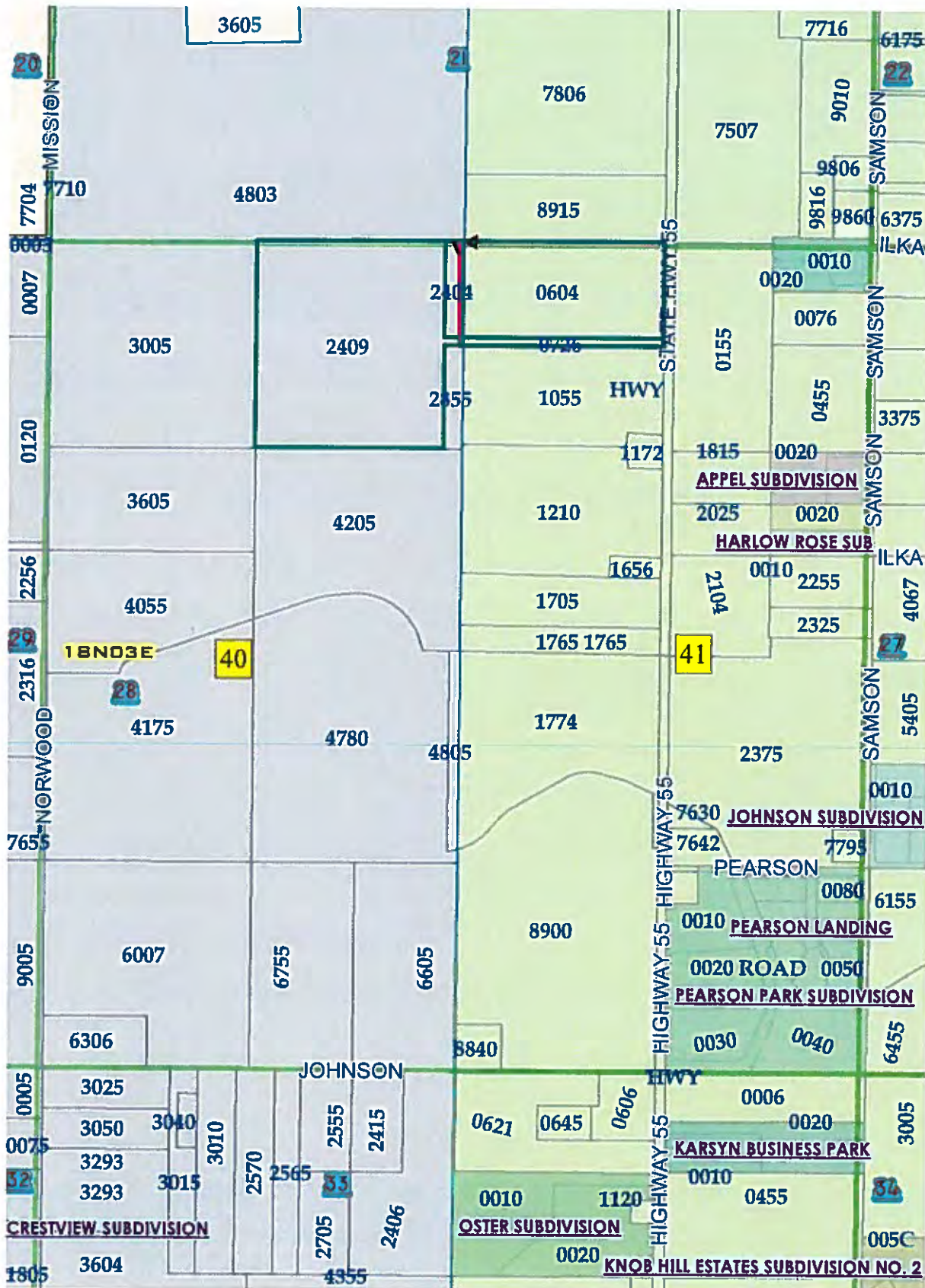
JANGO ACRES Sub NO. 1 boundary

884180.5042 SqFt 20.2980 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
N4/28							2.63	2668.76
177A		N89°58'42"E	1298.90				3.12	3967.66
206B		S0°31'47"W	666.81				-663.66	3961.50
207B		S89°58'54"W	1325.60				-664.08	2635.90
180A		N0°26'23"E	666.70				2.60	2641.02
N4.1		N89°56'30"E	27.75				2.62	2668.77

Monday, November 21, 2022 14:41:15
lfrederick

RP18NO3E280604, RP18NO3E280726 and portions of RP18NO3E282409 & RP18NO3E282404



Streets

- Proposed Line
- PLSSSection
- Township
- <all other values>

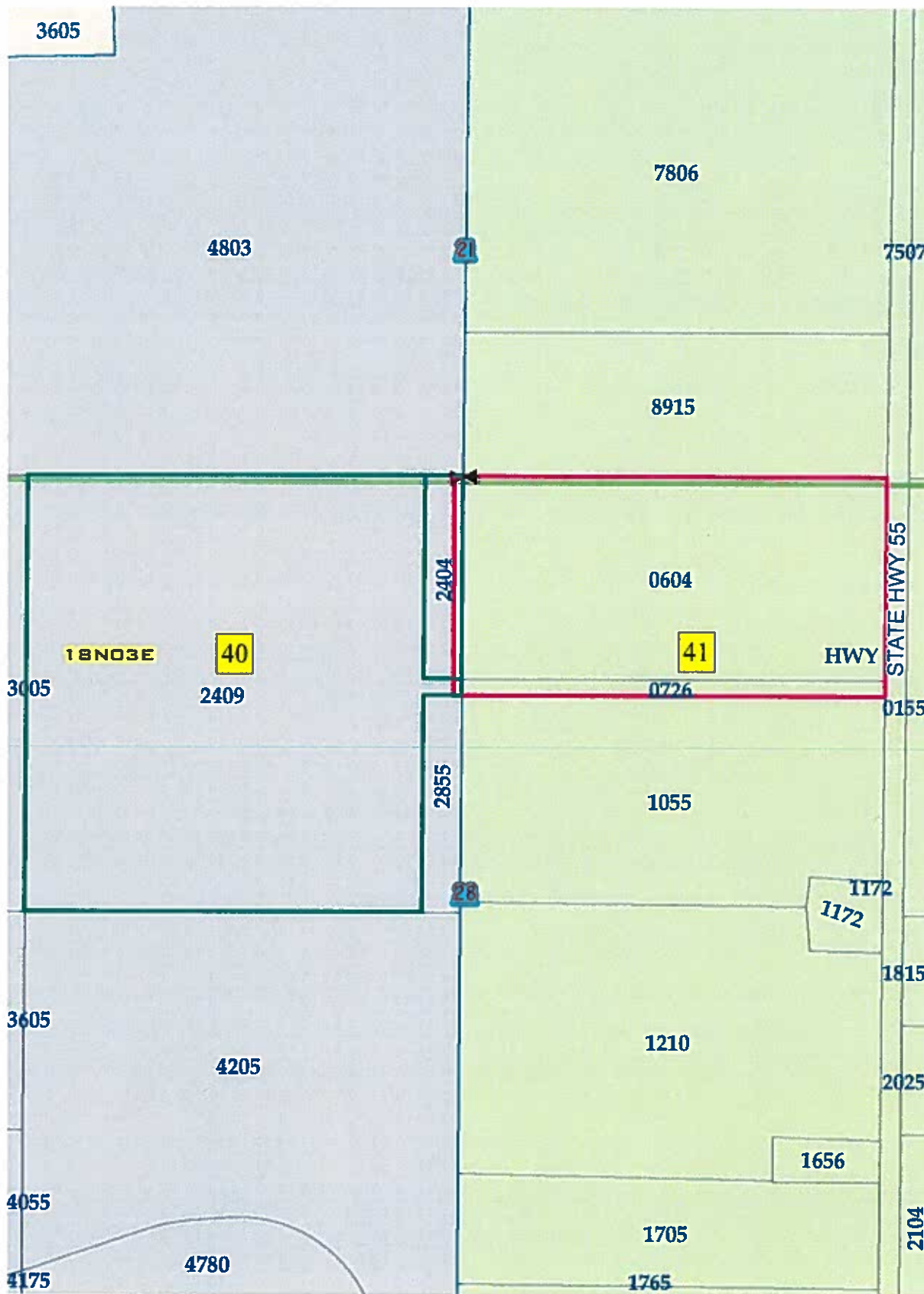
TCANUM

- 40
- 41
- Parcels

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

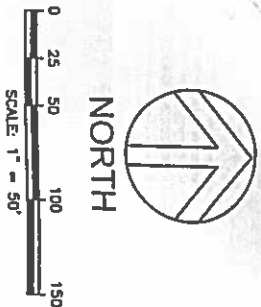
Date 11/21/2022
By L.Frederick

Proposed "JANGO ACRE" Subdivision No. 1"
 RP18NO3E280604, RP18NO3E280726 and portions of RP18NO3E282409 & RP18NO3E282404
 Tax Code Area Boundary Split



Legend

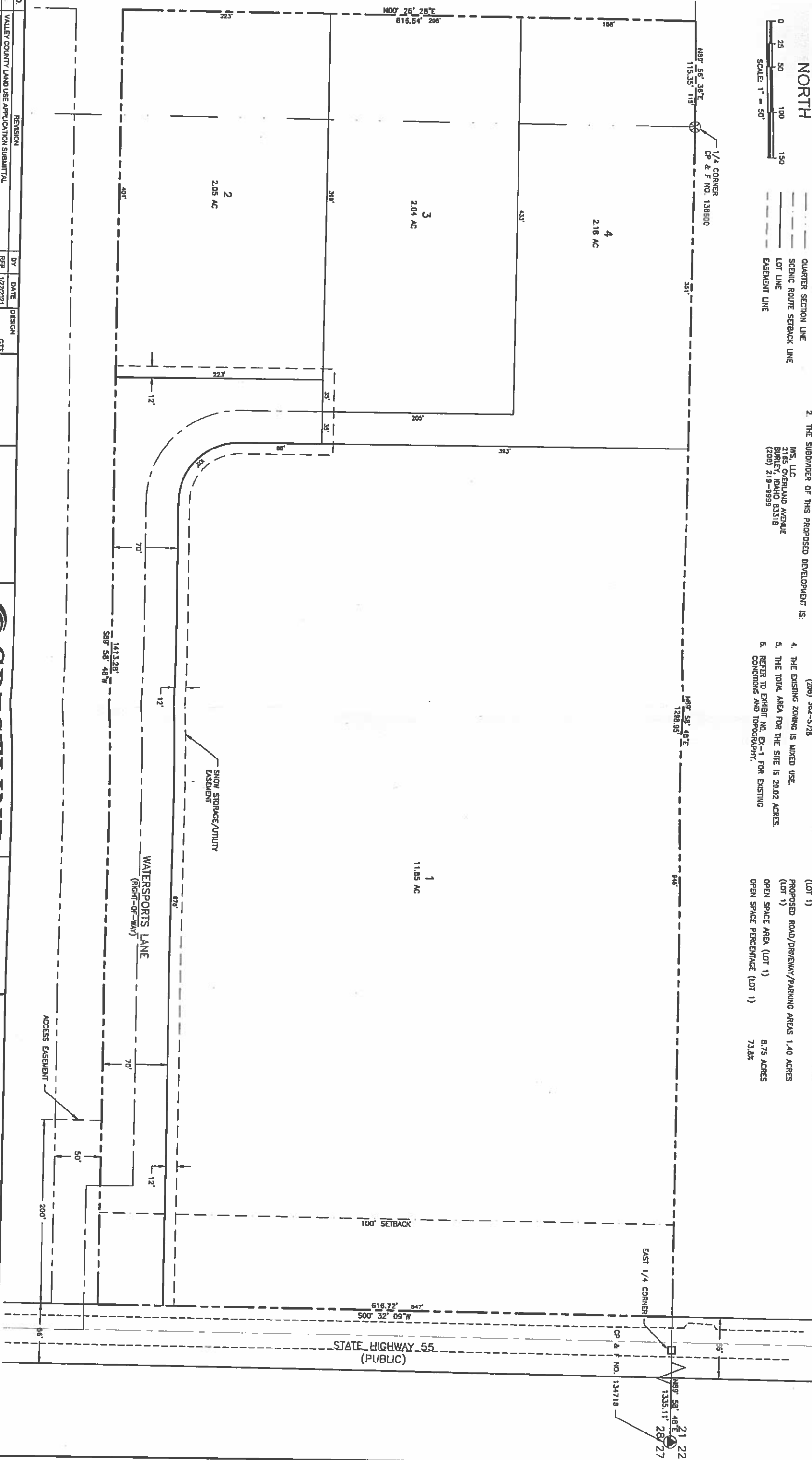
- Streets
- Proposed Line
- PLSS Section
- Township
- <all other values>
- TCANUM**
- 40
- 41
- Parcels



- LEGEND:**
- PROPERTY BOUNDARY
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - ROAD CENTER LINE
 - SECTION LINE
 - QUARTER SECTION LINE
 - SCENIC ROUTE SETBACK LINE
 - LOT LINE
 - EASEMENT LINE

- NOTES:**
- IDAHO WATER SPORTS MCGALL IS LOCATED IN:
NW 1/4, NE 1/4,
SECTION 28, T.18N, R.3E,
B.M., VALLEY COUNTY, IDAHO
 - THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:
M.S. LLC
2165 OVERLAND AVENUE
BURLEY, IDAHO 83318
(208) 219-9999
 - THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
DUNN LAND SURVEYS, INC
25 COYOTE TRAIL
CASCADE, IDAHO 83611
(208) 382-5726
 - THE EXISTING ZONING IS MIXED USE.
 - THE TOTAL AREA FOR THE SITE IS 20.02 ACRES.
 - REFER TO EXHIBIT NO. EX-1 FOR EXISTING CONDITIONS AND TOPOGRAPHY.

DEVELOPMENT DATA:		
PROPERTY AREA	20.02 ACRES	
PRIVATE RIGHT-OF-WAY AREA	1.89 ACRES	
LOT(S) AREA	18.13 ACRES	
PROPOSED BUILDING FOOTPRINT AREA (LOT 1)	1.70 ACRES	
PROPOSED ROAD/DRIVEWAY/PARKING AREAS (LOT 1)	1.40 ACRES	
OPEN SPACE AREA (LOT 1)	8.75 ACRES	
OPEN SPACE PERCENTAGE (LOT 1)	73.8%	



NO.	REVISION	BY	DATE	DESIGN
1	VALLEY COUNTY LAND USE APPLICATION SUBMITTAL	RFP	1/22/2021	GTT
				DRAWN
				BEI
				CHECKED
				GTT
				APPROVED
				GTT

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C • PO BOX 2330
MCCALL, IDAHO 83638
208.634.4140 • 208.634.4146 FAX

HANSEN ACRES/IDAHO WATER SPORTS MCGALL
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

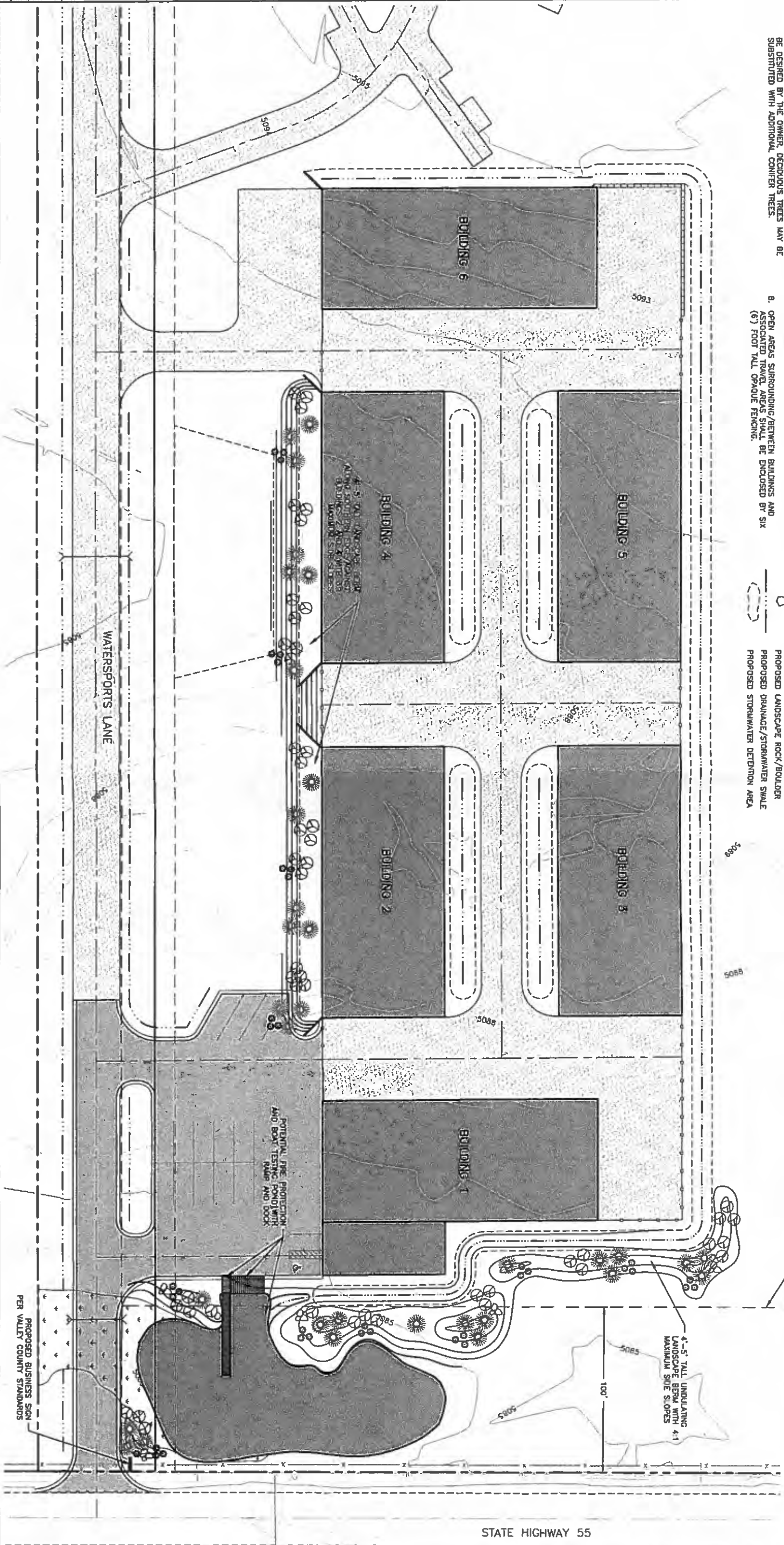
VERIFY SCALE	
BAR IS ONE INCH OR FULL SIZE DRAWING	
PROJECT	20025
DATE	1/22/2021
EXHIBIT NO.	SHEET NO.

LANDSCAPING NOTES:

1. THE EXISTING SITE VEGETATION CONSISTS OF PASTURE/NAIVE GRASSES. EXISTING VEGETATION SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE DURING PROJECT CONSTRUCTION.
2. NATIVE CONIFERS, ASPENS/OTHER DECIDUOUS TREES, AND SHRUBS SHALL BE PLANTED AS SHOWN WITHIN THE PROPOSED PLAN AND WILL INCLUDE A MINIMUM SIZE/NUMBER AS INDICATED.
3. CONIFER TREES AS SHOWN, WILL BE SPRUCE, PONDROSA PINE, OR LARCH, AND SHALL BE 8'-8" TALL MINIMUM.
4. ASPENS OR OTHER DECIDUOUS TREES, WILL POTENTIALLY INCLUDE MAPLE, ASH, OR CANADA RED CHOCHECHERRY, AND SHALL BE A MINIMUM SIZE OF 5 GALLON. SHOULD IT BE DESIRED BY THE OWNER, DECIDUOUS TREES MAY BE SUBSTITUTED WITH ADDITIONAL CONIFER TREES.
5. SHRUBS TO BE NATIVE TO VALLEY COUNTY AND DROUGHT TOLERANT WHERE PRACTICAL. EXAMPLE SPECIES INCLUDE, BUT ARE NOT LIMITED TO, DOGWOOD, SERVICEBERRY, MOUNTAIN SNOBERRY, MALLOW NINEBARK, SPIREA, OR SUMAC. SHOULD ADDITIONAL SPECIES BE DESIRED, THE OWNER WILL COMPLETE SELECTION WITH THE HELP OF A LOCAL NURSERY/LANDSCAPER.
6. ALL REMAINING DISTURBED AREAS WILL BE RESEEDING USING A SEED MIXTURE MATCHING EXISTING OR A DROUGHT TOLERANT SEED MIXTURE NATIVE TO VALLEY COUNTY.
7. ALL LANDSCAPED AREAS WITH THE EXCEPTION OF THE AREAS TO BE ROUGHED WITH NATIVE SEED MIXTURE SHALL BE WATERED BY A SPRINKLER/DROP IRRIGATION SYSTEM.
8. OPEN AREAS SURROUNDING/BETWEEN BUILDINGS AND ASSOCIATED TRAVEL AREAS SHALL BE ENCLOSED BY SIX (6') FOOT TALL OPAQUE FENCING.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED BUILDING FOOTPRINT
- PROPOSED ROAD/DRIVEWAY/PARKING AREAS
- EXISTING WETLANDS (APPROXIMATE)
- PROPOSED CONIFER TREE (33', 6-8" TALL)
- PROPOSED ASPEN/OTHER DECIDUOUS TREE (49, 5 GALLON)
- PROPOSED SHRUB (37, 2 GALLON)
- PROPOSED LANDSCAPE ROCK/BOULDER
- PROPOSED DRAINAGE/STORMWATER SWALE
- PROPOSED STORMWATER DETENTION AREA



NO.	REVISION	BY	DATE	DESIGN	
				QTT	QTT
1.	VALLEY COUNTY LAND USE APPLICATION SUBMITTAL	REP	1/22/2021		
2.	UPDATE PRIVATE RIGHT-OF-WAY/ROADWAY AND ADD POND CONCEPT	QTT	4/1/2021	DRAWN	
				QTT/REP	
				CHECKED	
				BEJ	
				APPROVED	
				QTT	

CRESTLINE

ENGINEERS

323 DEINHARD LANE, SUITE C • PO BOX 2330

MCCALL, IDAHO 83638

208 634 4140 • 208 634 4146 FAX

HANSEN ACRES/IDAHO WATER SPORTS MCCALL	
VALLEY COUNTY, IDAHO	
PRELIMINARY LANDSCAPE PLAN	
PROJECT	DATE
250025	1/22/2021
EXHIBIT NO.	SHEET NO.
EX-5	5 OF 6



November 8, 2022

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

Subject: JanGo Acres Subdivision – Final Plat Submittal Letter

Dear Cynda,

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

Conditions of Approval

1. *The application, the Staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.*

Response: None, understood.

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

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

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

Response: It is anticipated that the Final Plat will be recorded prior to March 25, 2023.

4. *The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations to be construed as permission to operate in violation of any statute or regulations. Violations of these*

laws, regulations, or rules may be grounds for revocation of the Conditional Use Permit or Grounds for suspension of the Conditional Use Permit.

Response: None, understood.

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

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

6. *Roads shall be constructed in accordance with the Valley County Private Road standards. The Valley County Engineer shall review and approve construction drawings prior to development.*

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

7. *Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer.*

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

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

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

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

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

10. *A letter of approval is required from McCall Fire & EMS stating all infrastructure, including road and buried tank, is in place prior to recording the final plat. Must comply with gate requirements for access by emergency vehicles.*

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

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

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

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

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

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

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

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

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

15. Building permits are required for each building.

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

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

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

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

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

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

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

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

Response: See response to number 14 above.

20. No fueling allowed on site.

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,



Robert Pair, E.I.T.
Associate Engineer

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

Enclosures:

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

SENT VIA EMAIL

August 5, 2021

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

Re: JanGo Acres/Idaho Water Sports McCall Subdivision – Preliminary Roadway, Grading, and Stormwater
Improvements Plans and Stormwater Drainage Report

Dear Cynda:

We have reviewed the above referenced revised documents against the current Valley County (VC) standards. Per our review, the applicant has addressed our comments and the plans and drainage report meet the standards and requirements; therefore, we are recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX
Valley County Engineer



Paul Ashton, P.E.

cc: Project File

Jeff McFadden / Valley County Road Department

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



November 8, 2022

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

Subject: JanGo Acres Subdivision, Private Road Construction Certification

Dear Ms. Herrick,

The purpose of this letter is to address the Valley County Planning and Zoning Departments condition of approval associated with the private roadway for the JanGo Acres Subdivision project. The specific condition states that "Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer."

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

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

Sincerely,

Crestline Engineers, Inc.

A handwritten signature in blue ink, appearing to read 'Robert Pair', is written over a light blue circular stamp.

Robert Pair, E.I.T.
Associate Engineer

Cc: Gordy Hansen, IWS, LLC

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

Priority: October 13, 2021

Maximum Diversion Volume: 2.4 AF

This is to certify that

GORDON HANSEN 2165 OVERLAND AVE BURLEY ID 83318-2927

has applied for a permit to appropriate water from:

Source : GROUND WATER

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

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

Location of Point(s) of Diversion

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

Place of Use: RECREATION STORAGE AND FIRE PROTECTION STORAGE

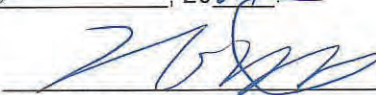
Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
18N	03E	28		X															

Conditions of Approval

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

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

Signed this 28th day of December, 2021


NICK MILLER
Western Regional Manager

JANGO ACRES SUBDIVISION NO. 1

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

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE REAL PROPERTY AS SHOWN HEREON AND DESCRIBED BELOW.

A PARCEL OF LAND LOCATED IN A PORTION OF THE NE1/4 OF THE NW1/4 AND THE NW1/4 OF A SECTION 28, T.18N., R.3E., B.M., VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE A BEARING OF N 89°39'42" E, A DISTANCE OF 128.80 FEET, ON THE NORTH BOUNDARY OF SAID NW1/4, OF THE NE1/4, SECTION 28, AND THE NORTH BOUNDARY OF PARCELS 91 AS INST. NO. 435468, RECORDS OF VALLEY COUNTY, TO A FOUND 5/8 INCH REBAR ON THE WEST RIGHT-OF-WAY BOUNDARY OF STATE HIGHWAY 55.
2. THENCE LEAVING SAID NORTH BOUNDARY A BEARING OF S 00°31'47" W, A DISTANCE OF 68.61 FEET, ON SAID WEST RIGHT-OF-WAY BOUNDARY OF A SET 7/8 INCH REBAR LIESING NORTHWEST CORNER OF A 50 FOOT WIDE PORTION OF PARCEL 18 AS SHOWN ON SAID RECORD OF SURVEY.
3. THENCE LEAVING SAID WEST RIGHT-OF-WAY BOUNDARY A BEARING OF S 89°39'42" E, A DISTANCE OF 132.80 FEET, ON THE SOUTH BOUNDARY OF SAID 50 FOOT WIDE PORTION OF PARCEL 18 TO A SET 5/8 INCH REBAR.
4. THENCE LEAVING SAID SOUTH BOUNDARY A BEARING OF N 00°31'47" E, A DISTANCE OF 68.61 FEET, ON SAID WEST RIGHT-OF-WAY BOUNDARY OF A SET 7/8 INCH REBAR LIESING NORTHWEST CORNER OF A 50 FOOT WIDE PORTION OF PARCEL 18 AS SHOWN ON SAID RECORD OF SURVEY.
5. THENCE ON SAID NORTH BOUNDARY OF SAID NW1/4 OF THE NW1/4 AND PARCEL 18 A BEARING OF N 89°39'42" E, A DISTANCE OF 277.5 FEET, TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 20.28 ACRES, MORE-OR-LESS, TOGETHER WITH AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OR RECORD AND/OR USE.

THAT IT IS THE INTENTION OF THE UNDERSIGNED TO INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE § 55-2201, AND THAT SAID REAL PROPERTY IS NOT BEING OFFERED FOR SALE OR THE LOTS SHOWN ON THIS PLAT SHALL BE SUBJECT TO ASSIGNMENTS BY FROW LAKE IRRIGATION DISTRICT IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS ____ DAY OF _____, 2022.

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

ACKNOWLEDGEMENT

STATE OF IDAHO }
VALLEY COUNTY } SS
ON THIS ____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO PERSONALLY APPEARED GORDON O. HANSEN KNOWN OR DESIGNATED TO ME TO BE A MANAGER OF THE LIMITED LIABILITY COMPANY HAS SIGNED THE INSTRUMENT OF SUBDIVISION OF LAND HEREIN RECORDED AND REQUESTED THAT I SIGN AND IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO
RECORD NO. _____
COMMISSION EXPIRES: _____

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

CHAIRMAN

THE PLAT OF JANGO ACRES SUBDIVISION NO. 1 IS HEREBY ACCEPTED AND APPROVED THE ____ DAY OF _____, 2022, BY THE VALLEY COUNTY COMMISSIONERS.

CLERK

CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE § 50-1306 DO HEREBY CERTIFY THAT ANY INSTRUMENT OF SUBDIVISION OF LAND OR PLAT OF LAND HEREIN RECORDED AND INCLUDED IN THE PLAT OF JANGO ACRES SUBDIVISION NO. 1 HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER

DATE

QUALITY CERTIFICATE

STANDARD REVISIONS AS REQUESTED BY JANGO CODE TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RECORDED AND APPROVED WITH SECTION 50-1303 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH, ENV

DATE

WEST NO.

CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE PLAT OF JANGO ACRES SUBDIVISION NO. 1, AS SHOWN ON THIS PLAT, WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



CERTIFICATE OF VALLEY COUNTY SURVEYOR

THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF JANGO ACRES SUBDIVISION NO. 1 IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, AND THAT SAID PLAT IS IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR

DATE

CERTIFICATE OF COUNTY TREASURER

THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE § 50-1306 DO HEREBY CERTIFY THAT ANY INSTRUMENT OF SUBDIVISION OF LAND OR PLAT OF LAND HEREIN RECORDED AND INCLUDED IN THE PLAT OF JANGO ACRES SUBDIVISION NO. 1 HAS BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER

DATE

SHEET 2 OF 2

28 COURT TRAIL
CASCADE, ID 83611

