

## 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](mailto:cherrick@co.valley.id.us)

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<b>STAFF REPORT:</b>	C.U.P. 22-55 Jug Mountain Ranch P.U.D. – Phase 3B– Preliminary Plat
<b>HEARING DATE:</b>	February 9, 2023
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / PROPERTY OWNER:</b>	Jug Mountain Ranch LLC and Carey Real Estate Management LLC David John Carey II, Manager PO Box 2332, McCall, ID 83638
<b>REPRESENTATIVE:</b>	Amy Pemberton, Millemann, Pemberton & Holm LLP PO Box 1066, McCall, ID 83638
<b>SURVEYOR / ENGINEER:</b>	Ralph Miller, Secesh Engineering P.O. Box 70, McCall, ID 83638
<b>LAND PLANNER:</b>	David J. Peugh, Epikos LLC PO Box 2490, McCall, ID 83638
<b>LOCATION:</b>	Parts of RP17N04E060006 and RP17N04E066455 in the SW ¼ Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho
<b>SIZE:</b>	29.37 acres
<b>REQUEST:</b>	Single-Family Residential Subdivision
<b>EXISTING LAND USE:</b>	Agricultural –Timber

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Jug Mountain Ranch Planned Unit Development consists of 1,430 acres of which 1,104 acres are planned for platted recreation and open space, including the 18-hole golf course. The development is occurring in phases. The narrative in the application details the approved uses, existing facilities and plats, and future plat phases. Buildout will allow 325 residential and mixed residential units. There have been 161 lots recorded in previous phases.

A Road Development Agreement was entered into with Valley County and is attached.

Jug Mountain Ranch LLC is requesting a conditional use permit to amend C.U.P. 21-40 Jug Mountain Ranch – Phase 3B as follows:

- # of Single Family Residential lots from 16 to 12 (proposed)
- Open Space increased from 4.19 acres to 4.91 acres (proposed)
- Septic systems (proposed) instead of central sewer

Central water and fire hydrants are still proposed. There would be no change in approved uses or densities as originally approved in the P.U.D. This plat incorporates the entirety of the Phase 3B property into the previously approved Phase 3 by expanding the east boundary.

There is an emergency access easement through Phase 3B proposed to connect with Ashton Lane and be reserved for use by emergency service providers. It would also be used by utility providers, the Jug Mountain Ranch association, and the Declarant for service access and maintenance.

Shared-driveway variances are requested. The lots will be accessed from new private roads onto York Street and Jug Mountain Ranch Road, existing private roads, and then onto Farm-to Market Road, a public road. Roads would have a 20-ft paved surface which is consistent with prior phases in Jug Mountain Ranch.

#### **FINDINGS:**

1. The complete application was submitted on December 20, 2022.
2. Legal notice was posted in the *Star News* on January 19, 2023, and January 26, 2023. The property owner and applicant were notified by letter on January 6, 2023. Potentially affected agencies were notified on January 9, 2023. Property owners within 300 feet of the property line were notified by fact sheet sent January 10, 2023. The notice was posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on January 9, 2023. The site was posted on January 26, 2023.

3. Agency comment received:

Central District Health stated test holes have been conducted, waiting on ground water monitoring and engineering. (January 10, 2023)

Jeff McFadden, Road Department Superintendent, recommends mitigation of impacts to East Lake Fork Road, Farm to Market Road, and Elo Road. It is not anticipated that any right-of-way will be dedicated, or CIP funds will be affected. He recommends impacts be mitigated by negotiating with developer the payment of road improvement costs attributable to traffic generated by the proposed development. The value of the developers proportionate share may be determined by several methods. The recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Department, and developer identifying the value of road improvement costs contributed. (January 12, 2023)

Jess Ellis, Donnelly Fire Marshal, listed requirements. (January 12, 2023)

4. Public comment received:

Don Gulliksen and Susie Erickson, 320 Ashton Lane, oppose the use of Ashton Lane for any use other than emergency service providers only (ambulance and fire department), not utility providers, the Jug Mountain Ranch Association or for service access and maintenance. (February 1, 2023)

5. Physical characteristics of the site: Rolling Topography; Portion with Steeper Slope; Scattered Timber.
6. The surrounding land use and zoning includes:
  - North: Agriculture - Timber
  - South: Single-Family Residential – Jughandle Estates
  - East: Agriculture - Timber
  - West: Jug Mountain Ranch – Phase 3 – Single-Family Residential

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
- 2. Residential Uses (h) Planned Unit Development

Review of Title 9 - Chapter 5 Conditional Uses and Title 10 should be done.

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**9-5A-1: GRADING:**

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- E. Site Grading Plan:
1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications.
  2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer.
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans.

**9-5A-2: ROADS AND DRIVEWAYS:**

- C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance.

**9-5A-6: UTILITIES:**

- A. Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.
- B. Central Water Supply And Sewage Systems: Central water supply and sewage systems serving three (3) or more separate users shall meet the requirements of design, operation, and maintenance for central water and sewage systems in the subdivision ordinance.
- C. Probability Of Water Supply: Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.
- D. Individual Septic Systems: If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.
- E. Easements Or Rights Of Way: Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.

- F. Utility Plan: A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit.

**9-5B-4: EMISSIONS:**

- B. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

**9-5B-7: FIRE PROTECTION:**

Provisions must be made to implement prefire activities that may help improve the survivability of people and homes in areas prone to wildfire. Activities may include vegetation management around the home, use of fire resistant building materials, appropriate subdivision design, removal of fuel, providing a water source, and other measures. Recommendations of the applicable fire district will be considered.

**9-5C RESIDENTIAL USES 6: DENSITY:**

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation.

**10-4-6: EASEMENTS:**

- A. Utility Easements: There shall be provided easements for the utilities upon and across the front of lots of a width of a minimum of twelve feet (12') (except for entrance service) or as and where considered necessary by the commission.
- B. Stormwater Easement Or Drainage Right Of Way: Where a subdivision is crossed or bounded by a watercourse, drainageway, channel, irrigation ditch, or stream there shall be provided a stormwater easement or drainage right of way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose.
- C. Drainage: Provisions for adequate drainage shall be made by the subdivider as prescribed by the county engineer in accordance with the manual containing the drainage standards and specifications as adopted by Valley County.
- D. Existing Easements: All existing easements must be shown on the subdivision plat.

**10-5-1: STREET AND UTILITY IMPROVEMENTS:**

- A. Installation Required: Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section 5-7-2 of this code).
- B. Acceptance By County: The county shall not accept the dedication of any public rights of way and any easements shown on the plat, together with appurtenant facilities lying therein which the county would have a duty to maintain after dedication, which are not improved, or construction thereof guaranteed in accordance with the provisions of this title or with the policies, standards, designs and specifications set forth in the road and street specifications adopted by Valley County. 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. All plats shall contain in their notes this statement: "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."

Dedication of public rights-of-way does not guarantee that the public road will be maintained by Valley County. Public rights of way are allowed with roads that are maintained by homeowners. Public rights of way shall be provided through properties to adjacent lands for the purpose of circulation, when reasonable.

- C. Private Road Declaration: In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- D. Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".
- E. Connection To Public Road Required: The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way.

## **CHAPTER 7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN**

### **10-7-4: SUBMISSION REQUIREMENTS:**

- A. General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.

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### **SUMMARY:**

Staff's compatibility rating is a +31.

**The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).**

### **STAFF COMMENTS / QUESTIONS:**

1. This site is within the Donnelly Fire District and the Boulder Meadows Irrigation INC boundaries. It is not within a herd district.
2. Conduit for fiber optics is required.
3. Is a new traffic study needed?
4. Should a Wildfire Mitigation Plan be required since this is a new conditional use permit? When Jug Mountain Ranch was originally approved it was not required.
5. Who will maintain the emergency access road into the future? Should it be a platted right-of-way so as to permanently preserve the access?
6. Will access easements be built to fire code?

## **ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Road Development Agreement
- Vicinity Map
- Aerial Map
- Assessor Plat T.17N R.4E Section 6
- Jug Mountain Ranch Master Land Use – Figure 6
- Preliminary Plat
- Pictures Taken January 26, 2023
- Responses
- Septic System Handouts

## **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. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. 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.
4. The final plat shall be recorded within two years, or this permit will be null and void.
3. 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.
4. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
5. Must bury conduit for fiber optics with utilities.
6. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
7. A private road declaration is required.
8. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
9. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
10. All lighting must comply with the Valley County Lighting Ordinance.

11. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
12. All easements shall be shown on the final plat.
13. Shall create a "Shared Access Agreement" and note it on the plat as a recorded document.
14. Shall work with the Valley County Road Director to determine if the original Road Development Agreement needs to be amended and whether improvements should be required for E. Lake Fork RD, Elo RD, and/or Farm to Market RD.
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."
16. The following notes 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."
  - "All lighting must comply with the Valley County Lighting Ordinance."
  - "Only one burning device is allowed on each lot."
  - "Surrounding land uses are subject to change."

**END OF STAFF REPORT**

# Compatibility Questions and Evaluation

Matrix Line # / Use: \_\_\_\_\_

Prepared by: \_\_\_\_\_

YES/NO      X      Response  
Value

## Use Matrix Values:

(+2/-2)      X      4      \_\_\_\_\_

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2)      X      2      \_\_\_\_\_

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2)      X      1      \_\_\_\_\_

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

## Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2)      X      3      \_\_\_\_\_

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2)      X      1      \_\_\_\_\_

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2)      X      2      \_\_\_\_\_

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2)      X      2      \_\_\_\_\_

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2)      X      2      \_\_\_\_\_

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2)      X      2      \_\_\_\_\_

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total      (+)      \_\_\_\_\_

Sub-Total      (-)      \_\_\_\_\_

Total Score      \_\_\_\_\_

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.



## 9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

### B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

### C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:

Plus 2 - assigned for full compatibility (adjacency encouraged).

Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).

0 - assigned if not applicable or neutral.

Minus 1 - assigned for minimal compatibility (adjacency not discouraged).

Minus 2 - assigned for no compatibility (adjacency not acceptable).

2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:

x4 - indicates major relative importance.

x3 - indicates above average relative importance.

x2 - indicates below average relative importance.

x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

### E. Terms:

**DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half ( $1/2$ ) of the adjacent uses and one-fourth ( $1/4$ ) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

**LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

### F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

## APPENDIX A

## MATRIX FOR RATING

## QUESTIONS 1, 2, and 3

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
1. AGRICULTURAL		+2	-1	-2	-2	-2	-2		+1	+1	+1	+1	+2	+1	-1	-1	+2	-1	-2	-1	+1	+2	+1
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+1			
3. SUBDIVISION, S.F.	-1	+2		+1	+1	+1	+1	+1	+1	-1	-1	+2	+1	-2	+1	-1	+1	+2	-1	+2	+1	-2	-2
4. M.H. or R.V. PARK	-2	+1	+1		+1	+1	+1	+1	+1	-1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+1	+1	-2	-2
5. RESIDENCE, M.F.	-2	+1	+1	+1		+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+1	+1	-2	-2
6. SUBDIVISION, M.F.	-2	+1	+1	+1	+2		+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+1	+1	-2	-2
7. P.U.D., RES.	-2	+1	+1	+1	+2	+2		+1	+1	-1	-1	+2	+1	-2	+1	-1	+1	+1	-1	+1	+1	-2	-2
8. REL., EDUC & REHAB	+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2				+2	+2	+1	+1	+1	-2	-1
9. FRAT or GOVT	+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2		-1	-1	+1	+1	+1	+1	+1	-2	-2
10. PUBLIC UTIL. (1A-3.1)	+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1		+1	+1	+1	-1	+1	+1	+1	+2	+2
11. PUBLIC REC	+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1		+1	+1	+2	+1	+1	+1	+1	-1	-1
12. CEMETERY	+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+1	+1		+1	+1	+1	+1	+1	+1	+2	+1	+1
13. LANDFILL or SWR. PLANT	+1	-2	-2	-2	-2	-2	-2	-2	-2	-1	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
14. PRIV. REC. (PER)	+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
15. PRIV. REC. (CON)	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1
16. NEIGHBORHOOD BUS.	-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2	+1	-2		+1	+2	+2	+1	+2	-1	-1
17. RESIDENCE BUS.	+2	+2	+1	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2	+1	-2	+1		+1	-1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2	+2	+1		+2	+2	+1	+1	+1
19. AREA BUS.	-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	-1	+2		+1	+2	-2	-2
20. REC. BUS.	-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+2	+1	+2	+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2							+1	+1
22. HEAVY IND.	+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1	+2	-1	-1	-1	+2	-1	-2	-2	+1		+2
23. EXTR. IND.	+2	-2	-2	-2	-2	-2	-2	-1	-2	+2	+1	+1	+2	+1	+1	-1	-2	-1	-2	+1	+1	+2	+2

RATE THE SOLID SQUARES AS +2

## Compatibility Questions and Evaluation

Matrix Line # / Use: 3

Prepared by: CH

YES/NO      X      Response Value

Use Matrix Values:

(+2/-2) +2 X 4 +8

1. Is the proposed use compatible with the dominant adjacent land use?

S.F. Residential

(+2/-2) -1 X 2 -2

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

Timber in PAD/Recreation

(+2/-2) +1 X 1 +1

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

See 1 + 2 w/ Recreation & Agriculture

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

Yes, large w/ trees

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Yes - S.F. Residential

(+2/-2) +2 X 2 +4

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Yes See #5

(+2/-2) +2 X 2 +4

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Yes

(+2/-2) +2 X 2 +4

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Yes - central water / fire hydrants

(+2/-2) +2 X 2 +4

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Yes Tax revenue

Sub-Total (+) 33

Sub-Total (--) 2

Total Score +31

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

## PRELIMINARY DEVELOPMENT AGREEMENT

THIS AGREEMENT is entered into by and between JUG MOUNTAIN RANCH COMPANY, an Idaho corporation (hereinafter generally referred to as "Developer") and VALLEY COUNTY, a political subdivision of the State of Idaho, (hereinafter generally referred to as "Valley County"), effective the 4th day of September 1998.

### RECITALS

Developer has submitted an Application for Concept Approval of the Jug Mountain Ranch Planned Unit Development (hereinafter "PUD").

As part of the Application, Developer has submitted the Jug Mountain Ranch Traffic Study, authored by Dobie Engineering, Inc., and dated November 4, 1997 (hereinafter "The Traffic Study").

The Traffic Study identifies certain off-site impacts of the proposed PUD. Developer has agreed to participate in the cost of addressing such impacts.

Valley County and the Developer desire to memorialize the terms of their preliminary agreement regarding the Developer's participation in the funding of certain of the aforesaid improvements.

### AGREEMENT

Therefore, it is agreed as follows:

1. **Intention of Agreement:** This Agreement is intended only to memorialize agreed-upon compensation and reimbursements to Valley County for impacts as negotiated in work sessions with the appropriate County entities. This Agreement is not intended to grant the Developer any guarantees or rights without first satisfying any and all Conditional Use Permits required and the Planned Unit Development requirements.

2. **Off-Site Road Improvements:** Developer agrees to pay a sum equal to twenty-eight percent (28%) of the total project costs, as defined below, of the following off-site road improvement projects, not in any case to exceed a total expenditure by the Developer on such projects of Two Hundred Twenty-Four Thousand and No/100 Dollars (\$224,000.00), adjusted for inflation/deflation as provided in Paragraph 6(f) below:

(a) **East Lake Fork Road/Vertical Curves:** The reduction of the vertical curves on East Lake Fork Road, between State Highway 55 and Farm to Market Road.

(b) **East Lake Fork Road/Lake Fork Creek Crossing:** Installation of approach guard rails at the Lake Fork Creek Crossing of the East Fork Lake Fork Road, between State Highway 55 and Farm to Market Road.

(c) **Elo Road Shoulder Improvements:** Shoulder widening on Elo Road, between State Highway 55 and Boulder Creek Road, as deemed necessary by Valley County.

(d) **Farm To Market Road Shoulder Improvements:** Shoulder widening, as deemed necessary by Valley County, on Farm to Market Road.

(e) **Ashton Lane-Farm to Market Road Intersection:** To the extent practical, reduction of slope and improvement of the intersection of Ashton Lane with

Farm to Market Road, and shoulder and asphalt work between the PUD (Phase I) entrance and the Farm to Market Road intersection.

(f) **Turning Lanes:** Installation of left turn lanes on Farm to Market Road at the intersection of Farm to Market Road and East Lake Fork Road and on East Lake Fork Road at the intersection with State Highway 55.

(g) **South Farm to Market Road Traffic Study:** No later than the submittal of the Application for Preliminary Plat Approval of the First Phase of the PUD to be platted, Developer shall submit to Valley County a supplement to the Traffic Study, identifying the potential impacts of the PUD on South Farm to Market Road (i.e. South of Ashton Lane).

3. **Method/Timing of Payments:** The Developer's aforesaid contribution shall be paid as follows:

(a) Upon the final approval of the preliminary plat for the first phase of the PUD to be platted, payment of Fifty Six Thousand and No/100 Dollars (\$56,000.00).

(b) Upon the closing of the sale of the 130<sup>th</sup> lot/unit in the PUD, a sum equal to twenty-eight percent (28%) of the cost of those of the aforesaid road improvement projects which have been completed by Valley County prior to the date of contribution, or are budgeted for completion within the next full fiscal year following the date of contribution, not to exceed a total of One Hundred Twelve Thousand and No/100 Dollars (\$112,000.00). The prior Developer contribution pursuant to Paragraph 3(a) shall constitute a credit against this contribution;

(c) Upon the closing of the sale of the 195<sup>th</sup> lot/unit, a sum equal to twenty-eight percent (28%) of the cost of those of the aforesaid road improvement projects which have been completed by Valley County prior to the date of contribution or are budgeted for completion in the next full fiscal year following the date of contribution, not to exceed the total sum of One Hundred Sixty Eight Thousand and No/100 Dollars (\$168,000.00). Prior Developer contributions pursuant to Paragraph 3(a) and (b) shall constitute credits against this contribution; and,

(d) Upon the closing of the sale of the 260<sup>th</sup> lot/unit in the PUD, a sum equal to twenty-eight percent (28%) of the cost of those of the aforesaid road improvement projects which have been completed by Valley County prior to the date of the contribution or which are budgeted for completion within the next full fiscal year following the date of contribution, not to exceed a total of Two Hundred Twenty-Four Thousand and No/100 Dollars (\$224,000.00), as adjusted for inflation/deflation pursuant to Paragraph 6(f) below. Prior Developer contributions pursuant to Paragraphs 3(a) - 3(c) shall constitute credits against this contribution. It is, thus, the mutual intent of the parties that, effective the date of the closing of the sale of the 260<sup>th</sup> lot/unit in the PUD, with the Developer's final aforesaid payment, the Developer shall have contributed a sum equal to the lesser of twenty-eight percent (28%) of the cost of the aforesaid projects or Two Hundred Twenty-Four Thousand and No/100 Dollars (\$224,000.00), as adjusted for inflation/deflation.

4. **Prioritization of Projects:** Absent agreement to the contrary between the parties, the road improvement projects identified in Paragraph 2 above shall be constructed and completed by Valley County in the following order:

(a) Reduction of vertical curves and construction of approach guardrails at the Lake Fork Creek Crossing, on East Lake Fork Road, between State Highway 55 and Farm to Market Road;

(b) Completion of addendum to the Traffic Study for South Farm to Market Road;

(c) Analysis and, if practical, improvements of Ashton Lane;

(d) Shoulder improvements on Elo Road and on Farm to Market Road;

(e) Turn lanes on Farm to Market Road at its intersection with East Lake Fork Road and on East Lake Fork Road at its intersection with State Highway 55.

5. **Modification of Developer's Payment Schedule:** It is acknowledged by Valley County and the Developer that the reduction of the vertical curves on East Lake Fork and construction of approach guardrails of the Lake Fork Creek Crossing are improvements which it is mutually beneficial to Valley County and the Developer to complete at the earliest possible date. In the event that Valley County demonstrates that a modification or acceleration of the timing of Developer's aforesaid contributions would facilitate an earlier completion of this project, the Developer shall negotiate in good faith regarding the possible modification of and/or acceleration of the aforesaid payment schedule.

6. **Additional Terms and Conditions:**

(a) To the extent that Developer desires to receive "in-kind" credit against his aforesaid contribution responsibility (ex: the cost of engineering/design), the Developer shall present a proposal to the County specifying the particular work or product for which the Developer desires in-kind contribution and the reasonable value to the County of such in-kind contribution.. Valley County and the Developer shall then negotiate in good faith as to whether the proposed in kind contribution will be allowed and to what extent.

(b) Prior to the presentation of the final plat for each phase of the PUD which is platted, the Developer shall provide to Valley County a letter of credit in an amount equal to the maximum dollar contribution which could be required of Developer under Paragraph 3 if all lots/units in that phase, together with any phase(s) already platted, were sold. The letter of credit to be provided by Developer shall contain the Stipulation that the funds represented therein may only be used for costs related to the aforesaid road improvement project, if Developer fails to comply with the terms of this Agreement. The funds represented by said letter of credit may not be accessed or used by Valley County for any other purpose. Developer shall be required to extend the said letter of credit on an annual basis until the contribution installment secured thereby has been paid. The Valley County Commissioners shall annually re-evaluate the required dollar amount of the letter of credit and reduce the required amount of the letter of credit by the amount of any installments which have been made by the Developer to Valley County pursuant to the terms of Paragraph 3 hereinabove, rounded to the nearest ten thousand dollars. During the term of the letter of credit, Valley County will submit to Developer documentation regarding all expenses incurred by Valley County regarding or relating to the completion of the road improvement projects specified in Paragraph 2 above.

(c) It is understood and agreed by the parties that the aforesaid commitment by Developer to contribute twenty-eight percent (28%) of the costs of the specified off-site road improvements is based upon the analysis of traffic contained in the Traffic Study. This analysis includes an analysis of traffic which will be generated by off-site

development (i.e. development outside of the boundaries of the PUD). Specifically, the Traffic Study assumes that an additional one hundred fifty (150) homes will be constructed in the Jug Mountain area on previously approved but undeveloped lots which access State Highway 55 via East Lake Fork Road/Farm to Market Road or via Elo Road. To the extent that, during the term of Developer's contribution installments, due to subsequently approved developments, the developable lots in the area accessed by these roads substantially exceeds one hundred fifty (150) in number, then Valley County will negotiate in good faith with Developer toward the end of determining whether credit, rebate or other adjustment of the contributions required herein is appropriate.

(d) The contributions made by Developer to Valley County pursuant to the terms of this Agreement shall be segregated by Valley County and earmarked and applied only to the project costs of the off-site road improvement projects which are specified in Paragraph 2 above, or to such other projects as are mutually agreeable to the parties.

(e) The sale by Developer of part or all of the PUD property prior to the platting thereof shall not trigger any payment or contribution responsibility. However, in such case, the purchaser of such property, and the successors and assigns thereof, shall be bound by the terms of this Agreement in the same respect as Developer, regarding the property purchased. Otherwise, the sale of any lot/unit within any platted phase of the PUD shall constitute a lot/unit sale for purposes of calculating the installment obligations specified in Paragraph 3 above.

(f) The unpaid portion of the Developer's aforesaid contribution shall be adjusted annually for inflation/deflation, on the successive annual anniversaries of this Agreement, according to the Department of Labor, Bureau of Labor Statistics Consumer Price Index for the smallest geographic region which includes Idaho. 1998 shall be considered the base year for purposes of calculating such adjustments.

(g) The Developer shall have the option of prepaying the unpaid balance of his aforesaid contribution, and, thereby, fully satisfying his obligations hereunder, by paying the difference between Two Hundred Twenty-Four Thousand and No/100 Dollars (\$224,000.00), as adjusted annually for inflation/deflation, and the amount already paid by Developer to the County and/or credited by the County to the Developer.

(h) This Agreement shall be binding on and inure to the benefit of the successors, and assigns of Developer.

**7. Recordation:**

(a) It is intended that this Agreement will be recorded by Valley County. The intent of the recordation will be to document the official aspect of the contractual obligations set forth in this Agreement. This Agreement will not be recorded to in any way establish a lien or other interest in favor of Valley County as to any real property owned by Jug Mountain Ranch Company at the time of recording, or any real property which may be acquired by Jug Mountain Ranch Company on any date after the recording of this Agreement.

(b) In conjunction with the foregoing Paragraph 7(a), it is specifically noted that Valley County does hereby release all real property now owned or hereafter acquired by Jug Mountain Ranch Company from any lien, obligation or other interest which may be said to arise from the recording of this Agreement.

(c) Notwithstanding the foregoing Paragraphs 7(a) and 7(b), nothing stated herein shall be deemed to constitute a release of Jug Mountain Ranch Company's obligation to fully comply with the terms of this Agreement.

**VALLEY COUNTY BOARD  
OF COMMISSIONERS:**

By: Terry F. Gestain Date: Sept. 4, 1998  
Commissioner / Chairman: TERRY F. GESTAIN

By: F. Phillip Davis Date: Sept 4, 1998  
Commissioner: F. Phillip Davis

By: Thomas W. Kerr Date: September 4, 1998  
Commissioner: Thomas W. KERR

**ATTEST:**

**VALLEY COUNTY CLERK:**

Leland Heinrich  
**LELAND HEINRICH**

Date: September 4, 1998

**JUG MOUNTAIN RANCH COMPANY**

By: DJH  
Title: PRESIDENT

Date: 9/4/98



STATE OF IDAHO, )  
(ss.  
County of Valley. )

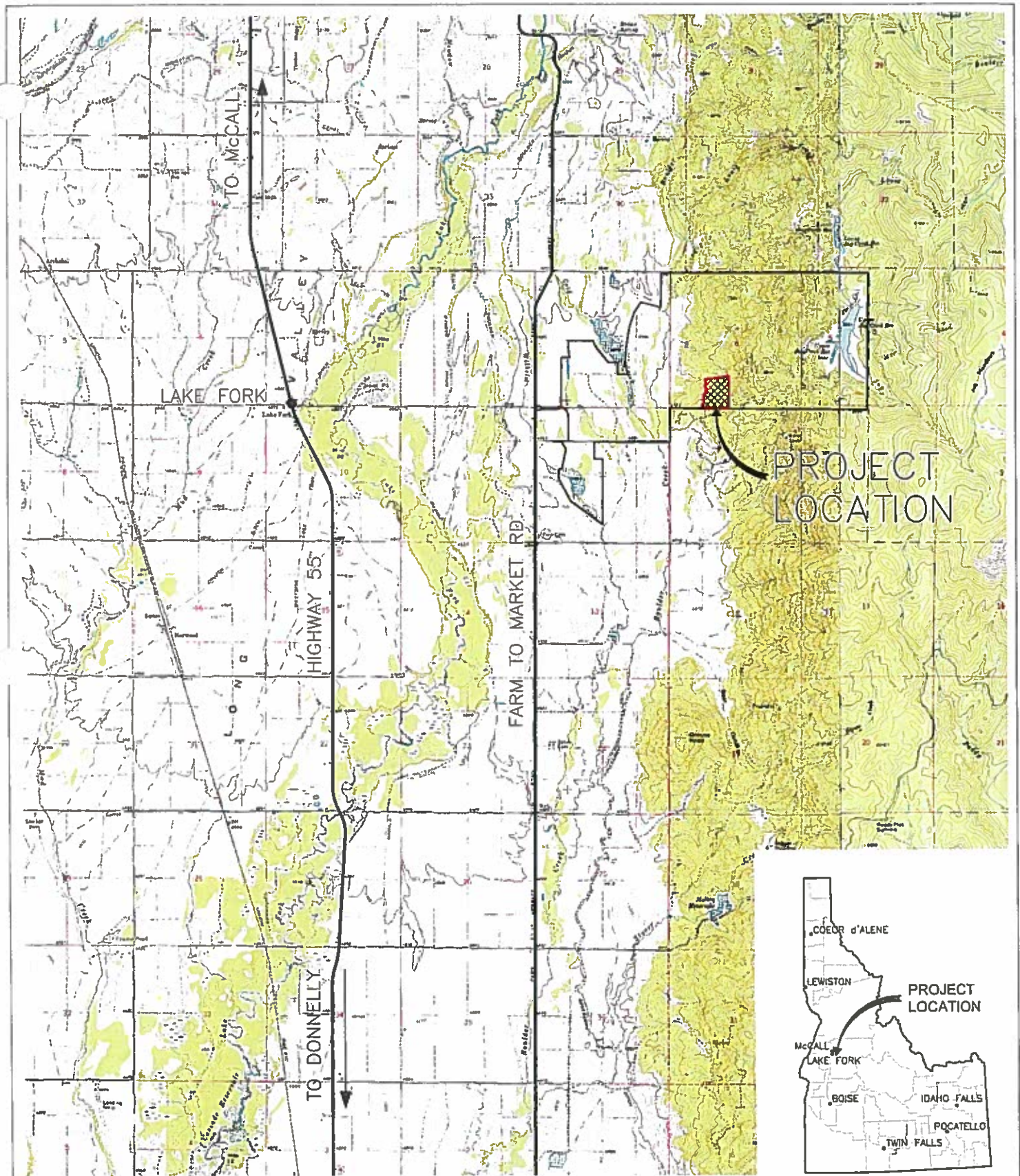
On this 4 day of September, 1998, before me, Patti K Bolen, a Notary Public in and for said State, personally appeared David John Carey, known or identified to me to be the President of **JUG MOUNTAIN RANCH COMPANY**, the corporation that executed the instrument, or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Patti K Bolen  
NOTARY PUBLIC FOR IDAHO  
Residing at: Cascade  
My Commission Expires: 4/3/2004

Preliminary Development Agreement  
09/04/98 10:36 AM

234997  
TYPE: ma  
LELAND HERRICH  
VALLEY COUNTY RECORDER  
BY: ma  
FEE: ma  
38 SEP 4 PM 2 47  
REQUESTED BY U County  
RECORDED



NORTH  
SCALE: 1" = 5000'

**CRESTLINE**  
ENGINEERS

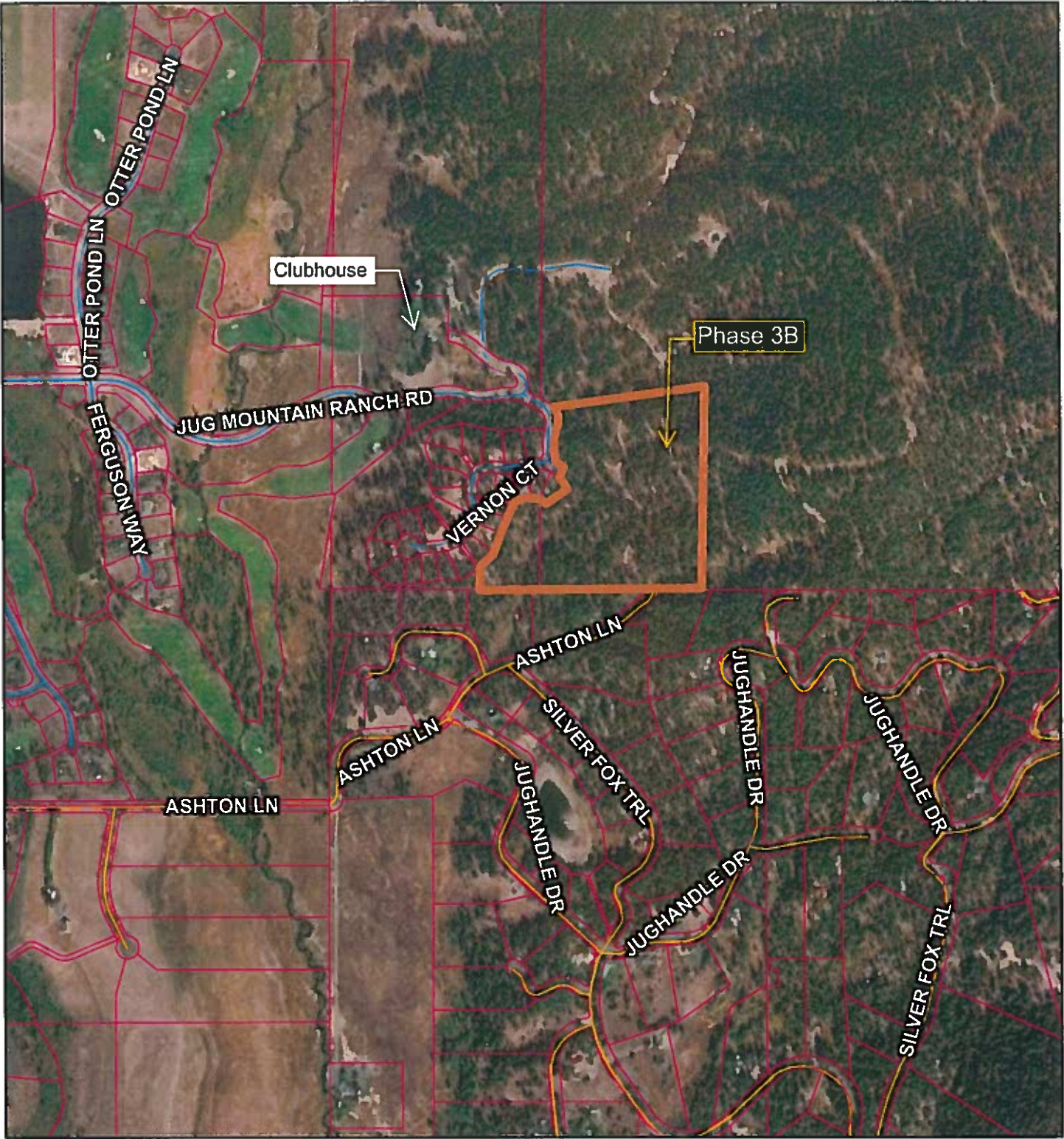
323 DEINHARD LANE, SUITE C • PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 • 208.634.4146 FAX

# JUG MOUNTAIN RANCH PHASE 3B VICINITY MAP

PROJECT	15028-002	DRAWN	EXHIBIT NO.
DATE	10/21/2021	AMD	EX-4.1



C.U.P. 22-55 Aerial Map

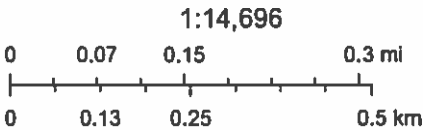


January 3, 2023

- Override 1
- PRIVATE
- Parcel Boundaries
- County Boundaries

Roads VALLEY COUNTY

URBAN/RURAL



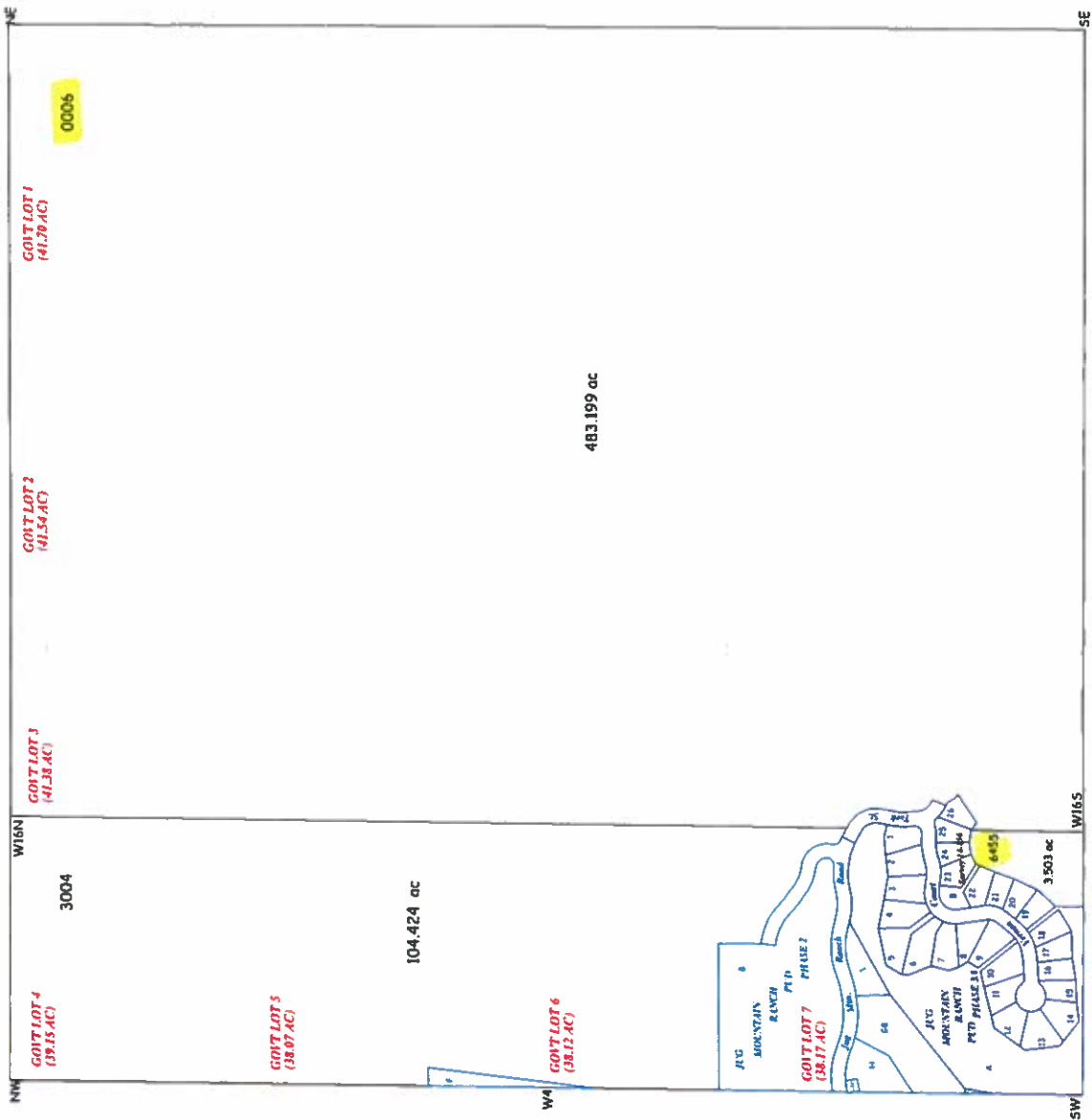
Maxar

PLAT TITLE

T W P . 1 7 N R O 4 E S E C . 0 6

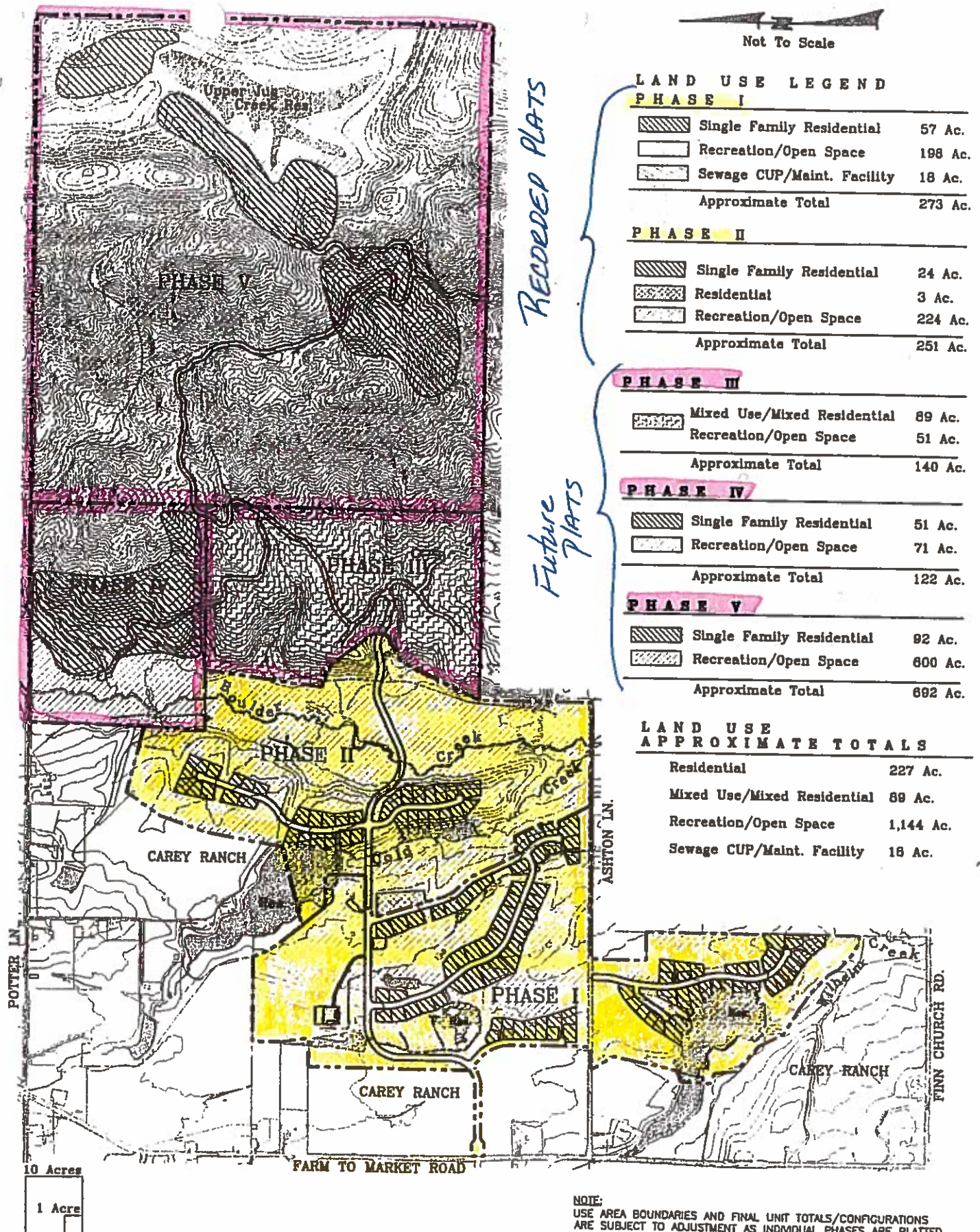
VALLEY COUNTY  
Cartography Dept.  
Assessor's Office  
Cascade, ID 83611

Filename:  
Valley County Base Map  
Scale: 1" = 400 ft.  
Date: 9/7/2021  
Drawn by: L. Frederick



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





July, 2004

Proposed Master Land Use Acreage

Figure 6

CUP 04-34  
182

# PRELIMINARY PLAT-JUG MOUNTAIN RANCH - PHASE 3B

A RESIDENTIAL SUBDIVISION LOCATED IN  
OF SECTION 6,  
T17N, R10E, BLN  
VALLEY COUNTY, IDAHO  
2022

## NOTES:

- THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS AS SHOWN ON THIS PLAT.
- THE LAND SURFACES OF THIS PROPOSED DEVELOPMENT IS AS SHOWN ON THIS PLAT.
- THE EXISTING LAND USE/PLANNING IS PRODUCTIVITY FOREST.
- THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY 2,253.37 ACRES.
- NOTES TO DRAWING NO. C-1 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
- STREETS WILL COMPLY WITH VALLEY COUNTY STANDARDS.

## DEVELOPMENT DATA:

PROPERTY AREA	22.37 ACRES
PRIMARILY ROOF-OF-WAY AREA	2.37 ACRES
LOTTED AREA	22.09 ACRES
OPEN SPACE	4.91 ACRES

## FLOOD PLAIN NOTE:

FROM FIRM FLOOD: 1:80005125C  
FIRM ELEVATION DATED: 7/1/2019  
FLOOD ZONING: TIME 4  
BASE FLOOD ELEVATION: N/A  
LAND WITHIN A FLOODPLAIN IS INDICATED BY THE 9 AND 11 OF THE VALLEY COUNTY CODE.

## LEGEND:

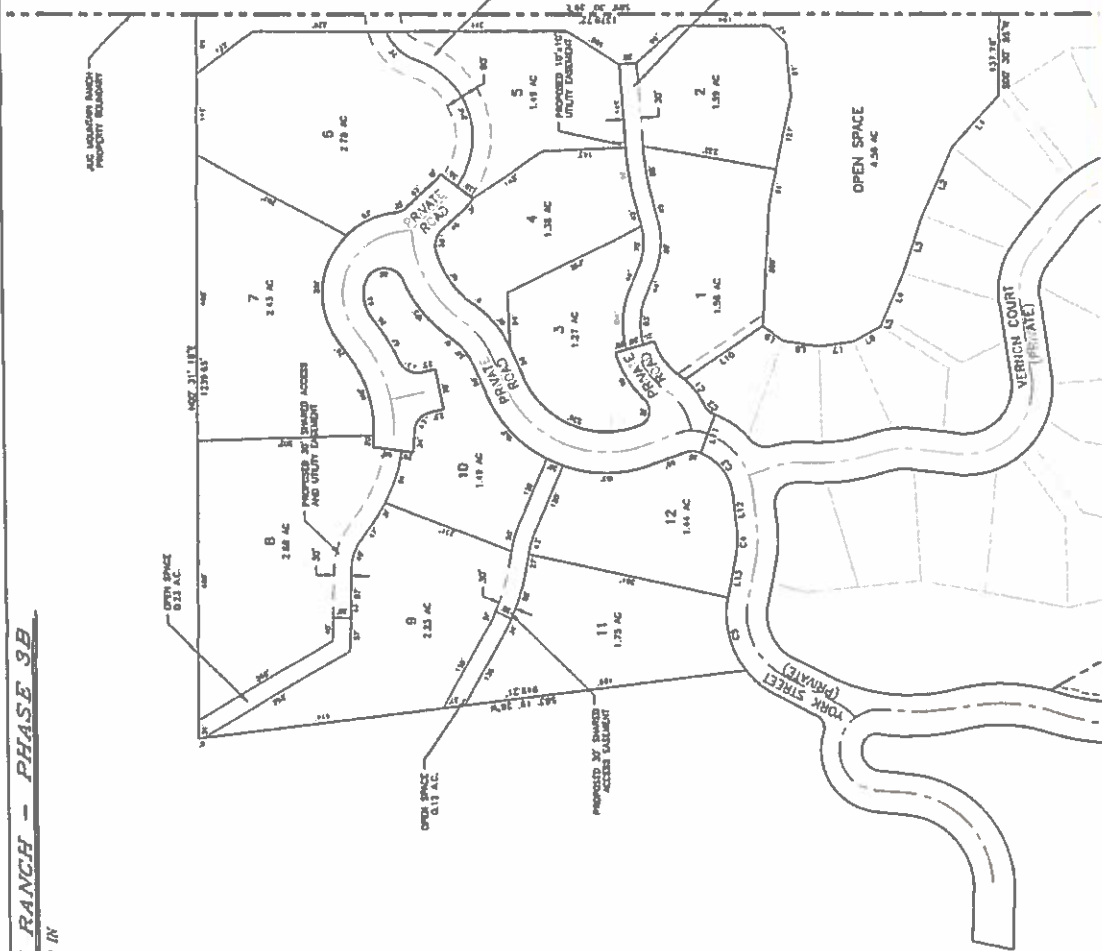
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- ROAD CENTER LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE



NORTH  
SCALE: 1" = 100'

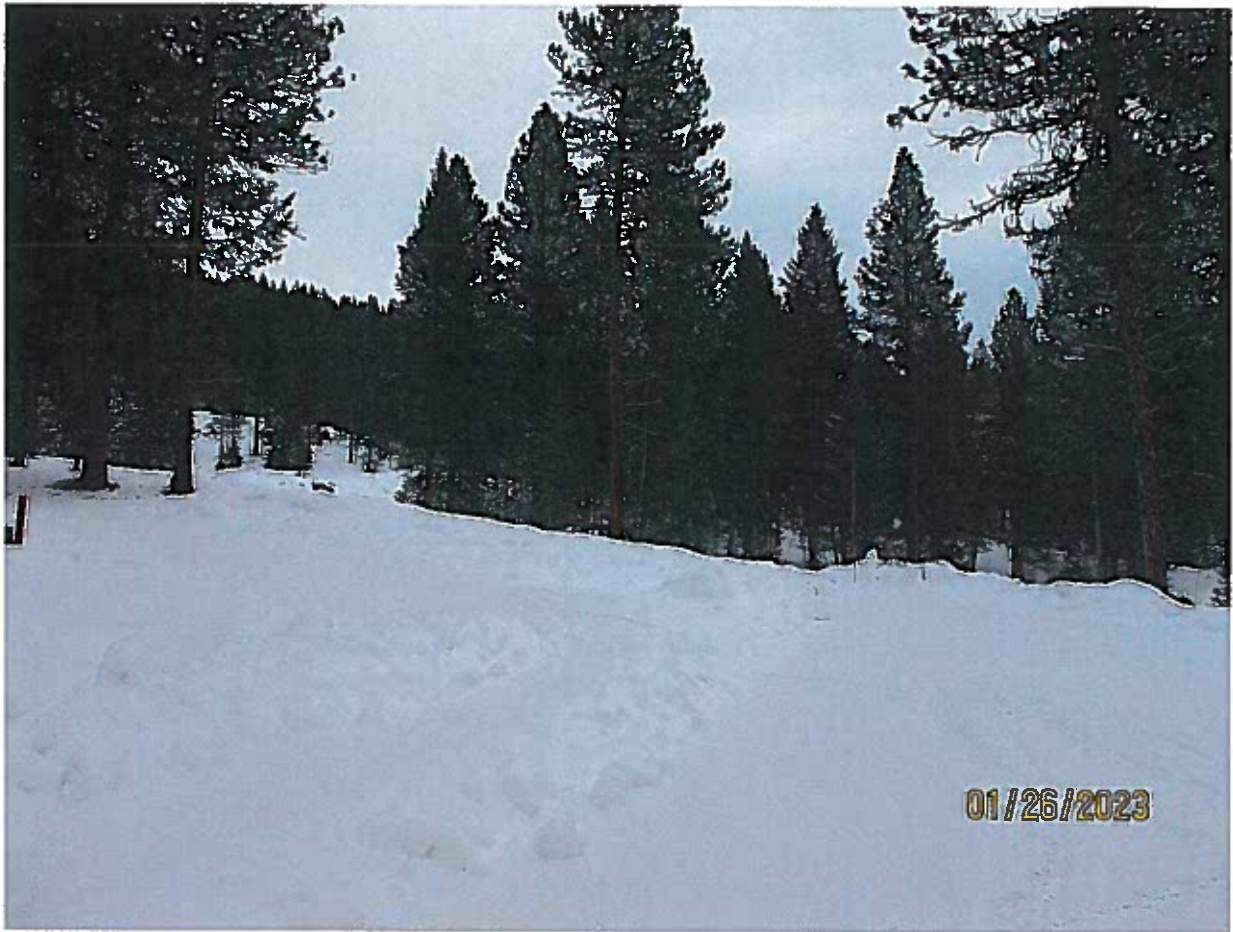
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	53.94	128.00	22.90	S17°33'57"E	53.61
C2	23.81	33.00	42.25	S17°17'18"E	23.28
C3	87.10	83.00	82.14	S17°33'33"E	87.74
C4	50.28	165.00	17.43	S02°21'18"W	50.07
C5	123.22	155.00	48.24	S17°35'25"E	125.16

LINE	LENGTH	BEARING
L1	130.78	S42°07'48"W
L2	138.78	S25°10'10"W
L3	164.28	S18°40'24"W
L4	79.88	S17°41'33"W
L5	20.18	S18°23'47"W
L6	52.14	S81°04'22"W
L7	60.28	S82°53'23"W
L8	42.80	S83°00'30"W
L9	42.80	S83°00'30"W
L10	142.93	S58°08'47"W
L11	70.00	S17°35'15"W
L12	57.94	S08°19'18"E
L13	71.79	S11°07'54"W



<b>CRESTLINE ENGINEERS</b> 323 DEERHARD LANE, SUITE C • PO BOX 2300 MCALL, IDAHO 83638		JUG MOUNTAIN RANCH - PHASE 3B VALLEY COUNTY, IDAHO PRELIMINARY PLAT		SHEET NO. EX.2
		DATE 12/08/2022		DRAWING NO. 12080022
NO. 1 VALLEY COUNTY CIP SUBMITTAL	DATE 12/08/2022	DESIGN STABLE	CHECKED APPROVED	REVIEWED APPROVED













Valley County Transmittal  
Division of Community and Environmental Health

Return to:

- ☐ Cascade  
☐ Donnelly  
☐ McCall  
☐ McCall Impact  
☒ Valley County

Rezone # \_\_\_\_\_

Conditional Use # PUD 97-1

Preliminary / Final / Short Plat Tug Mountain Ranch

CUP 22-55 Phase 3B

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
- |  |   |
|--|---|
| <input type="checkbox"/> high seasonal ground water  | <input type="checkbox"/> waste flow characteristics |
| <input type="checkbox"/> bedrock from original grade | <input type="checkbox"/> other _____                |
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
- |  |  |   |
|--|--|---|
| <input type="checkbox"/> central sewage    | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water well |
| <input type="checkbox"/> interlm sewage    | <input type="checkbox"/> central water           |   |
| <input type="checkbox"/> individual sewage | <input type="checkbox"/> individual water        |   |
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
- |   |  |  |
|---|--|--|
| <input type="checkbox"/> central sewage   | <input type="checkbox"/> community sewage system | <input type="checkbox"/> community water |
| <input type="checkbox"/> sewage dry lines | <input type="checkbox"/> central water           |  |
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
- |   |   |  |
|---|---|--|
| <input type="checkbox"/> food establishment     | <input type="checkbox"/> swimming pools or spas | <input type="checkbox"/> child care center |
| <input type="checkbox"/> beverage establishment | <input type="checkbox"/> grocery store          |  |

☒ 14. Test holes have been conducted, monitoring ground water  
monitoring and engineering.

Reviewed By: [Signature]

Date: 1/10/23



Valley County Road & Bridge

PO Box 672\* Cascade, Idaho 83611

Jeff McFadden  
Superintendent

[jmcfadden@co.valley.id.us](mailto:jmcfadden@co.valley.id.us)  
Office \* (208)382-7195  
Fax \* (208)382-7198

PUD 97-1 JMR CUP 22-55 Prelim Plat

January 12, 2023

The Valley County Road Dept. was asked to review this PUD and provide comments related to the anticipated impact to the local roads that will be utilized for accessing the proposed subdivision. PUD 97-1 is a Preliminary Plat submitted by Jug Mountain Ranch LLC seeking approval of a 12-lot single-family homes on 29.37 acres.

County maintained roads that will see increased traffic by the addition of the proposed development if the PUD is approved include East Lake Fork Road, Farm to Market Road and Elo Road. It is expected that transportation services including all season road maintenance, road resurfacing, road rebuilds provided by Valley County Road Dept. will be impacted by the increased traffic.

It is not anticipated that any Right of Way will be dedicated or CIP funds, or contributions, will be affected by this PUD. This will be determined by the commissioners.

- Recommendation (1): Mitigate impacts to transportation services on those roads identified above by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development. The value of the developers proportionate share may be determined by several methods: (1) reference 2023 Capital Improvement Program cost comparisons for the Farm to Market and Paddy Flat CIP with a predetermined cost per lot contribution by developer; (2) engage a qualified engineering firm to conduct a traffic study based on proposed development to provide recommendation for proportionate share to be attributed to the developer; (3) negotiate in-kind construction credits for immediate road improvements needs that can be mitigated by developer.

Any or all the above recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Dept. and developer identifying the value of road improvement costs contributed.

Valley County Road Superintendent

A handwritten signature in black ink, appearing to read "Jeff McFadden".



## Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

January 12, 2023

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 22-55 Jug Mountain Ranch P.U.D. – Phase 3B- Preliminary Plat

After review, the Donnelly Rural Fire Protection District will require the following.

- All roads shall be built to Valley County Road Department standards or Section 503.2 IFC 2018.
- All fire apparatus access roads shall comply with Section D103.4 IFC 2018, All roads shall be inspected and approved by the DRFPD personnel prior to final plat
- Section 503.7.5 IFC 2018 all buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter.
- In accordance with Section 507.1 IFC 2018 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
- An engineered drawing of the water system with hydrant placement shall be submitted for review prior to construction. Water system shall be a looped system
- The DRFPD requires a minimum Fire flow of 1125 GPM with a duration of not less than two hours
- All fire hydrants shall be tested and approved by DRFPD prior to final plat
- Property utilized as rental units shall comply with Valley County Ordinance 19-09 Liquefied Petroleum Gas (LPG) Systems..

Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in black ink, appearing to read "Jess Ellis".

Fire Marshal

Donnelly Fire Department

## **PUD 97-1 Jug Mountain Ranch Cup.22-55 Phase 3B -Preliminary Plat**

**From:** Susie Erickson [REDACTED]

**Sent:** Wednesday, February 1, 2023 1:17 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Subject:** PUD 97-1 Jug Mountain Ranch Cup.22-55 Phase 3B -Preliminary Plat

Dear Cynda Herrick and Valley County P & Z Commissioners,

Our names are Don Gulliksen and Susie Erickson. We are homeowners at 320 Ashton Lane. We are writing regarding the public hearing pertinent to P.U.D. 97-1 Jug Mountain Ranch C.U.P. 22-55 Phase 3B- Preliminary Plat. As 31 year permanent residents at the aforementioned address, we ask that you **oppose** the use of Ashton Lane for none other than emergency service providers: Ambulance and Fire Department.

David Carey (Carey Real Estate Management LLC) is proposing to open Ashton Lane for his personal use to his utility providers, Jug Mountain Ranch Association and his Declarant for service access and maintenance.

Ashton Lane was upgraded to Valley County specifications in the early 1970's to gain access to the very rural subdivision of Jughandle Estates. This subdivision maintains its early 70's rural environment. There is no commercial business of any kind being conducted in this subdivision, unlike Jug Mountain Ranch.

The access is off of Farm to Market Road. At approximately mile 1.3, Ashton veers left and continues approximately .25 miles to the end of our cul de sac. There are four homes that occupy this very quiet .25 mile section of Ashton Lane. We have been permanent residents at the end of Ashton Lane for 31 years. Having dump trucks, lumber deliveries, garbage service and miscellaneous utility providers, as well as new homeowners to Jug Mountain Ranch using Ashton Lane as opposed to the Jug Mountain Ranch roads doesn't make any sense. The only reasonable thought we can come up with is that David Carey (Carey Real Estate Management LLC) does not want to disturb his own residents and golfers, so is, therefore, rerouting the heavier equipment and unwanted noise and disturbances to Ashton Lane. This also means Valley County Road Department will have additional expenditures and upkeep on Ashton Lane due to this commercial traffic. Ashton Lane currently requires very little maintenance with only Jughandle Estates residents using it. Doesn't it make better logistical sense for him to use his own roads?

The distance from East Lakefork Road (which commercial vehicles will primarily use) and Jug Mountain Ranch proposed road site is 1.6 miles. The distance from the entrance of Jug Mountain Ranch to the end of Ashton Lane (proposed access) is 1.8 miles.

Opening Ashton Lane to the use of commercial traffic for private gain, at the detriment to the livelihood of many long term Valley County residents would be absurdly cruel. As the most highly impacted neighbors, we ask that you stand with us in our **opposition** to the use of Ashton Lane for none other than emergency service providers: Ambulance and Fire Department.

With Sincere Regards,

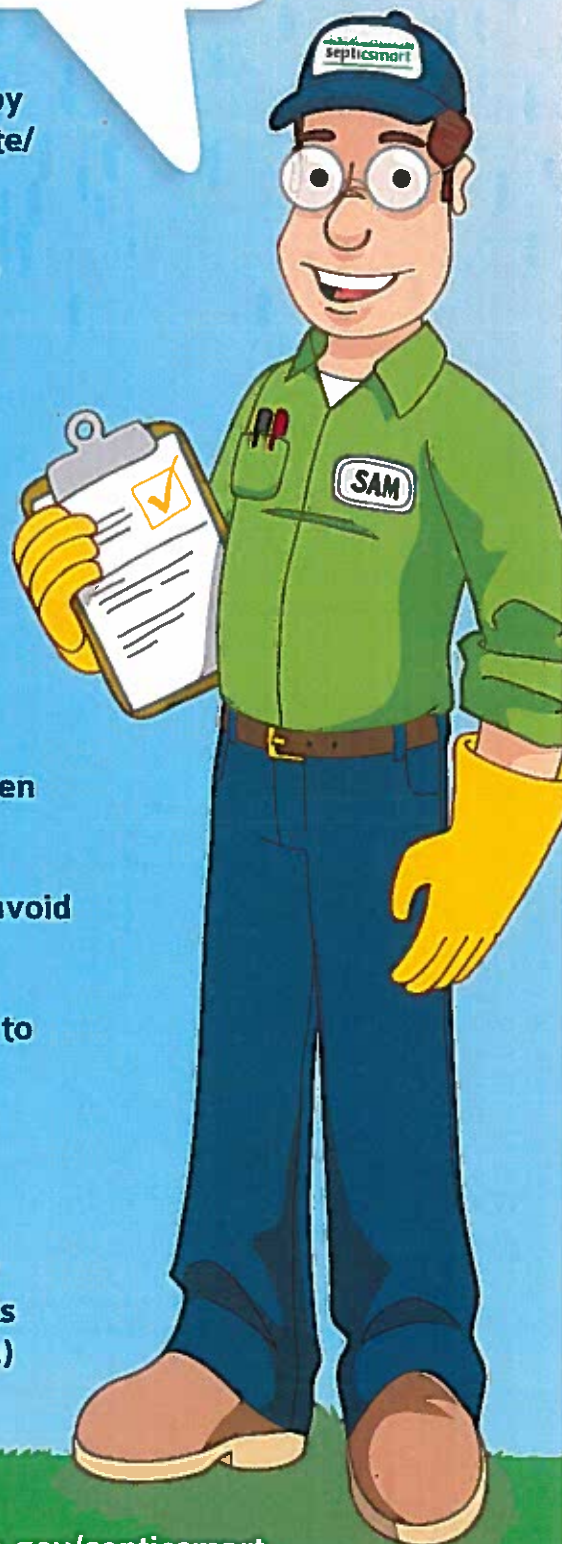
Don Gulliksen and Susie Erickson

320 Ashton Lane




# Top 10 Ways to Be a Good Septic Owner

- ✓ Have your system inspected every three years by a qualified professional or according to your state/local health department's recommendations
- ✓ Have your septic tank pumped, when necessary, generally every three to five years
- ✓ Avoid pouring harsh products (e.g., oils, grease, chemicals, paint, medications) down the drain
- ✓ Discard non-degradable products in the trash (e.g., floss, disposable wipes, cat litter) instead of flushing them
- ✓ Keep cars and heavy vehicles parked away from the drainfield and tank
- ✓ Follow the system manufacturer's directions when using septic tank cleaners and additives
- ✓ Repair leaks and use water efficient fixtures to avoid overloading the system
- ✓ Maintain plants and vegetation near the system to ensure roots do not block drains
- ✓ Use soaps and detergents that are low-suds, biodegradable, and low- or phosphate-free
- ✓ Prevent system freezing during cold weather by inspecting and insulating vulnerable system parts (e.g., the inspection pipe and soil treatment area)



U.S. Environmental Protection Agency

For more SepticSmart tips, visit [www.epa.gov/septicSMART](http://www.epa.gov/septicSMART)

 EPA-832-F-16-010 | July 2016

# **A Homeowner's Guide to Septic Systems**



**Idaho Department of Environmental Quality  
1410 N. Hilton  
Boise, ID 83706**

**January 2001**

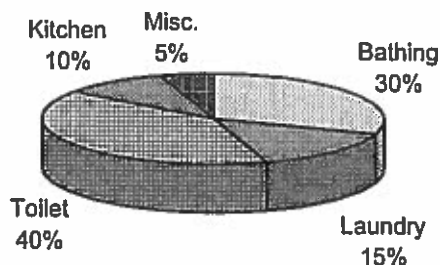


**D**o you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure grows each year. In 1999, Idaho's seven health districts issued over 6,100 permits for new septic systems.

Septic systems dispose of household sewage, or wastewater, generated from toilet use, bathing, laundry, and kitchen and cleaning activities. Because septic systems are underground and seldom require daily care, many homeowners rarely think about routine operations and maintenance. However, if a septic system is not properly designed, located, constructed, and maintained, groundwater may become contaminated.

### **Household Wastewater**

Households that are not served by public sewers depend on septic tank systems to treat and dispose of wastewater. Household wastewater carries with it all wastes that go down the drains in our homes, including human waste, dirt, food, toilet paper, soap, detergents, and cleaning products. It contains dissolved nutrients, household chemicals, grease, oil, microorganisms (including some that cause disease), and solid particles. If not properly treated by your septic system, chemicals and microorganisms in wastewater can travel through the soil to groundwater and pose a health hazard.



The average person uses between 50 and 75 gallons of water per day; mostly in the bathroom. Reducing your water use will help your septic system to work more efficiently.

### **Your Septic System**

A conventional septic system has three working parts: a septic tank, a drainfield, and surrounding soil.

#### **Septic Tank**

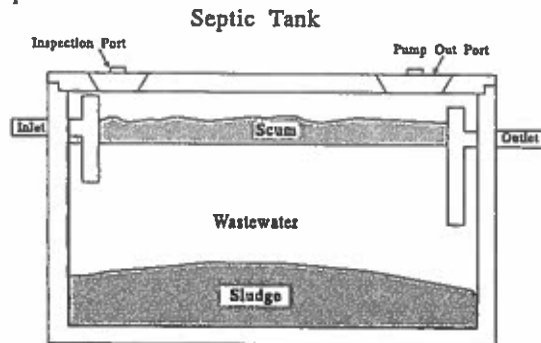
Septic tanks can be made of concrete, fiberglass, or plastic and must be approved by the state. Minimum sizes of tanks have been established for residences based on the number of bedrooms in the dwelling. In Idaho, a 1,000-gallon septic tank is required for homes with three or four bedrooms. Larger tanks are required for larger homes. Local district health departments issue permits for septic systems and specify the minimum size tank. Some systems installed before the current rules and regulations may have smaller septic tanks.



A septic tank has three main functions:

- to remove as many solids as possible from household wastewater before sending the liquid, called “effluent,” to a drainfield;
- to decompose solids in the tank; and
- to store solids that do not decompose.

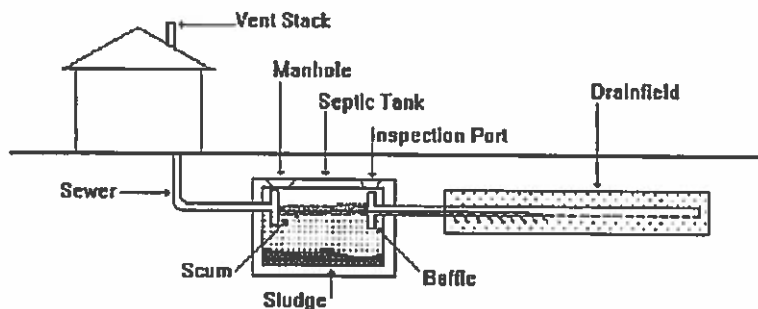
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced in volume and composition. Solids that do not decompose accumulate in the tank and eventually must be pumped out.



Tees, or baffles, are provided at the tank's inlet and outlet pipes. The inlet tee slows the incoming wastes and reduces disturbance of the settled sludge. The outlet tee keeps the solids and scum in the tank. As new wastewater enters the tank through the inlet tee, an equal amount of wastewater is pushed out of the tank through the outlet tee. The effluent that leaves the tank has been partially treated but still contains disease-causing bacteria and other pollutants.

### **Drainfield**

Each time raw wastewater enters the tank it forces an equal amount of effluent into a drainfield. A standard drainfield is composed of a series of perforated pipes buried in gravel-filled trenches in the soil. The effluent seeps out of the perforated pipes and percolates through the gravel to the soil.



### **Soil**

The soil below the drainfield provides the final treatment and disposal of the septic tank effluent. After the effluent has passed into the soil, most of it percolates downward and outward, eventually entering the groundwater. Soils are critical to the treatment of septic tank wastewater.



A system that is not functioning properly will release nutrient-rich and bacterial-laden wastewater into the groundwater and/or surface water. These contaminated waters pose a significant public health threat to people that come into contact with them. Wastewater that moves with groundwater can transport bacteria considerable distances. This can result in a threat to public health and adversely affect the quality of ground and surface waters.

## **Caring for Your Septic System**

### **Installing Your System**

In order to have a septic system installed on your property, you must first obtain a permit. Permit applications are available from your local district health department. Next, you must have a site evaluation performed. Make arrangements for this with your district health department and with a licensed septic system installer. Note that not all property is suitable for septic systems, so some permits may be denied. It is recommended that you have a site evaluation performed before you purchase property. Finally, have your system installed by a licensed installer and inspected by your local health district. Provide regular, preventative, maintenance to keep your system running smoothly.

### **Inspecting Your System**

When too much sludge and scum are allowed to accumulate in your tank, the incoming sewage will not have enough time in the septic tank for solids to settle. Solids may flow to the drainfield and clog the pipes, causing the sewage to overflow to the ground surface, where it exposes humans and animals to disease-causing organisms. To prevent this from happening, it is very important to inspect your tank regularly and have it serviced when needed. All tanks have accessible manholes for inspecting and pumping. Some excavation work may be needed to uncover the manhole.

Properly designed tanks should have enough capacity for three to eight years of use before needing service. This is dependent upon the amount of wastewater generated. It is recommended that an average family of four have its septic tank pumped out every three to five years. Don't wait for signs of system failure to have your tank pumped. Your tank should be checked annually to measure sludge and scum levels. A licensed septic tank pumper can provide a septic tank inspection and recommend when the tank should be pumped. A tank inspection should include measuring the depth of scum and sludge and inspecting the tees in the septic tank.

If you do the inspection yourself, it is important to understand that septic tanks always appear full because both the inlet and the outlet are at the top of the tank. What you will need to know is how much of the tank's volume is being taken up by scum and sludge. When sludge and scum take up more than 35 percent of the tank volume, these solids need to be removed by pumping. A pole wrapped in a coarse weave cloth can be used to check the sludge depth. An extension on the pole can be used to measure the scum depth. Record these measurements as part of your pumping records. To check the tees, uncover the inspection ports.

Never allow anyone to enter your septic tank. Dangerous gases and the lack of oxygen can kill in minutes.

While it is impractical to inspect the pipes in your drainfield, it is important to watch for drainfield failure or overuse. See "Warning Signs of System Failure" in this booklet for information.

### **Maintaining Your System**

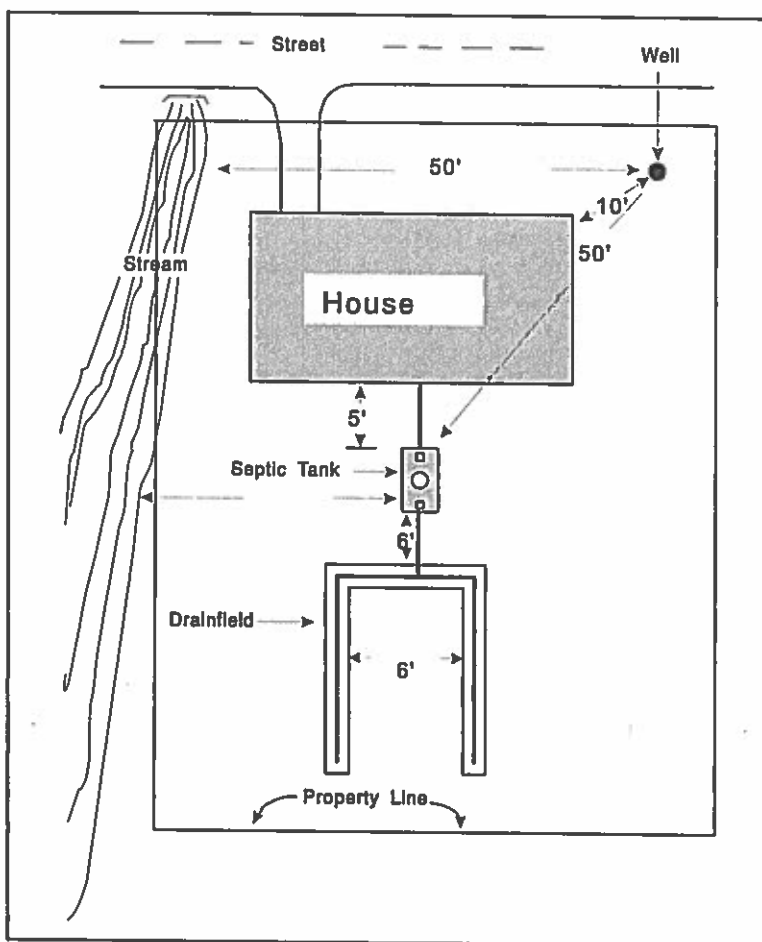
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water depth in the septic tank could cause solids to enter the drainfield and clog the system. Hire a licensed septic tank pumper to pump your tank for you.

### **Mapping Your System**

In order to take proper care of your septic system, you must know the location of the septic tank and drainfield. The location of your septic tank can be determined from plot plans, septic system inspection records, architectural or landscape drawings, or from observations of the house plumbing. If you do not have access to drawings, find where the sewer pipe leaves your house. Some installers mark the location where the waste pipe comes out of the house with an "S" on the foundation. You may want to do this as well. Probe in the ground 10 to 15 feet directly out from the location where the pipe leaves your house to find your tank.

Once the septic tank has been located, make several plot plan diagrams (with measurements) that include a rough sketch of your house, septic tank cover, drainfield area, well, and any other permanent reference points (such as trees or large rocks) and place them with your important papers. You'll find a sample system diagram on the next page, and a place to draw your own inside the front cover of this booklet. You may also want to hang a diagram in your garage and provide one to your local district health office.

Maintain a permanent record of any septic system maintenance, repair, sludge and scum levels, pumping, drainfield condition, household backups, and operations notes.



**Create a septic system diagram, similar to this one, for your system.**

## Warning Signs of System Failure

While proper use, inspections, and maintenance should prevent most septic tank problems, it is still important to be aware of changes in your septic system and to act immediately if you suspect a system failure. There are many signs of septic system failure:

- surfacing sewage or wet spots in the drainfield area;
- plumbing or septic tank backups;
- slow draining fixtures;
- gurgling sounds in the plumbing system;
- sewage odors in the house or yard (note that the house plumbing vent on the roof will emit sewage odors and this is normal); and
- tests showing the presence of bacteria in well water.

If you notice any of these signs, or if you suspect your septic tank system may be having problems, contact a licensed septic system professional or your local district health agency for assistance.

## Septic System Dos and Don'ts

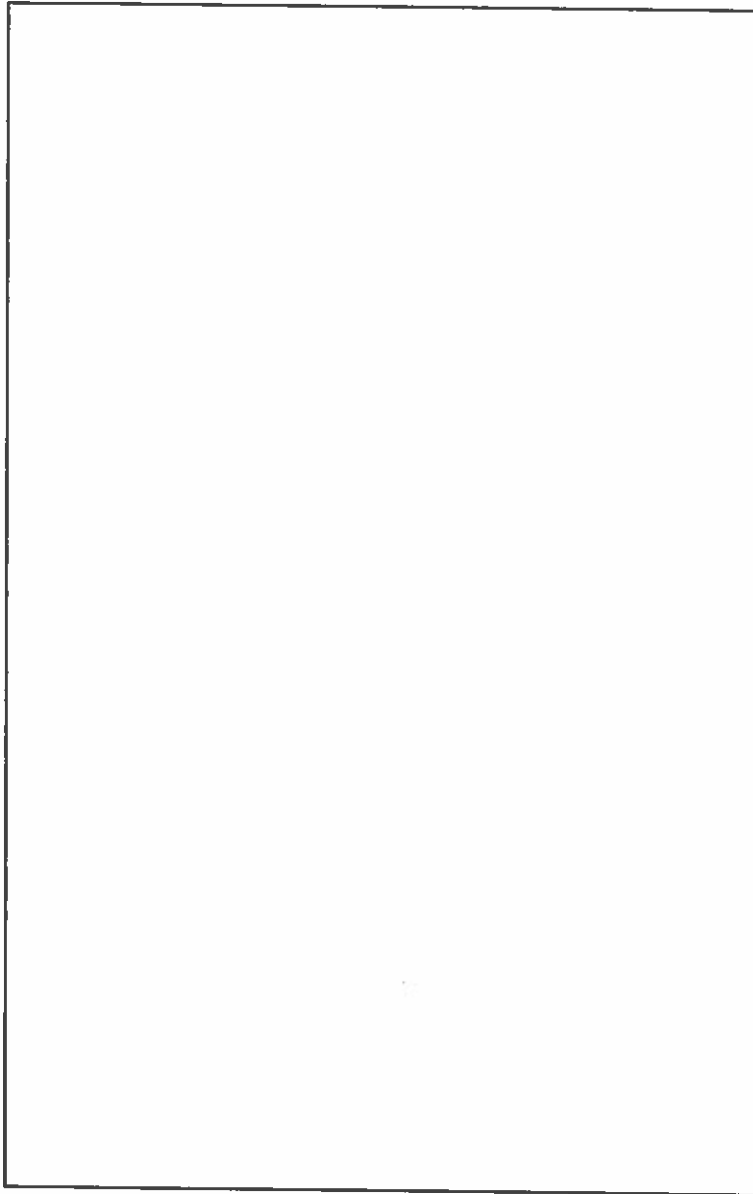
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

### Do

- ...practice water conservation. The more wastewater you produce, the more wastewater your system must treat and dispose. By reducing and balancing your use, you can extend the life of your system and avoid costly repairs.
  - Use water saving devices such as low flow showerheads.
  - Repair leaky faucets and plumbing fixtures immediately.
  - Reduce toilet reservoir volume or flow.
  - Take short showers.
  - Take baths with a partially filled tub.
  - Wash only full loads of dishes and laundry.
  - Shut off the water while shaving or brushing your teeth.
  - Balance your water use (e.g., avoid washing several loads of laundry in one day).
- ...keep accurate records. Know where your septic tank is, keep a diagram of its location using the space provided in this booklet, and keep a record of system maintenance.
- ...inspect your system annually. Check the sludge and scum levels inside the tank and periodically check the drainfield for odors, wet spots, or surfacing sewage.
- ...pump your system routinely. Pumping your septic tank is probably the single most important thing you can do to protect your system.
- ...keep all runoff away from your system. Water from roofs and driveways should be diverted away from the septic tank and drainfield area. Soil over your system should be mounded slightly to encourage runoff.
- ...protect your system from damage. Keep vehicles and livestock off your drainfield. The pressure can compact the soil or damage the pipes. Before you dig for any reason, check the location of your system and drainfield area.
- ...landscape your system properly. Plant grass over the drainfield area. Don't plant trees or shrubs or place impermeable materials, such as concrete or plastic, over the drainfield.
- ...use cleaning chemicals in moderation and only according to manufacturer's directions.

## **Don't**

- ...flood irrigate over your system or drainfield area. The best way to irrigate these areas is with sprinklers.
- ...use caustic drain openers for clogged drains. Use boiling water or a drain snake to clean out clogs.
- ...enter a septic tank. Poisonous gases or a lack of oxygen can be fatal.
- ...use septic tank additives. They are not necessary for the proper functioning of your tank and they do not reduce the need for pumping. In fact, some additives can even harm your system.
- ...flush harmful materials into your tank. Grease, cooking oil, coffee grounds, sanitary napkins, and cigarettes do not easily decompose in septic tanks. Chemicals, such as solvents, oils, paints, and pesticides, are harmful to your systems operation and may pollute groundwater.
- ...use a garbage disposal. Using a garbage disposal will increase the amount of solids entering the septic tank and will result in the need for more frequent pumping.



**Map your septic system here**

## **For More Information**

If you need to obtain a permit for a new or replacement septic system, or if you have questions about septic systems and their operation and maintenance, please contact your local health district.

**Panhandle District Health Department**  
8500 N. Atlas Road  
Hayden, ID 83835  
208-415-5100

**North Central District Health Department**  
215 10<sup>th</sup> Street  
Lewiston, ID 83501  
208-799-0353

**Southwest District Health Department**  
920 Main Street  
Caldwell, ID 83605  
208-455-5400

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

**South Central District Health Department**  
1020 Washington Street North  
Twin Falls, ID 83303  
208-734-5900

**Southeastern District Health Department**  
1901 Alvin Ricken Drive  
Pocatello, ID 83201  
208-239-5270

**District 7 Health Department**  
254 "E" Street  
Idaho Falls, ID 83402  
208-523-5382