

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. 23-32 5 Bar 5 Subdivision – Preliminary and Final Plat
HEARING DATE:	July 13, 2023
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT:	Mike Maciaszek & Becky Bjork 1306 Roosevelt AVE, McCall, ID 83638
PROPERTY OWNER:	Larry & Dede Binder 14080 Morell RD, McCall, ID 83638
SURVEYOR:	Joel Droulard, Droulard Land Surveying PO Box 69, McCall, ID 83638
LOCATION:	Portion of Parcel RP18N03E257201 located in the NESE Section 25, T.18N, R.3E, and the NWSW Section 30, T.18N, R.4E, Boise Meridian, Valley County, Idaho
SIZE:	2 acres
REQUEST:	1-lot Single-family Residential Subdivision
EXISTING LAND USE:	Single-Family Residential Parcel

Mike Maciaszek and Becky Bjork are requesting a conditional use permit for a 1-lot single-family residential subdivision on two acres.

An individual septic system and individual well are proposed. Electricity is available to the lot at this time; the plat states that utility connections are the responsibility of the lot owner. CCRs are proposed.

The plat includes an ingress and egress easement for 14080 Morell Road in addition to two irrigation ditch maintenance and repair easements. The ditches belong to Boulder Meadows Irrigation INC and Boulder Irrigation Company; both were sent notice of the application. Boulder Creek runs along the eastern property line. The site does not have water rights.

A wildland urban interface fire protection plan was submitted.

The 2.0-acre lot would be accessed from Morell Road (private) and then Boulder Lake Road (public). The new lot and the house addressed at 14080 Morell Road would share a driveway. An Agreement and Covenant for the use and maintenance of Morell Road was recorded as instrument #262394 (attached).

FINDINGS:

1. The application was submitted on June 1, 2023.
2. Legal notice was posted in the *Star News* on June 22, 2023, and June 29, 2023. Potentially affected agencies were notified on June 13, 2023. Property owners within 300 feet of the property line were notified by fact sheet sent on June 16, 2023. The application was posted online at www.co.valley.id.us on June 13, 2023; the notice was added on June 21, 2023. The sign was posted on June 29, 2023.

3. Agency comment received:

Mike Reno, Central District Health, stated that test holes and ground water monitoring is completed. Engineering and the mylar are required. (June 15, 2023)

Jeff McFadden, Road Department Superintendent, mitigation of impacts to Elo Road and Boulder Lake Road 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. (June 21, 2023)

Kathy Riffie, Valley County Cadastral Specialist Technician II, found no discrepancies within the plat. (June 8, 2023)

Kelly Copperi, Valley County Communications Supervisor, and Laurie Frederick, Valley County Cartography Department, have no objections to the subdivision name. (June 9, 2023; June 12, 2023)

4. Public comment received:

Richard and Janice Calkins, 14089 Morell Road, have no objections to the proposed split. (June 19, 2023)

John and Lisa Seevers, 14094 Morell Road, support the proposal. (June 18, 2023)

Lewis and Lynn McLin, 14100 Morell Road, support the proposal. (June 19, 2023)

Gregory and Kaye Cutler, 14062 Morell Road, have no objections so long as the owner(s) of the new lot (1) become a member of the Morell Road Association and pay their share of the maintenance costs and (2) comply with the dark-sky ordinance and have no exterior lights that point in the direction of their home that are illuminated after 9:00 p.m. (June 20, 2023)

Mary Norberg, 14076 B Morell Road, supports the proposal. (June 23, 2023)

Susan and John Rost, 14073 Morell Road, are okay with the split of the Binder property since the new partition is going to their daughter. However, they do not support subdividing any other properties on Morell Road. (June 26, 2023)

Freddie and Jamie Van Middendorp, owners of 14095 Morell Road, support the proposal. (June 28, 2023)

Mary Carter, 14070 Morell Road, supports the proposal. (July 4, 2023)

5. Physical characteristics of the site: Site is relatively open with some tree cover; Boulder Creek flows along the eastern property boundary.
6. The surrounding land use and zoning includes:
 - North: Single-Family Residential Parcels
 - South: Single-Family Residential Parcels
 - East: Single-Family Residential Parcels
 - West: Single-Family Residential Parcels
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (c) Subdivision for single-family subdivision.

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

TITLE 9 LAND USE AND DEVELOPMENT

9-5-3: STANDARDS:

B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

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:

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance.

9-5A-5: FENCING:

- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.

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:

- C. 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.

9-5C-2: MINIMUM LOT AREA:

- B. New Subdivisions:
 - 1. Single-Family Residences: New subdivisions for single-family residences shall provide the following minimum lot sizes:
 - a. One acre where individual sewage disposal systems and individual wells are proposed.

- C. **Frontage On Public Or Private Road:** Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90').

9-5C-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.

TITLE 10 SUBDIVISION REGULATIONS

10-4-4: STREETS:

Any parcel of land that is intended to be used, or is actually used, to provide vehicular access to more than one building site, whether said street is public or private and whether the parcel is set aside by deed, easement, or other means, unless an administrative variance is allowed for a shared driveway to adjacent properties, all having the required frontage on an existing street if in a platted subdivision or a legal parcel, is in the best interest of all parties involved due to unusual circumstances or topographic reasons, as determined by the administrator. Administrative variances cannot be given for more than three (3) building sites and shall at a minimum require the shared driveway to be built to the satisfaction of the fire department and have a shared driveway agreement.

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.
- B. Content: The plan shall be based upon a site specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.
 - 1. Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.
 - 3. Submittal, Implementation And Verification:
 - a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.
 - b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.
 - c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.
 - 4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the professional requirement. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an

administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.

5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.
 6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists.
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SUMMARY:

Staff's compatibility rating is a +33.

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 McCall Fire District. It is not within an irrigation district nor a herd district. The property does not have water rights.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Assessor Plats – T.18N R.3E Sec. 25 and T.18N R.5E Sec. 30
- Record of Survey 3-100
- Proposed Final Plat
- Pictures Taken June 29, 2023
- Agreement and covenant – Instrument #262394
- Responses
- Septic System Handout

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.
5. Sanitary Restrictions must be removed by Central District Health prior to recording the final plat.
6. A letter of approval is required from McCall Fire District.
7. All easements shall be shown on the final plat including access and ditch easements.
8. All wetlands must be showed as no-build areas on the final plat.
9. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat. Alternatively, if agreed to by the P&Z Commission, the note on face of plat should state "Utilities are the responsibility of the property owner at the time of construction."
10. If there are CCR's they should address lighting, wildfire prevention, noxious weeds, septic maintenance, fire wise wildland urban interface landscaping requirements, and limit each lot to one wood-burning device.
11. Shall place addressing numbers at the residences and at the driveway entrance if the house numbers are not visible from the road.
12. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.
13. Should be a participating member of the Morell RD Association and pay a proportionate portion of the fees/dues.
14. 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 wood burning device per 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	+2	+1	+1	-1	-1	-1	+2	-1	-2	+1	+2	+2
2. RESIDENCE, S.F.	+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2		+1	-1	+1	+1	+1	+1	+1	-2	-2
3. SUBDIVISION, S.F.	-1	+2		+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	+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	+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		-1	-1	+2	+1	+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	+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	-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	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2		+1	-2		+1	-1	+1	+1	-2	-2
18. SERV. BUS.	-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+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	+2	+1		+2	-2	+1
21. LIGHT IND.	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+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	+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	+2	+2

RATE THE SOLID SQUARES AS +2

Compatibility Questions and Evaluation

Matrix Line # / Use: #3

Prepared by: CH

Single Family Residential (S.F.)

YES/NO X Response Value

Use Matrix Values:

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

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

S.F. Residential

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

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

S.F. Subdivision

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

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

142 with Agricultural

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 with 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, S.F. Residential

(+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?

No additional impact

(+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?

↑ Revenue

Sub-Total (+) 33

Taxes

Sub-Total (--)

Total Score +33

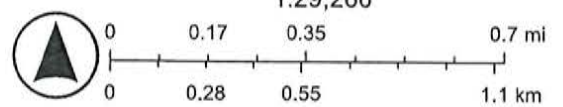
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 23-32 Vicinity Map



June 5, 2023

- | | |
|-------------------|---------------------------|
| Parcel Boundaries | URBAN/RURAL |
| Airstrips | USFS |
| Roads | PRIVATE |
| COLLECTOR | Idaho Department of Lands |



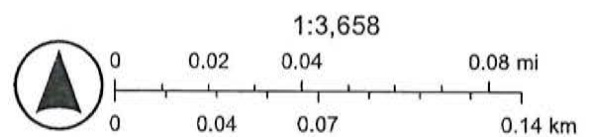
Maxar

C.U.P. 23-32 Aerial Map - Approximate Boundary



June 5, 2023

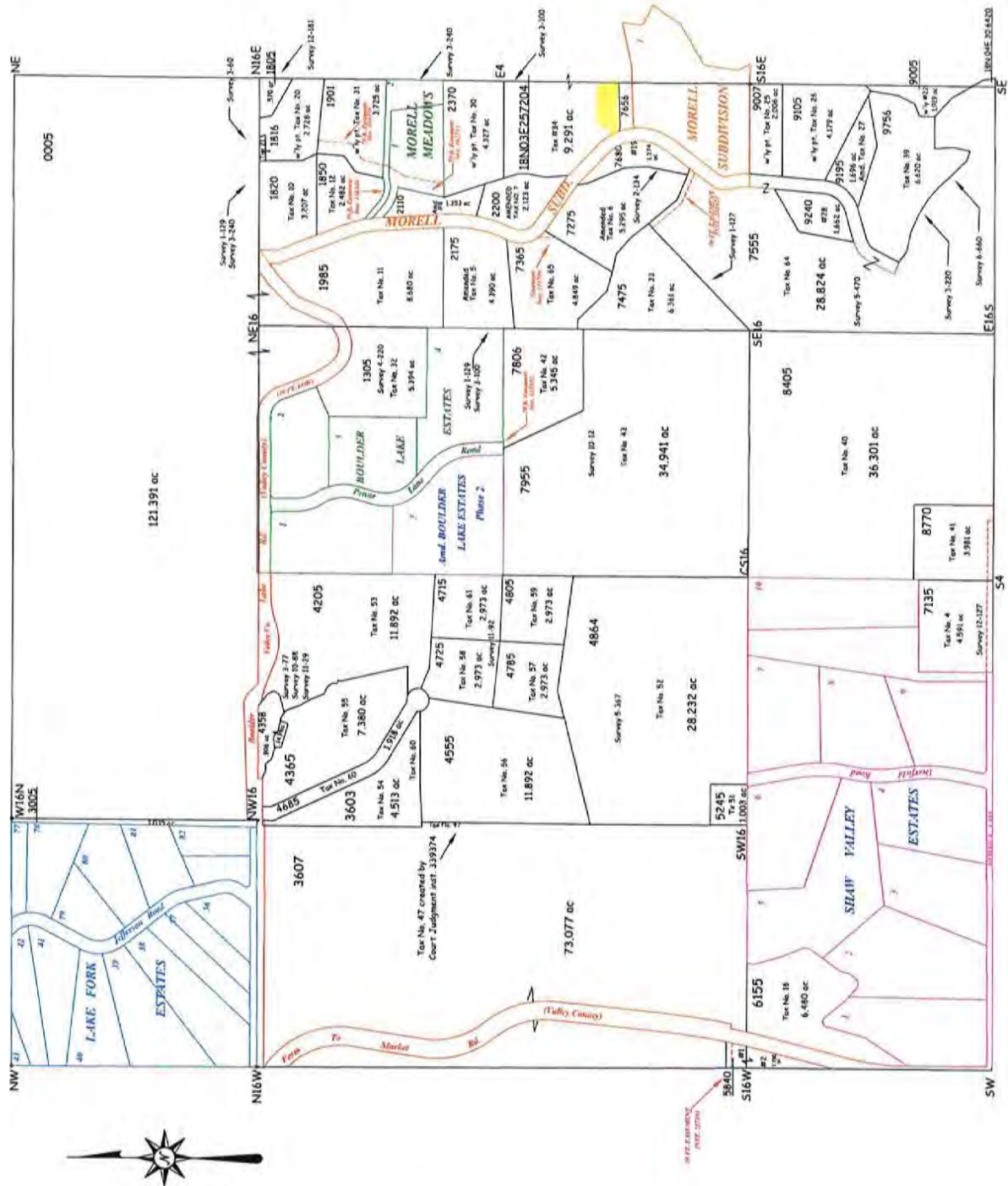
- Address Points
- Parcel Boundaries
- Roads
- PRIVATE



Maxar


TWP. 18N R03E SEC. 25

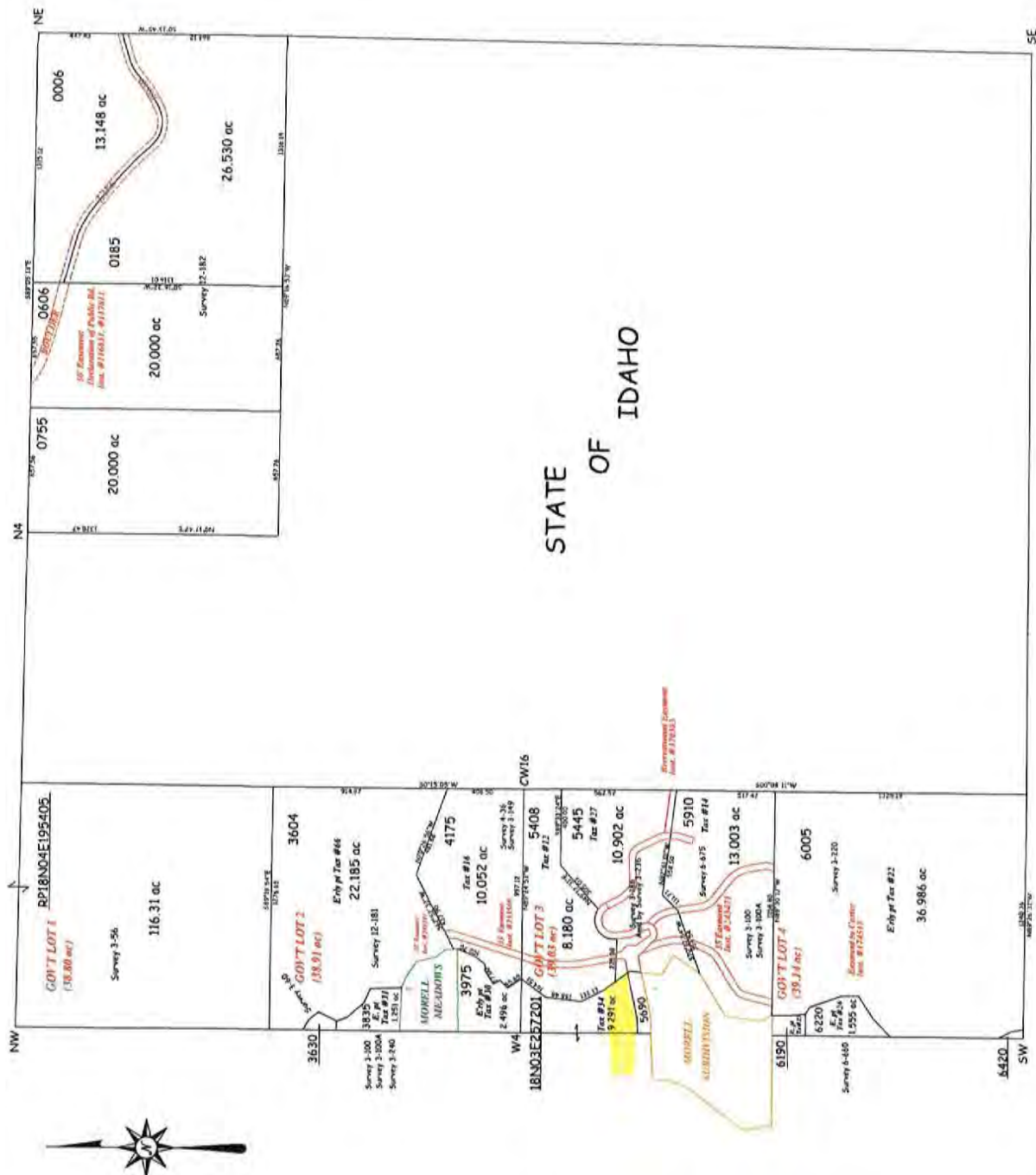
Filename: Valley County Base Map
Scale: 1"=100 ft.
Date: 3/2/2020
Drawn by: L Frederick



T W P . 1 8 N R 0 4 E S E C . 3 0

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

Filename: Valley County Base Map
Scale: 
Date: 3/2/2020
Drawn by: L.Frederick





- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- 5/8" X 30" REBAR SET THIS
- CALCULATED POINT NOT SET

INCLUDED LETTERING IS G.L.O.

EX 2 pg 100

RECORD OF SURVEY

CERTAIN TRACTS OF LAND & EASEMENTS
SITUATED IN GOVERNMENT LOTS 2, 3, 4, SECTION
30, TOWNSHIP 16 NORTH, RANGE 4 EAST, AND THE
EAST HALF OF THE EAST HALF OF SECTION 25,
TOWNSHIP 16 NORTH, RANGE 3 EAST, B.M., IDAHO.
SHEET 1 of 2

VALLEY COUNTY RECORDER'S CERTIFICATE

STATE OF IDAHO
COUNTY OF VALLEY

This is to certify that the foregoing Record of Survey was for
the purpose of recording the same in the office of the County
Recorder, and that the same is a true and correct copy of the
original filed in the office of the County Recorder, and that the
Book No. 3 at Page 100.

K. D. Davis
Deputy
Ex-Officio Recorder
Fees \$5.00

CERTIFICATE OF SURVEYOR

This is to certify that I, Frederick D. Ringel, a Registered Land
Surveyor, conducted the survey of the land described on this
Record of Survey, and that this Record of Survey is a true
representation of said survey as conducted by me on said land.



NOTES

For diagram of survey, refer to sheet 2.

All bearings shown, other than those noted as being of G.L.O.
record, are based on the G.L.O. record bearing for the east
half of the line between sections 30 and 31, Township 16 North,
Range 4 East, being S89°55'E.

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°00'00"E	64.83	L11	S89°00'00"E	64.83
L2	S89°00'00"E	177.70	L12	S89°00'00"E	177.70
L3	S89°00'00"E	177.70	L13	S89°00'00"E	177.70
L4	S89°00'00"E	177.70	L14	S89°00'00"E	177.70
L5	S89°00'00"E	177.70	L15	S89°00'00"E	177.70
L6	S89°00'00"E	177.70	L16	S89°00'00"E	177.70
L7	S89°00'00"E	177.70	L17	S89°00'00"E	177.70
L8	S89°00'00"E	177.70	L18	S89°00'00"E	177.70
L9	S89°00'00"E	177.70	L19	S89°00'00"E	177.70
L10	S89°00'00"E	177.70	L20	S89°00'00"E	177.70
L21	S89°00'00"E	177.70	L22	S89°00'00"E	177.70
L23	S89°00'00"E	177.70	L24	S89°00'00"E	177.70
L25	S89°00'00"E	177.70	L26	S89°00'00"E	177.70
L27	S89°00'00"E	177.70	L28	S89°00'00"E	177.70
L29	S89°00'00"E	177.70	L30	S89°00'00"E	177.70
L31	S89°00'00"E	177.70	L32	S89°00'00"E	177.70
L33	S89°00'00"E	177.70	L34	S89°00'00"E	177.70
L35	S89°00'00"E	177.70	L36	S89°00'00"E	177.70
L37	S89°00'00"E	177.70	L38	S89°00'00"E	177.70
L39	S89°00'00"E	177.70	L40	S89°00'00"E	177.70
L41	S89°00'00"E	177.70	L42	S89°00'00"E	177.70
L43	S89°00'00"E	177.70	L44	S89°00'00"E	177.70
L45	S89°00'00"E	177.70	L46	S89°00'00"E	177.70
L47	S89°00'00"E	177.70	L48	S89°00'00"E	177.70
L49	S89°00'00"E	177.70	L50	S89°00'00"E	177.70
L51	S89°00'00"E	177.70	L52	S89°00'00"E	177.70
L53	S89°00'00"E	177.70	L54	S89°00'00"E	177.70
L55	S89°00'00"E	177.70	L56	S89°00'00"E	177.70
L57	S89°00'00"E	177.70	L58	S89°00'00"E	177.70
L59	S89°00'00"E	177.70	L60	S89°00'00"E	177.70
L61	S89°00'00"E	177.70	L62	S89°00'00"E	177.70
L63	S89°00'00"E	177.70	L64	S89°00'00"E	177.70
L65	S89°00'00"E	177.70	L66	S89°00'00"E	177.70
L67	S89°00'00"E	177.70	L68	S89°00'00"E	177.70
L69	S89°00'00"E	177.70	L70	S89°00'00"E	177.70
L71	S89°00'00"E	177.70	L72	S89°00'00"E	177.70
L73	S89°00'00"E	177.70	L74	S89°00'00"E	177.70
L75	S89°00'00"E	177.70	L76	S89°00'00"E	177.70
L77	S89°00'00"E	177.70	L78	S89°00'00"E	177.70
L79	S89°00'00"E	177.70	L80	S89°00'00"E	177.70
L81	S89°00'00"E	177.70	L82	S89°00'00"E	177.70
L83	S89°00'00"E	177.70	L84	S89°00'00"E	177.70
L85	S89°00'00"E	177.70	L86	S89°00'00"E	177.70
L87	S89°00'00"E	177.70	L88	S89°00'00"E	177.70
L89	S89°00'00"E	177.70	L90	S89°00'00"E	177.70
L91	S89°00'00"E	177.70	L92	S89°00'00"E	177.70
L93	S89°00'00"E	177.70	L94	S89°00'00"E	177.70
L95	S89°00'00"E	177.70	L96	S89°00'00"E	177.70
L97	S89°00'00"E	177.70	L98	S89°00'00"E	177.70
L99	S89°00'00"E	177.70	L100	S89°00'00"E	177.70

CURVE DATA

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CH BEARING
C1	642.49	28°08'51"	315.63	181.07	312.47	S03°07'21"W
C2	20.00	60°37'51"	30.93	18.53	27.84	S33°21'55"W
C3	20.00	70°11'57"	34.50	14.06	23.00	N85°41'53"W
C4	310.00	24°23'05"	132.48	67.26	131.47	N33°49'37"W
C5	67.83	80°28'34"	123.02	74.54	113.67	N14°42'36"W
C6	763.89	15°34'15"	203.04	104.67	207.40	N17°48'32"E
C7	763.89	15°34'15"	203.04	104.67	207.40	N17°48'32"E
C8	535.68	05°18'00"	49.31	24.67	48.10	N03°10'33"E
C9	535.68	05°18'00"	49.31	24.67	48.10	N03°10'33"E
C10	465.68	17°13'20"	135.98	70.62	135.45	S12°15'18"E
C11	693.89	25°15'18"	354.30	181.10	350.48	S10°09'00"W
C12	132.73	60°38'34"	222.14	133.95	204.26	S14°42'38"E
C13	240.00	43°58'25"	184.20	98.90	179.71	S24°05'05"E
C14	20.00	30°18'25"	31.52	20.11	28.36	N48°02'48"E
C15	28.45	30°40'12"	44.16	7.25	13.39	S86°58'46"E
C16	24.45	82°43'57"	38.89	13.23	34.36	S60°37'35"E
C17	200.32	40°59'15"	150.17	76.46	146.39	S00°53'37"W
C18	39.96	37°36'47"	65.82	34.04	64.45	S40°11'40"W
C19	112.46	45°15'25"	89.62	47.30	87.31	S36°12'21"W
C20	78.47	45°15'25"	61.98	32.71	60.38	N36°22'21"E
C21	134.95	37°36'47"	88.59	45.96	87.01	N40°11'40"E
C22	244.31	40°59'15"	175.20	91.64	171.49	N00°53'36"E
C23	402.55	1°44'57"	82.25	41.42	82.41	S57°50'14"E
C24	126.18	51°57'02"	114.41	61.48	110.53	S37°44'18"E
C25	1034.93	04°21'11"	78.63	39.33	78.61	S09°35'05"E
C26	188.78	44°48'31"	108.53	57.31	105.78	S30°48'04"E
C27	188.78	44°48'31"	108.53	57.31	105.78	S30°48'04"E
C28	67.81	38°45'00"	45.86	23.65	44.38	S09°02'46"E
C29	102.61	35°15'15"	63.38	32.73	62.38	N07°26'36"E
C30	173.93	41°58'20"	127.41	66.72	124.56	N37°13'51"W
C31	103.78	44°48'31"	108.53	57.31	105.78	S30°48'04"E
C32	103.78	44°48'31"	108.53	57.31	105.78	S30°48'04"E
C33	103.78	44°48'31"	108.53	57.31	105.78	S30°48'04"E
C34	367.83	13°53'20"	84.62	44.38	84.62	N07°26'36"E
C35	20.00	59°04'07"	30.93	18.53	27.84	N22°17'31"W
C36	45.00	77°25'57"	56.12	32.37	52.55	N59°58'24"W
C37	20.00	54°46'27"	30.93	18.53	27.84	N38°20'02"W
C38	607.50	24°08'51"	132.48	67.26	131.47	N03°07'21"E
C39	45.00	174°04'55"	136.72	67.05	136.72	N21°19'18"E
C40	233.94	83°07'37"	348.11	212.75	316.37	S04°31'29"E
C41	315.14	32°22'36"	178.17	91.54	175.81	S20°48'43"W
C42	132.37	89°28'37"	160.53	91.80	150.87	S39°22'22"W
C43	175.53	47°06'14"	144.31	76.61	140.28	S50°33'47"W
C44	105.53	47°06'14"	86.76	46.00	84.34	N50°33'47"E
C45	202.37	69°28'57"	245.41	140.34	230.65	N59°22'22"E
C46	245.14	32°23'36"	138.60	71.21	136.76	N20°48'43"E
C47	310.00	83°08'00"	445.61	274.75	411.23	N04°31'23"W

RINGEL AND ASSOCIATES, P.A.
P.O. BOX 742
CASCADIA, IDAHO 83611
R.L.S. 986

SURVEY FOR
JAY MORELL

JOB No. 83041
MAY 1990
DRAWN BY M.A.S.

5 BAR 5 SUBDIVISION

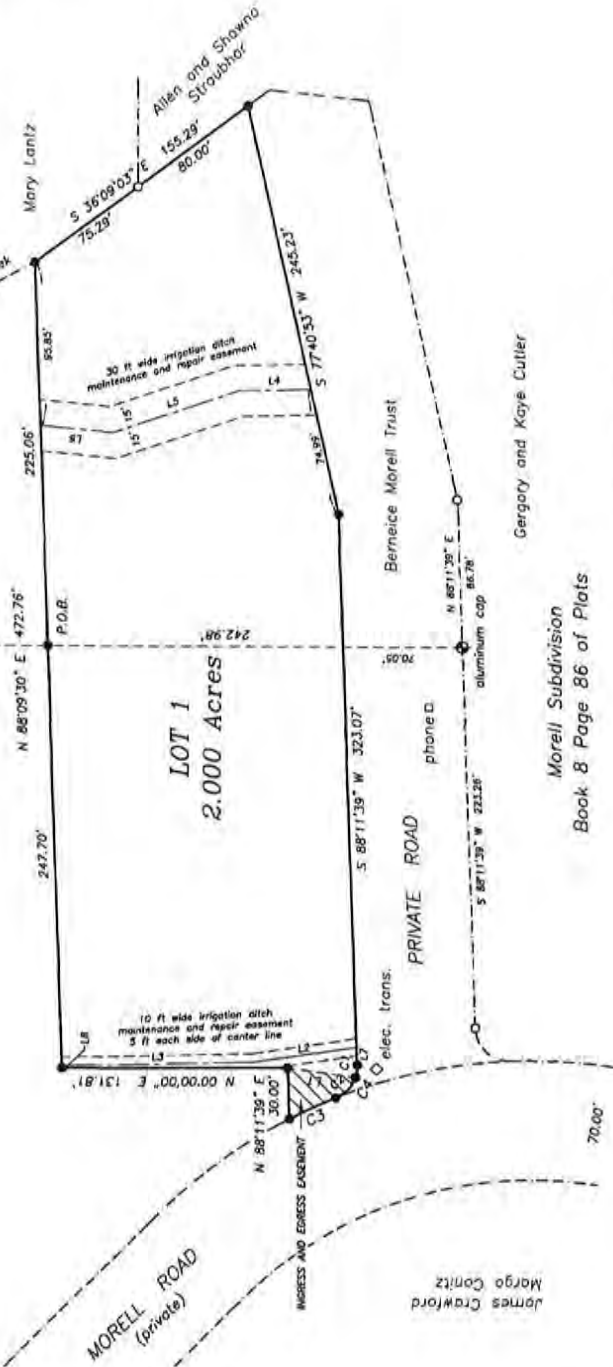
situate in the NE 1/4 of the SE 1/4, Section 25, Township 18 North, Range 3 East
and in Government Lot 3, Section 30, Township 18 North, Range 4 East
Boise Meridian, Valley County, Idaho
DRAULAND LAND SURVEYING JUNE 2023

OWNER: Larry and Dede Binder
14080 Morell Road
McCall, ID 83638
SURVEYOR: Joel Droulard
PO Box 69
McCall, ID 83638

1/4 Cor. brass cap S.25 S.30
CPF Inst No 156194

Range 4 East
S 00°16'00" W 444.20'

Larry and Dede Binder



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	7.41'	7.37'	N 81°11'33" W	21°13'35"
C2	20.00'	17.09'	16.58'	N 46°05'56" W	48°52'39"
C3	310.00'	30.01'	30.00'	N 24°23'31" W	5°32'49"
C4	20.00'	24.50'	23.00'	N 56°42'44" W	70°11'14"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°05'29" E	40.16'
L2	N 08°18'56" W	61.48'
L3	N 01°01'04" W	111.59'
L4	N 01°06'10" W	42.29'
L5	N 18°11'46" W	77.85'
L6	N 02°26'09" E	42.59'
L7	S 88°11'39" W	10.56'
L8	N 88°09'30" E	1.31'

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY CHAP. CODE, TITLE 50, CHAPTER 12 HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REVOKED IN ACCORDANCE WITH SECTION 50-1204, I.D.C. BY THE ISSUANCE OF A HEALTH CERTIFICATE OF DISAPPROVAL.

COUNTY DISTRICT HEALTH DEPARTMENT, IDOS

SANITARY RESTRICTIONS INST. NO.

NOTES:

1. Electric utilities are available to the lot at this time.
2. All lots shown on this plat are subject to the provisions of Valley County Conditional Use Permit.
3. Only one wood burning device allowed per lot.
4. This plat is subject to compliance with I.C. Section 31-1505. No irrigation water will be supplied to any lot herein.
5. Utility connections are the responsibility of the individual lot owners.
6. There shall be no further lot splits without additional platting of the property and Central District Health approval.
7. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
8. FEMA FLOOD PANEL 16085C1025C, Effective Date 2/1/2019
9. No Flood Elevation Establishment by FEMA and all land within a floodway or floodplain is regulated by Title 8 and Title 11 of the Valley County Code.
10. Sellocks will comply with Valley County Regulations.
11. Lighting shall comply with Valley County Ordinances.
12. Restrictive Covenants are recorded as Inst. No. _____
13. Surrounding land uses are subject to change.
14. 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.

SURVEY NARRATIVE

THIS SURVEY WAS PREPARED BY DRAULAND LAND SURVEYING, INC. UNDER THE VALLEY COUNTY SURVEYOR'S REGISTRATION NO. 156194. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REVOKED IN ACCORDANCE WITH SECTION 50-1204, I.D.C. BY THE ISSUANCE OF A HEALTH CERTIFICATE OF DISAPPROVAL.



LEGEND

- Found Cap as noted
- Found 5/8 inch rebar
- Set 5/8" x 30" rebar mtd 5357
- Subdivision Boundary
- Easement Line

Bearings are based on the plat of Morell Subdivision



5 BAR 5 SUBDIVISION

BOOK PAGE
OF PLATS
INST NO.

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned are the owners of a parcel of land situated in the north east 1/4 of the south east 1/4 of Section 25, Township 18 North Range 3 East, and Government Lot 3 of Section 30, Township 18 North Range 4 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the east 1/4 corner of Section 25, Township 18 North, Range 3 East, Boise Meridian, and running thence North 155° 19' 14" West, a distance of 155.19 feet to the east boundary of said Section 25 to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING;

Thence, leaving said east boundary of Section 25, N. 88° 09' 30" E., a distance of 223.06 feet to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING;

Thence, leaving said east boundary of Section 25, S. 36° 09' 03" E., a distance of 155.29 feet to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING;

Thence, leaving said creek center line, S. 77° 40' 53" W., a distance of 245.23 feet to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING;

Thence, S. 88° 11' 38" W., a distance of 323.07 feet to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING;

Thence, leaving said creek center line, S. 77° 40' 53" W., a distance of 245.23 feet to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING;

Thence, leaving said creek center line, S. 77° 40' 53" W., a distance of 245.23 feet to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING;

Thence, leaving said creek center line, S. 77° 40' 53" W., a distance of 245.23 feet to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING;

Thence, leaving said creek center line, S. 77° 40' 53" W., a distance of 245.23 feet to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING;

Thence, leaving said creek center line, S. 77° 40' 53" W., a distance of 245.23 feet to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING;

Thence, leaving said creek center line, S. 77° 40' 53" W., a distance of 245.23 feet to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING;

Thence, leaving said creek center line, S. 77° 40' 53" W., a distance of 245.23 feet to a 5/8 inch diameter rebar with a plastic cap, the REAL POINT OF BEGINNING;

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 20____ BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

APPROVAL OF THE VALLEY COUNTY BOARD OF COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 20____ BY THE VALLEY COUNTY BOARD OF COMMISSIONERS.

CHAIRMAN

CERTIFICATE OF SURVEYOR

I, JOEL W. DROLLARD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE CERTIFICATE OF OWNERS WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCORDANCE WITH THE RECOMMENDATIONS OF THE PLAT SURVEYORS, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JOEL W. DROLLARD
IDAHO NO. 5357

CERTIFICATE OF THE COUNTY SURVEYOR

I, _____, PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

VALLEY COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1306, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

INSTRUMENT NUMBER _____

STATE OF IDAHO } S. S.

COUNTY OF VALLEY }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____, AT _____ MINUTES PAST _____ O'CLOCK, ON THIS _____ DAY OF _____, 20____, AND DULY RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

DEPUTY _____ EX-OFFICIO RECORDER

ACKNOWLEDGEMENT

STATE OF IDAHO } S. S.

COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED LARRY BINDER AND DEDE BINDER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN AND FOREGOING, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF IDAHO

MY COMMISSION EXPIRES _____

LARRY BINDER

DEDE BINDER





REVISED *yl*

AGREEMENT AND COVENANT

DATE

10/7/97

yl

WHEREAS, each of the parties to this agreement are the present owners of ground improved and unimproved adjacent to or accessed by Morell Road in Valley County, Idaho;

WHEREAS, Morell Road is a private road which is not maintained by Valley County, Idaho;

WHEREAS, it is reasonably foreseeable that expenses will be incurred for the proper maintenance and improvement of Morell Road;

WHEREAS, the parties wish to agree as to the sharing of certain obligations for maintenance and improvement of Morell Road and to provide that this agreement and attached exhibits shall become a covenant running with the land described in this agreement as to each of the parties signatory here to.

NOW, THEREFORE, in consideration of the promises set forth in this document, the parties agree and covenant as follows:

1. The parties signatory to this agreement and are present owners of ground improved and unimproved, accessed by Morell Road.
2. The agreement is binding on the persons signatory to, identified in Exhibit A and their heirs, successors and assigns to any portion of the property described in Exhibit B. **LEGAL DESCRIPTIONS**
3. The parties to this agreement now form the Morell Road Association for the purpose of proper maintenance and improvement of Morell Road.
4. The affairs of the Association shall be conducted by a board of directors comprised of three persons who are owners of land adjacent to or accessed by Morell Road. The initial board of directors for the Association shall be comprised of Larry Simonson, Larry Binder, and James Crawford. Simonson's

1 Agreement and Covenant

Instrument # 262394

VALLEY COUNTY, CASCADE, IDAHO

2002-05-20 11:31:44 No. of Pages: 12

Recorded for : LARRY BINDER

LELAND G. HEINRICH

Ex-Officio Recorder Deputy

Index to: MISCELLANEOUS RECORD

Fee: 36.00

[Signature]

term shall run until October 15, 2000. Binder's term of office shall run until October 15, 1999. Crawford's term shall run until October 15, 1998. Larry Simonson shall serve as chairman for his full term. Should a member sell or dispose of his or her property, or rent the premises and no longer live on the premises, his or her post on the Board shall be surrendered and a new member appointed by the Board of Directors to fill the term of the resigning member until the new general election.

5. Upon the expiration of the term of office of a member of the Board, his or her successor shall be elected by simple majority of the members of the Association to a three year term. Any vacancy on the Board shall be filled by appointment by the Board of Directors for the duration of the uncompleted term. Board members shall be eligible to stand for re-election as many times as they desire.
6. The Board shall have the following functions:
 - A. To propose changes or additions to the rules for the operation of the Association, which rules shall take effect when approved by $\frac{2}{3}$ majority vote of Association members at a special election scheduled by the Board for that purpose. Those rules effected by this agreement are as stated in Exhibit C.
 - B. Subject to the rules of the Association, to propose special projects for maintenance and improvement of Morell Road. Subject to same conditions as A.
 - C. To let bids and enter into any contracts reasonably necessary for the accomplishment of the maintenance and improvement of Morell Road;
 - D. Subject to the terms of paragraph 8, to make assessments upon members of the Association to finance the maintenance and improvement of Morell Road, and in accordance with the rules of the Association, to collect said

PG 2

2 Agreement and Covenant

assessment in the name of association and unpaid amount will constitute a lien upon the land.

Revised
5/16/79

7. The Association shall have the power to make the following kinds of assessments:

- A. For the routine maintenance of Morell Road and other ordinary expenses allowed by the rules of the Association, which may include, but not limited to secretarial, general expenses and reasonable compensation for time spent in managing Association. The Association may make annual assessments in an amount to be determined by the Board, provided that no such annual assessments shall be permitted when total cash reserves of the Association total \$2000.00 or more. The Association may specify when payment of the assessments shall be due.
- B. For completing extraordinary maintenance, for improving Morell Road, or for any other extraordinary expense the Board may make special assessments on the members of the Association and specify the terms of payment, provided that the assessment has been approved at a special election of the members of Association by a two-thirds majority.

ITEM 5/16/79

- 8. All current billings or annual or special assessments shall be paid by the members pursuant to the following formula; the owners of each separate parcel of land shall be responsible for that percentage of the total assessment that corresponds to the percentage that the distance between the starting point of Morell Road at the intersection of Morell Road and Boulder Lake bears to the total of the corresponding distance for all the parcels for the land a centerline of point of entrance i.e., driveway servicing property to such land affected by this agreement. In the event that title to property affected by this agreement is shared, each person holding a part of that title shall be jointly and severally liable for the assessment levied against that property. Members will only be responsible (prorated) for that portion of Morell Road used to access thier property.

3 Agreement and Covenant

EXHIBIT C

Proposed rules for adoption by Morell Road Association

1. The Morell Road Association shall be responsible for the effective overseeing of moneys assessed by Morell Road Association and the accomplishment of such tasks as may be required for maintenance, and improvement of Morell Road.
2. The Association has assumed responsibility for the Morell roadway, it's right of way, and is empowered by this agreement to make, change and enforce regulations relative to the use, maintenance, and improvement of Morell Road and it's right of way. It is further empowered to cause repairs, changes, or improvement to be made subject to the restrictions of this agreement and to collect and disburse revenue for such activities.
 - A. All parties signatory to and listed in Exhibit "A" are subject to this agreement and responsible for their pro-rata share of any and all expense associated with the use, maintenance and improvement of Morell Road.
 - B. Property owners are not currently required to pay maintenance assessments if the property has no structure and does not generate any road traffic. The maintenance costs are to be divided pro-rata among the current improved property owners. Upon commencement of construction this exception expires and the owner becomes responsible for his or her pro-rata share of expense who access thier property via Morell Road. All property owners will be responsible for their pro-rata share of expense for improvements or changes to Morell Road
3. A trust savings account shall be established at U.S. Bank in McCall for the sole purpose of handling funds associated with the operation of Morell Road Association.
4. All members and guests are asked to observe the suggested speed posted by the Association of 20 mph, or slower if conditions warrant, out of courtesy and respect for fellow property owners.
5. Uses of the roadway and easements are under the jurisdiction of the Association, and it's Board may use reasonable discretion in permitting other undefined uses.
6. Property owners or contractors may not store or park any item in the designated roadways.
7. Additions or changes to Morell Road shall be subject to Association approval.

DATED this 7th day of April, 1997.

Larry Binder
Nede Binder

State of Idaho)
County of Valley)ss

On the 7th day of April, 1997, before me, Michelle Basye a
notary public in and for said State, personally appeared Larry Binder - Nede Binder
known to me to be the person(s) whose name(s) are subscribed to the within instrument,
and acknowledged to me that they executed the same.

Michelle Basye
Notary Public
Residing at: McCall, ID.
Commission Expires: 8/19/97

DATED this 7th day of Oct, 1997.

Larry Binder

Dede Binder

State of Idaho)
County of Valley)ss

On the 7th day of October, 1997, before me, Michelle Bayne,
notary public in and for said State, personally appeared Larry + Dede Binder
known to me to be the person(s) whose name(s) are subscribed to the within instrument,
and acknowledged to me that they executed the same.

Michelle Bayne
Notary Public
Residing at: McCall, ID
Commission Expires: 8/19/98

RINGEL & ASSOCIATES, P.A.

LAND SURVEYING
DEVELOPMENT & CONSTRUCTION

MAIN ST. PO BOX 713
CASCADIA IDAHO 83611
PHONE: (208) [REDACTED]

91051
9/3/91

Legal Description
of easement for parcels 1-4

A strip of land 70 feet wide, for purposes of ingress, egress, utilities and drainage only, situated in the East 1/4 of the South East 1/4 and the South East 1/4 of the North East 1/4 of Section 21, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho, being more particularly described as follows:

Commencing at the section corner common to Section 30 and 31 of Township 18 North, Range 4 East and Section 25 and 36 of Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho.

Thence North 0°15'59" East along the subdivisional line, a distance of 133.77 feet to a 5/8 inch rebar, and being the South 1/16 corner. Thence North 89°54'53" West, a distance of 402.33 feet to a 5/8 inch rebar, being the Easterly right-of-way of Morell Road, and the true point of beginning. Thence North 4°37'54" West along said right-of-way, a distance of 120.78 feet to an angle point. Thence continuing on said right-of-way on a curve to the right, which has a radius of 245.14 feet, a delta angle of 32°23'38", a length of 138.60 feet and a long chord that bears North 20°49'43" East, a distance of 136.76 feet to a 5/8 inch rebar. Thence continuing on said right-of-way North 37°01'32" East, a distance of 202.77 feet to a 5/8 inch rebar. Thence continuing on said right-of-way, a curve to the left, which has a radius of 310.00 feet, a delta angle of 81°06'00", a length of 449.61 feet and a long chord that bears North 4°11'28" West, a distance of 411.23 feet to a 5/8 inch rebar. Thence continuing on said right-of-way North 46°06'00" West, a distance of 241.87 feet to a 5/8 inch rebar. Thence continuing on said right-of-way North 55°01'55" West, a distance of 301.57 feet to a 1 inch rebar. Thence continuing on said right-of-way, a curve to the right, which has a radius of 87.63, a delta angle of 80°38'34", a length of 133.62 feet and a long chord that bears North 14°42'38" West, a distance of 113.67 feet to a 1 inch rebar. Thence continuing on said right-of-way, a curve to the left, which has a radius of 763.89 feet, a delta angle of 29°15'18", a length of 385.87 feet to a 1 inch rebar. Thence continuing on said right-of-way North 37°38'39" West, a distance of 372.69 feet to an angle point. Thence continuing on said right-of-way on a curve to the left, which has a radius of 533.68 feet, a delta angle of 17°13'20", a length of 161.02 feet and a long chord that bears North 12°15'19" West, a distance of 160.41 feet to a 1 inch rebar.

RINGEL & ASSOCIATES, P.A.

LAND SURVEYING
DEVELOPMENT & CONSTRUCTION

MAIN ST. PO BOX 742
CASCADIA IDAHO 83611
PHONE: (208) [REDACTED]

(2)

Thence continuing on said right-of-way North 20°51'59" West, a distance of 406.27 feet to a 1 inch rebar. Thence continuing on said right-of-way North, a distance of 84.34 feet to a 1 inch rebar and being on the South right-of-way of Boulder Lake Road. Thence on said right-of-way South 52°43'09" West, a distance of 87.98 feet to a 1 inch rebar, and being on the Westerly right-of-way of Morell Road. Thence on said right-of-way South, a distance of 43.94 feet to a 1 inch rebar. Thence continuing on said right-of-way South 20°51'59" West, a distance of 419.16 feet. Thence continuing on said right-of-way, a curve to the right, which has a radius of 465.68 feet, a delta angle of 17°13'20", a length of 139.98 feet, and a long chord that bears South 12°15'19" East, a distance of 137.45 feet to a 1 inch rebar. Thence continuing on said right-of-way South 37°38'39" East, a distance of 372.69 feet to a 1 inch rebar. Thence continuing on said right-of-way, a curve to the right, which has a radius of 691.89 feet, a delta angle of 79°15'18", a length of 354.30 feet and a long chord that bears South 10°59'00" West, a distance of 350.46 feet to a 1 inch rebar. Thence continuing on said right-of-way, a curve to the left, which has a radius of 157.83 feet, a delta angle of 80°38'34", a length of 222.14 feet and a long chord that bears South 14°42'38" East, a distance of 204.26 feet to a 1 inch rebar. Thence continuing on said right-of-way South 55°01'55" East, a distance of 296.09 feet to a 1 inch rebar. Thence continuing on said right-of-way South 46°06'00" East, a distance of 236.28 feet to a 5/8 inch rebar. Thence continuing on said right-of-way, a curve to the right, which has a radius of 239.94 feet, a delta angle of 83°07'37", a length of 348.11 feet and a long chord that bears South 4°11'28" East, a distance of 316.37 feet to a 5/8 inch rebar. Thence continuing on said right-of-way South 37°01'32" West, a distance of 202.77 feet. Thence continuing on said right-of-way, a curve to the left, which has a radius of 311.14 feet, a delta angle of 32°23'38", a length of 175.17 feet and a long chord that bears South 20°49'43" West, a distance of 175.81 feet to an angle point. Thence continuing on said right-of-way South 47°37'54" West, a distance of 530.11 feet to a 5/8 inch rebar. Thence continuing on said right-of-way, a curve to the right, which has a radius of 132.37 feet, a delta angle of 69°28'57", a length of 160.51 feet, and a long chord that bears South 39°22'22" West, a distance of 150.67 feet to a 5/8 inch rebar. Thence continuing on said right-of-way South 74°06'51" West, a distance of 169.52 feet to a 5/8 inch rebar. Thence South 15°53'09" East, a distance of 70.00 feet to a 5/8 inch rebar and being on the Easterly right-of-way of Morell Road. Thence on said right-of-way North 74°06'51" East, a distance of 169.52 feet to a 5/8 inch rebar. Thence continuing on said right-of-way, a curve to the left, which has a radius

RINGEL & ASSOCIATES, P.A.

LAND SURVEYING
DEVELOPMENT • CONSTRUCTION

MAIN ST. P.O. BOX 742
CASCADE, IDAHO 83801
PHONE: [REDACTED]



(3)

of 202.37 feet, a delta angle of $69^{\circ}28'57''$, a length of 245.41 feet and a long chord that bears North $39^{\circ}22'22''$ East, a distance of 230.65 feet to a 5/8 inch rebar. Thence continuing on said right-of-way North $4^{\circ}37'54''$ East, a distance of 409.33 feet to the point of beginning. Said described strip of land contains 6.024 Acres more or less.

F.D. RINGEL

THOMAS W. KERR
PLS 998

KERR SURVEYING
PO BOX 853
MC CALL, IDAHO 83638

JOEL W. DROULARD
PLS 5357

February 4, 1997

70 FOOT WIDE ROAD DESCRIPTION
MORELL SUBDIVISION

A 70.00 wide ingress, egress, utility and drainage easement situate in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, T. 18 N., R. 3 E., and Government Lot 3 of Section 30, T. 18 N., R. 4 E., B.M., Valley County, Idaho, lying 35.00 feet on each side of the following described center line:

Commencing at a brass cap marking the 1/4 Corner common to Section 25, T. 18 N., R. 3 E., and Section 30, T. 18 N., R. 4 E., B.M., Valley County, Idaho; thence, S. 00° 15' 59" W., 652.15 feet along the line common to said Sections 25 and 30 to the center line of a 70 foot wide private road; Thence, S. 88° 11' 39" W., 249.76 feet along said center line to the easterly right-of-way line of Morell Road, the REAL POINT OF BEGINNING:

Thence, N. 88° 11' 39" E., 332.06 feet along said road center line,
thence, N. 77° 40' 53" E., 358 feet, more or less, to the center of a 120 foot diameter culdesac, the Point of Ending.

Bearings based on Record of Survey filed in Book 3 on Page 100 of Records of Survey.

EXHIBIT "A"

Updated March
2002

Arnold, Ted & Lois
14062 Morell Road
McCall, ID 83638

[REDACTED] Cell Phone
One Lot, House, RP004420000010 (8.384 AC)

Binder, Larry & Dede
14076 Morell Road
McCall, ID 83638

Two Lots, House, RP18N04E305420A (10.901 AC)
RP18N03E257024A (6.30 AC)
RP18N04E305565A (2.98 AC)

Bland, Richard & Katie
363 Boulder Lake Road
McCall, ID 83638

One Lot, House, RP18N03E251985A (8.68 AC)

Carter, Zandy & Mary
14072 Morell Road
305 E. Park, PMB #173 (Mailing)
McCall, ID 83638

Papaya Products of Hawaii Message Phone
[REDACTED]

One Lot, House, RP18N04E306005A (36.99 AC)

Crawford, Jim and Conitz, Margo
14075 Morell Road
McCall, ID 83638

One Lot, House, RP18N03E257680A (1.37 AC)

Cutler, Greg & Kaye
12420 SE 252 Place
Kent, WA 98031

One Lot, Vacant, RP18N03E259755 (5.779 AC)
RP18N03E259950 (.841 AC)

Evangelho, Robert and Susan
14078 Morell Road
3070 W. Lake Hazel
Meridian, ID 83642 (Mailing)

Two Lots, House, RP18N04E304115A (9.14 AC)
RP18N03E251805A (.56 AC)
RP18N04E303606A (23.10 AC)

Josephson, Dale & Eva
11101 Fairview, #54
Boise, ID 83713

One Lot, Vacant, RP18N04E306190A (.43 AC)
RP18N03E259007A (2.00 AC)

Lantz, Jeff & Mary
14076 1/2 Morell Road
17085 N. Barnsdale Ct.
Boise, ID 83713 (Mailing)

One Lot, House, RP18N04E305408A (8.18 AC)

Maguire, Michael and Judy
Box 28068
Las Vegas, NV 89102

One Lot, Vacant, RP18N03E252200A (2.12 AC)

McCumber, Myron & Susan
14096 Morell Road
McCall, ID 83638

One Lot, House, RP18N04E303925A (2.57 AC)
RP18N03E252255A (4.65 AC)

McLin, Lewis & Lynn
14106 Morell Road
1415 Camelback Lane, # 107
Boise, ID 83702 (Mailing)

[REDACTED]

Two Lots, House, RP18N03E251850A (2.43 AC)
RP18N04E303630A (.25 AC)
RP18N03E251814A (2.63 AC)

Meador, Lowell & Bobbie
14118 Morell Road
McCall, ID 83638

[REDACTED]

One Lot, House, RP18N03E251820A (3.207 AC)

Morell, Berneice
Box 254
Pollock, ID 83547-0254

[REDACTED]

One Ranch, Vacant, RP18N03E257655A (80.35 AC)
RP18N03E257208T (100.54 AC)

Morell, Randy & Deanna
Box 712
Lakefork, ID 83635

[REDACTED]

One Lot, Vacant, RP18N03E259105A (4.179 AC)

Morell, Ron & Donna
14095 Morell Road
490 Ripple Road
Ontario, OR 97914-8006 (Mailing)

[REDACTED]

Two Lots, House, RP18N03E252175A (4.39 AC)
RP18N03E252110A (1.35 AC)

Mors, Kristine
14074 Morell Road
3983 Oak Park Place
Boise, ID 83703 (Mailing)

[REDACTED]

One Lot, House, RP18N04E305905A (13.00AC)

Rost, Jack & Sue
14073 Morell Road
McCall, ID 83638

One Lot, House, RP18N03E257475A (6.36 AC)

Scott, Dick & Jan
6249 Melville Drive
Oakland, CA 94611 or
P.O. Box 367
McCall, ID 83638

[REDACTED]

One Lot, Vacant, RP18N03E257365A (5.29 AC)

Seevers, John (Reinman Trust)
14094 Morell Road
McCall, ID 83638

[REDACTED]

One Lot, House, RP18N04E303975A (2.49 AC)
RP18N03E252370A (4.32 AC)

Simonson, Larry & Nancy
14089 Morell Road
Box 1199
Riggins, ID 83543 (Mailing)

[REDACTED]

One Lot, House, RP18N03E257275A (5.29 AC)

Vlasach, David & Janet Way
14098 Morell Road
326 29th St.
Hermosa Beach, CA 90254 (Mailing)

[REDACTED]

One Lot, House, RP18N04E30835A (1.25 AC)
RP18N03E251901A (3.72 AC)

Wadsworth
c/o Berneice Morell
Box 254
Pollock, ID 83547-0254

[REDACTED]

One Lot, Vacant, RP18N03E259240A (1.66 AC)



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 23-32

Preliminary / Final / Short Plat 5 BAR 5 Subdivision

- ☐ 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:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ 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:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ 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:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 14.

Test holes & ground water completed. Still need engineering & mylar

Received By: [Signature]

Date 6-15-23



Valley County Road & Bridge

PO Box 672* Cascade, Idaho 83611

Jeff McFadden
Superintendent

jmcfadden@co.valley.id.us
Office * (208)382-7195
Fax * (208)382-7198

C.U.P. 23-32

June 21, 2023

The Valley County Road Dept. was asked to review this CUP and provide comments related to the anticipated impact to the local roads that will be utilized for accessing the proposed subdivision. CUP 23-32 is a preliminary plat submitted by Mike Maciaszek and Becky Bjork seeking approval of a 1 lot subdivision on 2 acres.

County maintained roads that will see increased traffic by the addition of the proposed development if the plat is approved include Elo Road and Boulder Lake 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.

-
- 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 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 of 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", is written over the printed name.

Jeff McFadden

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

SUE LEEPER

Assessor
sleeper@co.valley.id.us



Department of Motor Vehicles
Phone (208) 382-7141 • Fax (208) 382-7187

DEEDEE GOSSI

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

June 8, 2023

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

RE: Final Plat Review "5 Bar 5 Subdivision"

Dear Cynda,

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

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This **2024** proposed plat is a portion of a parcel referenced on the Assessment Roll as Tax No. 34 IN NESE S25 R3E and in Gov't Lot 3 S30 R4E T18N. The parcel number(s) and ownership are as follows:

RP 18N03E257201 – Larry Binder and Dede Binder

I have enclosed a copy of the GIS plat with this proposed plat highlighted. We have found no discrepancies within this plat.

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

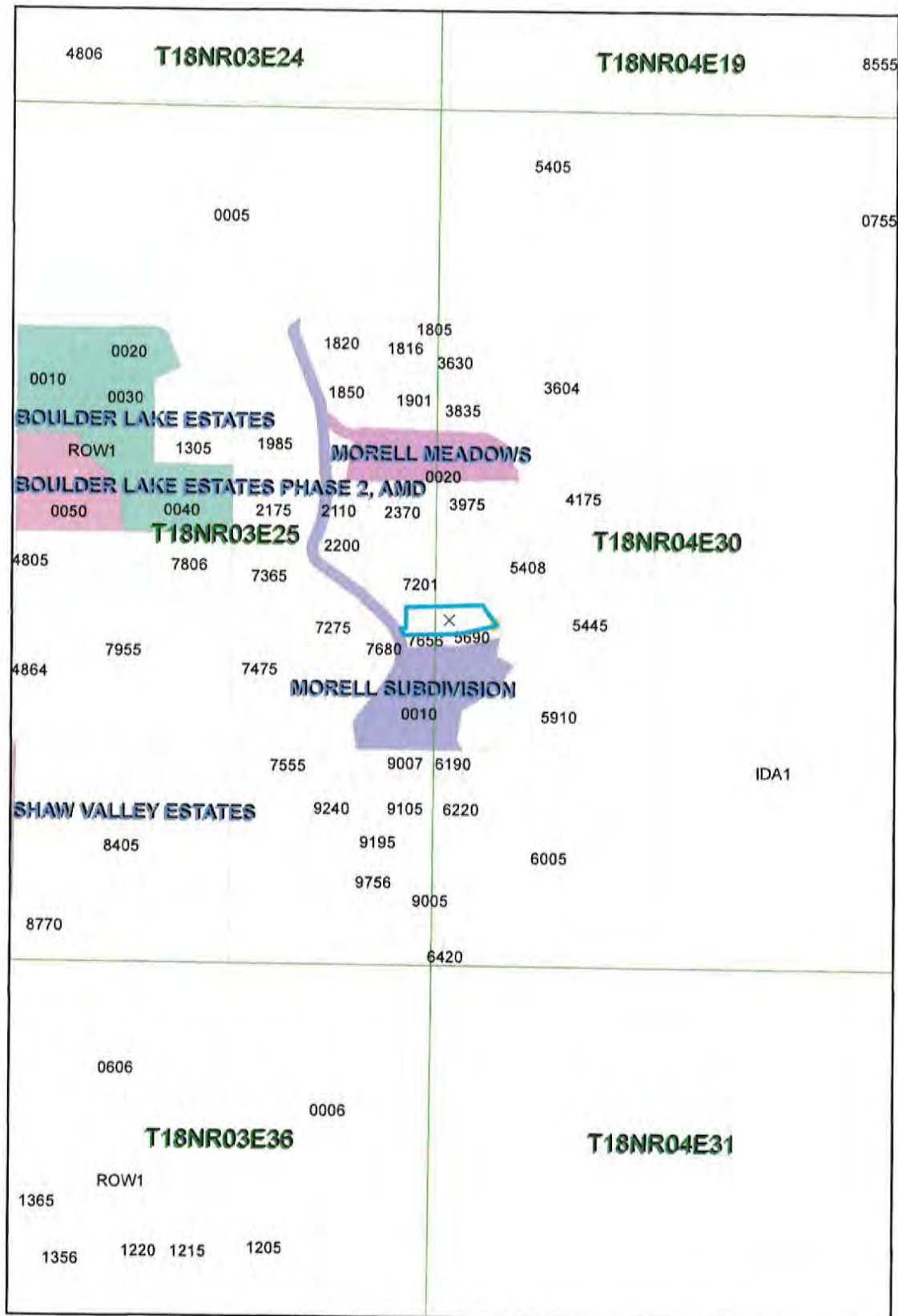
Sincerely,

Kathy Riffie
Cadastral Specialist Technician II
Valley County Cartography Department

Enclosure

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

Proposed "5 Bar 5 Subdivision"
Portion of RP18N03E257201



Legend

- Proposed Subdivision
- PLSSSection
- Parcels**
- Parcels

J:\Traverse PC\traverse 2013\18n\3E\25_5Bar5Sub.TRV
T18N R3E S25
5 Bar 5 Subd Boundary

87126.1111 SqFt 2.0001 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
1							-444.195	-2.067
2		N88°09'30"E	225.06				-436.962	222.876
3		S36°09'03"E	155.29				-562.354	314.484
4		S77°40'53"W	245.23				-614.673	74.900
5	PC	S88°11'39"W	323.07				-624.854	-248.010
6	PC	N56°42'44"W	23.00	20.00	24.50	70°11'57"	-612.230	-267.236
7	PT	N24°23'31"W	30.00	-310.00	30.01	5°32'49"	-584.908	-279.625
8		N88°11'39"E	30.00				-583.963	-249.640
9		N0°00'00"E	131.81				-452.153	-249.640
1'		N88°09'30"E	247.70				-444.192	-2.068

Wednesday, June 07, 2023 12:55:02
kriffie

proposed subdivision and road names

Laurie Frederick <lfrederick@co.valley.id.us>

Mon 6/12/2023 9:27 AM

To: Kelly Copperi; Lori Hunter

We have no concerns regarding these names.

Laurie Frederick

Cadastral Specialist III

Valley County Cartography Dept.

lfrederick@co.valley.id.us

cartography@co.valley.id.us

208-382-7127

Service

Transparent

Accountable

Responsive

From: Kelly Copperi

Sent: Friday, June 9, 2023 6:49 PM

To: Lori Hunter; Laurie Frederick

Subject: Re: proposed subdivision and road names

I'm good with it.

Thanks Lori.

Sgt. Kelly Copperi

Valley County Sheriff's Office

Communications Supervisor

Office: 208-382-5160

Cell: 208-630-3566



From: Lori Hunter

Sent: Wednesday, June 7, 2023 11:32

To: Laurie Frederick; Kelly Copperi

Subject: proposed subdivision and road names

Your thoughts on the below proposed subdivision and road names?

Green Valley Subdivision - south of Coho Lane

Steel Lane (private)

Storage Lane (private)

5 Bar 5 Subdivision - east of Morell RD

no new roads

Lori Hunter

Valley County Planning & Zoning Assistant Planner

208-382-7115

219 N. Main Street • P.O. Box 1350

Cascade, ID 83611

Service **T**ransparent **A**ccountable **R**esponsive

C.U.P.23-32

From: Richard Calkins [REDACTED]

Sent: Monday, June 19, 2023 12:41 PM

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

Subject: C.U.P.23-32

Dear Cynda Herrick AICP, CFM
Planning and Zoning Director Herrick

My wife and I are owners of the property at 14089 Morell Rd. McCall, ID. It has come to our attention that our neighbors Larry and Dede Binder have applied for the subject lot split on their property. We are pleased to support their desire to make this lot split and have no objections to the proposed split as shown on the record of survey for the 5 Bar 5 subdivision submitted to your office.

Sincerely,

Richard C and Janice E Calkins trustees of the Calkins 1991 Living Trust
14089 Morell Rd.
McCall, ID 83638
Mailing Address:
2146 N Wind Cave Way
Eagle, ID 83616

[REDACTED] home
[REDACTED] cell
[REDACTED]

Gregory L. and Kaye M. Cutler

14062 Morell Rd.

McCall, ID 83638-5112

Phone [REDACTED]

June 20, 2023

Cynda Herrick AICP, CFM
Planning and Zoning Director
PO Box 1350
Cascade, ID 83611

Subject: C.U.P. 23-32; 5 BAR 5 Subdivision

Dear Ms. Herrick:

We are writing two-fold regarding the subject C.U.P. 23-32 referred to as the "5 BAR 5 Subdivision" as follows:

1. As legal owners of Morell Rd., the private road to which the proposed new lot will utilize for access, we take no exception, if the owner(s) of the new lot become a member of the Morell Road Association and pay for their pro-rata share of the maintenance costs.
2. As legal owners of the property with address of 14062 Morell Rd. located directly south of the proposed new lot, we are pleased to support the subdivision, including the CC&Rs stipulated for the subdivision with the condition of an additional CC&R requirement that the new lot comply with the Valley County dark-sky ordinance and no exterior lights point in the direction of the home located at our address that are illuminated after 9:00pm.

If you have any questions on the above, please contact us at the above cell phone.

Sincerely,



Gregory L. & Kaye M. Cutler

June 19, 2023

C/O Cynda Herrick
Valley County Planning & Zoning Commission
P o Box 1350
Cascade, Idaho 83611

This letter is in support of Mike Maciaszek & Becky Bjork for a conditional use permit for a 1-lot single-family residential subdivision on two acres.

My wife and I (Lewis & Lynn McLin) are home owners at 14100 Morell Road. We support this request for several reasons:

1. The current property owners, Larry and Dede Binder are the parents of Becky Bjork and would be blessed to have their daughter living next to them. Both Larry and Dede have health problems, that will require additional support.
2. Land and housing are now so expensive in McCall that young working couples can't afford to live here. We feel it is important to provide housing opportunities, for working couples who provide services to McCall, to have permanent housing.
3. It will be nice to have a permanent neighbor instead of another second home for someone to use as a VRBO.

Sincerely,

 
Lewis & Lynn McLin

June 18, 2023

14094 Morell Rd
McCall, ID 83638
[REDACTED]

Cynda Herrick AICP, CFM
Planning and Zoning Director
PO Box 1350
Cascade, ID 83611
cherrick@co.valley.id.us

RE: C.U.P. 23-32

To whom it may concern:

My wife and I own and live at 14094 Morell Road, McCall, Idaho. Our property 's southern boundary is the north boundary of Larry and Dede Binder's property at 14075 Morell Road.

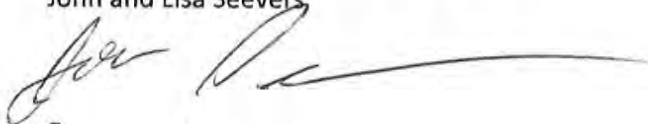
I have known Larry and Dede for over 25 years as great, considerate neighbors.

There are currently 17 homes in this neighborhood with about 4 undeveloped lots. Some of the lots are less than 2 acres while others are more than 5 acres.

The CC&Rs proposed for this subdivision are solid and reasonable. I wish all the properties were subject to these same CC&Rs.

We are pleased to support C.U.P. 23-32.

John and Lisa SeEVERS


Lisa SeEVERS

Correction:
Binder Prop.
14080 Morell
Dede Binder

Ms Herrick,

I am writing to

Support

CUP 23.32

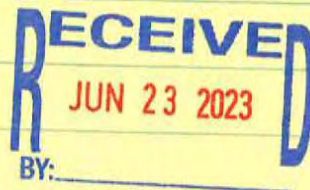
Thank You

Mary Norberg

homecare@a

14076B Morell Rd.

Questions?



Fw: C.U.P.23-32
From: Susan Rost [REDACTED]
Sent: Monday, June 26, 2023 4:03 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: C.U.P.23-32

Dear Cynda,

We are writing you concerning C.U.P. 23-32. We live close to Dede and Larry Binder on Morell Road. We are okay with the lot split of the Binder property since the new partition is going to their daughter. However we do not support subdividing any other properties on Morell Road.

Susan and John Rost
14073 Morell Rd.
McCall, Idaho
83638

Public Hearing Comment for C.U.P. 23-32, 5 Bar 5 Subdivision by Mike Maciaszek and Becky Bjork

From: Freddie Van Middendorp [REDACTED]

Sent: Wednesday, June 28, 2023 10:40 AM

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

Subject: Public Hearing Comment for C.U.P. 23-32, 5 Bar 5 Subdivision by Mike Maciaszek and Becky Bjork

We are writing in support of the proposed subdivision by Mike Maciaszek and Becky Bjork. We own property at 14095 Morell Road, and formerly owned and lived at 14106 Morell Road for 20 years-a home which my parents built in 1984 and later deeded to us. The Binder family has been a member of the Morell community for a long time and it would be wonderful for Mike and Becky to have the opportunity to live in proximity to their parents, helping grow and foster the community that currently exists on Morell Road in a positive way. Working and living in Valley County has become increasingly more difficult in recent years, and so we fully support this subdivision as a way of providing a permanent and sustainable living situation for Mike and Becky. We would be excited to welcome them to the neighborhood!

Freddie and Jamie Van Middendorp

--

Freddie and Jamie Van Middendorp
[REDACTED]

Morell Rd proposal**From:** Mary Carter [REDACTED]**Sent:** Tuesday, July 4, 2023 6:58 PM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** Morell Rd proposal

My name is Mary Carter
I reside at 14070 Morell rd
Mccall, ID 83638

Larry and Dee Dee Binder wish to split their property to accommodate Dee Dees daughter

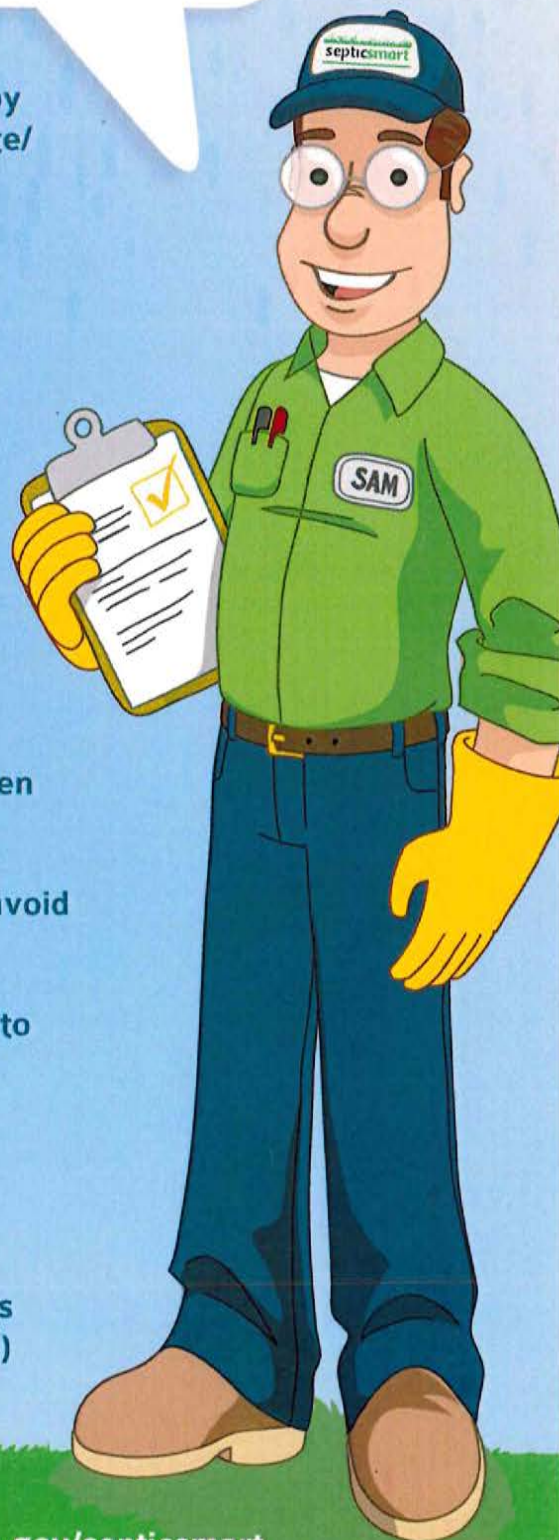
I know they will bring a most positive contribution to our neighborhood

I strongly support this proposal

Regards
Mary Carter

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)



A Homeowner's Guide to Septic Systems



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

January 2001

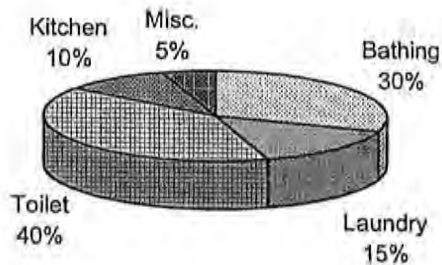


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure 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.

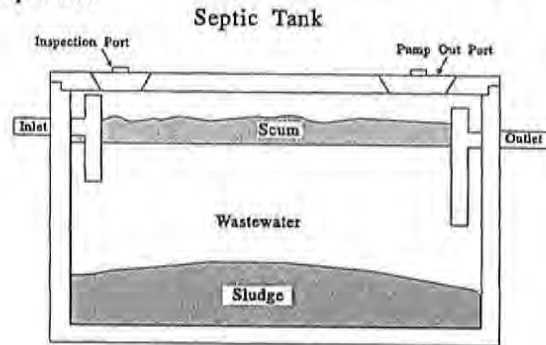
Septic Tank

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.

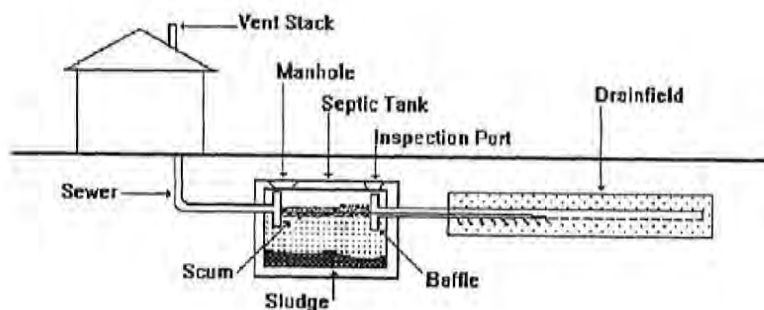
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced 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

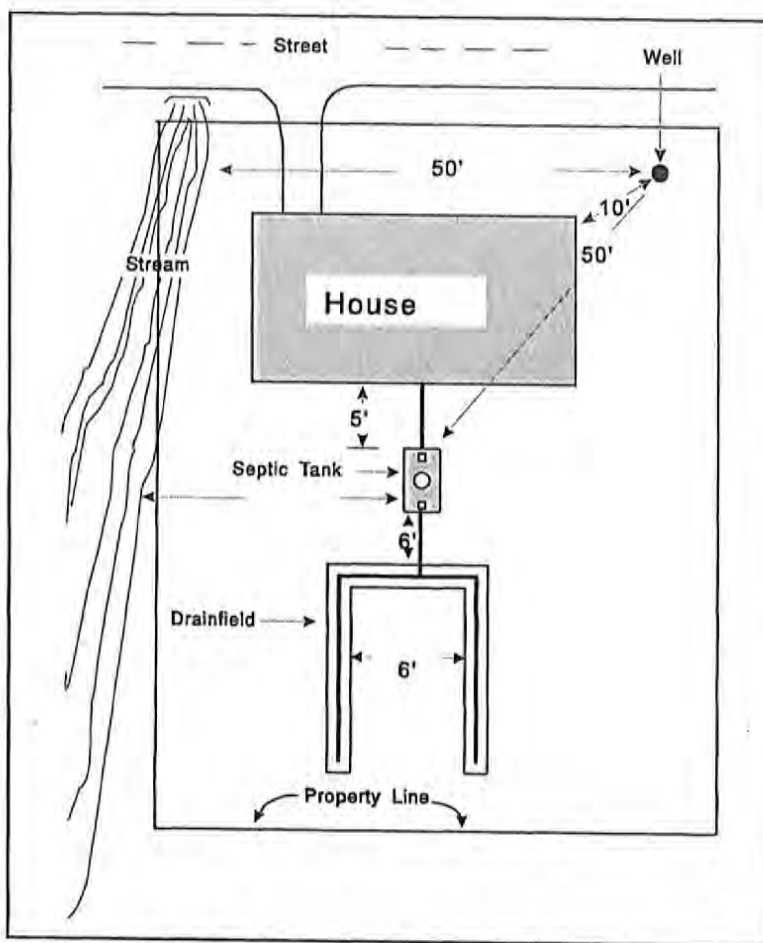
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water 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

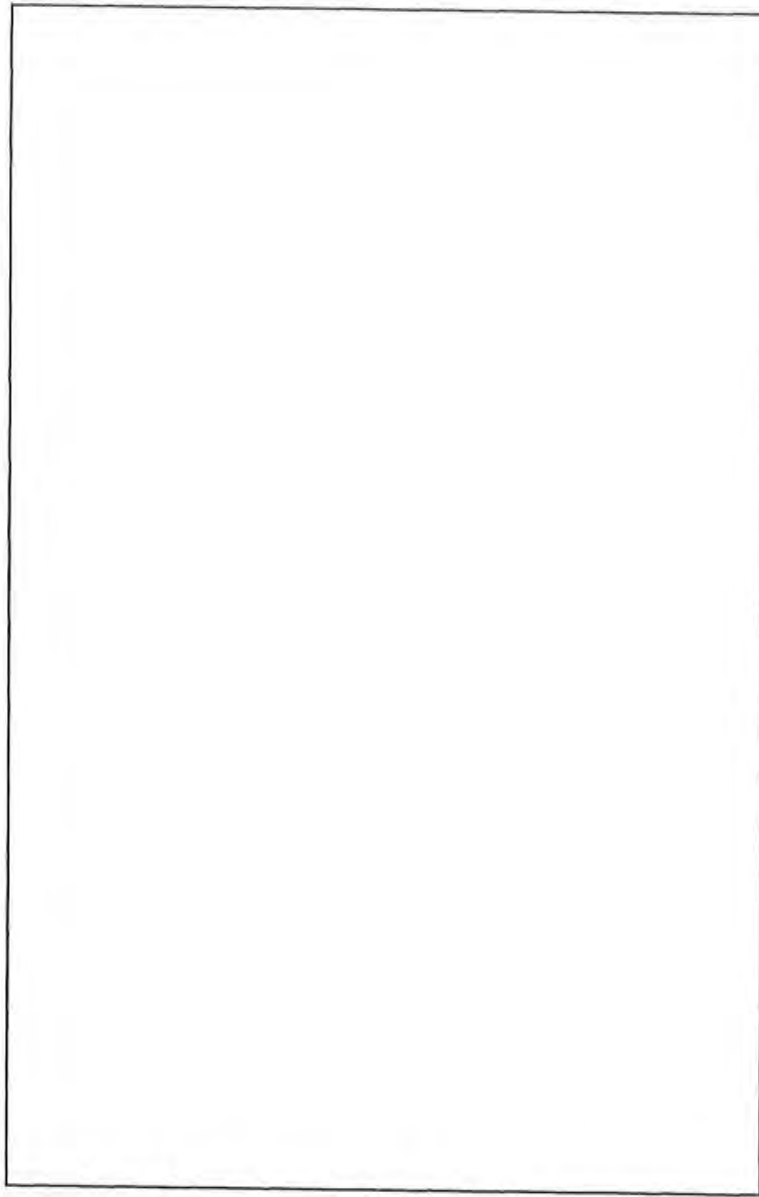
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

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 10th 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