

## Valley County Planning and Zoning

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



Phone: 208-382-7115  
Fax: 208-382-7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

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**STAFF REPORT:** C.U.P. 22-55 Jug Mountain Ranch P.U.D. – Phase 3B– Final Plat  
**MEETING DATE:** October 19, 2023  
**TO:** Planning and Zoning Commission  
**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
**APPLICANT /  
PROPERTY OWNER:** Jug Mountain Ranch LLC and Carey Real Estate Management LLC  
David John Carey II, Manager  
PO Box 2332, McCall, ID 83638  
**REPRESENTATIVE:** Amy Pemberton, Millemann Pemberton & Holm LLP  
PO Box 1066, McCall, ID 83638  
**SURVEYOR:** Ralph Miller, Secesh Engineering  
P.O. Box 70, McCall, ID 83638  
**LAND PLANNER:** David Peugh, Epikos LLC  
PO Box 2490, McCall, ID 83638  
**LOCATION:** Parts of RP17N04E060006 and RP17N04E066455 in the SW ¼  
Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho  
**SIZE:** 29.37 acres  
**REQUEST:** Single-Family Residential Subdivision  
**EXISTING LAND USE:** Agricultural –Timber

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

Jug Mountain Ranch LLC is requesting final plat approval. The Commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. The approval of the conditional use permit and preliminary plat for 12 single-family residential lots and 4.9 acres of open space on 29.37 acres was effective February 22, 2023.

This plat consists of 12 single-family residential lots and 4.9 acres of open space on 29.37 acres. The plat specifies that no lot splits are allowed (Note 10). Central water, fire hydrants, and individual septic systems were approved with the preliminary plat. The applicant requests to record the plat with sanitary restrictions in place for one of the lots; no building permits would be approved until sanitary restrictions are removed on this individual lot. **Central District Health has stated they will not release sanitary restrictions on an individual, lot by lot, basis.**

The lots will be accessed from new private roads onto York Street and Jug Mountain Ranch Road, existing private roads, and then onto Farm-to Market Road, a public road. Roads would have a 20-ft paved surface which is consistent with prior phases in Jug Mountain Ranch. Shared driveways are shown on the plat. Shared driveways are proposed; see proposed Supplemental Declaration for Phase 3B, Section 6.3.

1. Legal notice was posted in the *Star News* on September 28, 2023, and October 5, 2023. The proposed final plat was posted on the Valley County website on September 18, 2023. **This is not a public hearing.**

2. Agency comment received:

Paul Ashton, Parametrix, Valley County Engineer, recommended approval of the Revised Final Roadway, Grading, and Stormwater Improvement Plans and Stormwater Drainage Report. (May 10, 2023)

Kathy Riffie, Cadastral Specialist Technician II, responded with discrepancies. (Oct. 5, 2023)

Jess Ellis, Donnelly Fire Marshal, stated final plat requirements for C.U.P. 22-55 have been met. (Oct. 10, 2023)

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

- 1) Central District Health has stated they will not release sanitary restrictions on an individual, lot by lot, basis. Should the lot which does not yet have sanitary restrictions released be platted as future development?
- 2) A shared-driveway maintenance agreement is required to be recorded with the plat (COA # 15).
- 3) Ownership on the plat (Jug Mountain Ranch LLC) does not match the County's records (Carey Real Estate Management LLC).
- 4) Will conduit for fiber optics be buried with utilities (COA # 7)?
- 5) The following are the conditions of approval and comments as to whether the applicant has complied with each condition.
- 6) Did you finalize what is required concerning the Road Development Agreement with the Board of County Commissioners?

#### **Approved Conditions of Approval – Instrument # 455628:**

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.

**Must be recorded by February 22, 2025.**

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

**Approved May 10, 2023.**

6. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.

**Needed. The applicant representative states that all roads will be completed to a gravel surface prior to Board of County Commissioner review.**

7. Must bury conduit for fiber optics with utilities. **Applicant should confirm.**

8. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.

**Draft submitted with final plat.**

9. A private road declaration is required. **Draft submitted with final plat.**

10. A letter of approval is required from Donnelly Fire District prior to recording the final plat.

**Needed.**

11. CCR's should address, lighting, wildfire prevention, noxious weeds, septic system maintenance, and limit each lot to one wood burning device. ✓

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

13. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road. ✓

14. All easements shall be shown on the final plat.

15. Shall create a "Shared Access Agreement" and note it on the plat as a recorded document.

**Needed.**

16. 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.

**(Final Decision?)**

17. The following notes shall be placed in the notes on the face of the final plat:

- ✓ • "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
- ✓ • "All lighting must comply with the Valley County Lighting Ordinance."
- ✓ • "Only one burning device is allowed on each lot."
- ✓ • "Surrounding land uses are subject to change."

\_\_\_\_\_ *End Conditions of Approval* \_\_\_\_\_

**ATTACHMENTS:**

- Conditional Use Permit
- Aerial Map
- Responses
- Approved Preliminary Plat
- Applicant's Submittal Letter and Proposed Final Plat Received September 12, 2023

**END OF STAFF REPORT**

# Valley County Planning and Zoning

Instrument # 455628  
VALLEY COUNTY, CASCADE, IDAHO  
2-22-2023 12:20:43 PM No. of Pages: 2  
Relayed to: DOUGLAS A. MILLER  
Ex-Officio Recorder Deputy  
Index to: COUNTY MISC  
Fee: 0.00 RR

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350  
Phone: 208-382-7115  
Email: cherrick@co.valley.id.us



[Recording Sticker]

## CONDITIONAL USE PERMIT

N O. 22-55

Jug Mountain Ranch – Phase 3B  
(Amended CUP 21-40)

### Issued to:

Jug Mountain Ranch LLC  
Carey Real Estate Management LLC  
David John Carey II, Manager  
PO Box 2332  
McCall, ID 83638

### Property Location:

29.37 acres in parts of RP17N04E060006 and RP17N04E066455  
in the SW ¼ Section 6, T.17N, R.4E, Boise Meridian, Valley  
County, Idaho

There have been no appeals of the Valley County Planning and Zoning Commission's decision of February 9, 2023. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 22-55 with Conditions for establishing a single family residential subdivision as described in the application, staff report, and minutes.

The effective date of this permit is February 22, 2023.

### 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. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.

6. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
7. Must bury conduit for fiber optics with utilities.
8. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
9. A private road declaration is required.
10. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
11. CCR's should address, lighting, wildfire prevention, noxious weeds, septic system maintenance, and limit each lot to one wood burning device.
12. All lighting must comply with the Valley County Lighting Ordinance.
13. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
14. All easements shall be shown on the final plat.
15. Shall create a "Shared Access Agreement" and note it on the plat as a recorded document.
16. 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.
17. The following notes shall be placed in the notes on the face of the final plat:
  - "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
  - "All lighting must comply with the Valley County Lighting Ordinance."
  - "Only one burning device is allowed on each lot."
  - "Surrounding land uses are subject to change."

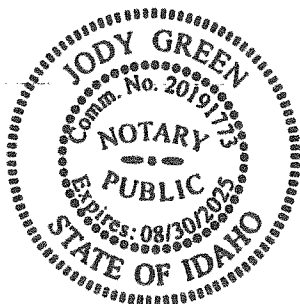
END CONDITIONAL USE PERMIT

Date February 22 2023

Approved by Cynda Herrick

On this 22nd day of February, 2023<sup>\*\*\*</sup>, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



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

C.U.P. 22-55 Aerial Map



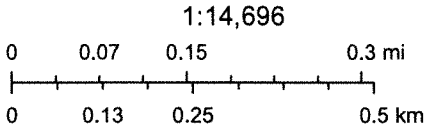
January 3, 2023

- Override 1
- PRIVATE
- Parcel Boundaries
- County Boundaries

Roads

VALLEY COUNTY

URBAN/RURAL



Maxar

SENT VIA EMAIL

May 10, 2023

Parametrix No. 314-4875-001 Task 02.107

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

Re: Jug Mountain Ranch Phase 3B – Revised Final Roadway, Grading, and Stormwater Improvements Plans and Stormwater Drainage Report

Dear Cynda:

We have reviewed the above referenced documents against the current Valley County (VC) standards. Per our review and in coordination with the developer's engineer, the grading and drainage plans and stormwater report meet the standards and requirements; therefore, we are recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX  
Valley County Engineer



Paul Ashton, P.E.

cc: Project File

Jeff McFadden, Valley County Road Department

Brett Jones, EIT, Crestline Engineers

*inspired people. inspired solutions. making a difference.*



## 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

October 5, 2023

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

RE: Final Plat Review "Jug Mountain Ranch P.U.D. Phase 3B"

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 currently referenced on the Assessment Roll as PT OF GOVT LOT 7 S6 T17N R4E and E/2; E/2W/2, LESS TAX #8 IN SE SW S6 T17N R4E. The parcel number(s) and ownership are as follows:

**RP 17N04E066455** – Carey Real Estate Management LLC  
**Part of RP 17N04E060006** – Carey Real Estate Management LLC

I have enclosed a copy of the GIS plat with this proposed plat highlighted.

Ralph, would you please look at the following:

- The ownership name on the Certificate of Owners does not match Assessor Office current ownership records. Assessor records show the owner as Carey Real Estate Management LLC, not Jug Mountain Ranch LLC.
- There is one small discrepancy in the curve central angle between the Certificate of Owners (line 19) and the Plat Curve Tables for C5.
- On the plat face, a line segment is missing the bearing and distance notations. It is the south boundary of Open Space C.
- There is a distance discrepancy between a line segment in Lot 12 as shown on the plat versus the closure sheets provided by the surveyor. It is located on the south boundary of Lot 12 and shown on the plat as 64.84'. However, the closure sheet shows a distance of 64.77'. A slight difference in lot acreage results when rounded to 2 decimal places (1.44 versus 1.45 acres) depending on which distance is used for closure.

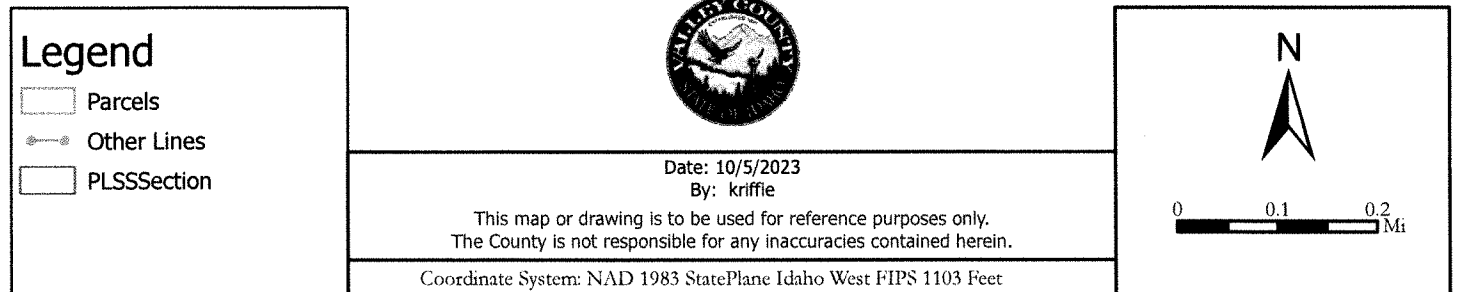
J:\Traverse PC\traverse 2013\17n\4E\06 JugMtnRanchPUD\_Ph3B.TRV  
T17N R4E S6  
Jug Mountain Ranch PUD Ph 3B Boundary

1279349.0974 SqFt      29.3698 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
1							2.375	-275.940
2		N89°30'25"W	1378.72				14.239	-1654.609
3		N0°30'55"E	137.40				151.633	-1653.373
4		N42°07'48"E	120.75				241.185	-1572.372
5		N25°10'10"E	126.76				355.909	-1518.462
6		N18°40'24"E	104.28				454.700	-1485.074
7		N23°50'11"E	99.06				545.310	-1445.041
8		N61°04'22"E	52.14				570.530	-1399.407
9		N82°53'23"E	60.26				577.989	-1339.610
10		S81°00'29"E	62.81				568.172	-1277.572
11		S53°06'30"E	42.80				542.479	-1243.342
12	PC	N56°08'51"E	162.93				633.241	-1108.032
13	PC	N37°33'57"W	53.61	135.00	53.97	22°54'18"	675.735	-1140.717
14	PT	N47°17'19"W	25.28	-35.00	25.86	42°20'27"	692.882	-1159.292
15	PC	N21°32'12"E	70.00				757.995	-1133.595
16	PT	N37°23'33"W	87.74	85.00	92.19	62°08'40"	827.704	-1186.877
17	PC	N6°19'18"W	57.96				885.312	-1193.259
18	PT	N2°24'18"E	50.07	165.00	50.26	17°27'15"	935.338	-1191.158
19	PC	N11°07'54"E	71.79				1005.777	-1177.298
20	PT	N13°29'26"W	129.16	-155.00	133.22	49°14'45"	1131.373	-1207.429
21		N83°19'26"E	949.21				1241.725	-264.656
1'		S0°31'18"W	1239.38				2.397	-275.940

Wednesday, October 04, 2023  
kriffie

RP17N04E066455 and a portion of RP17N04E060006

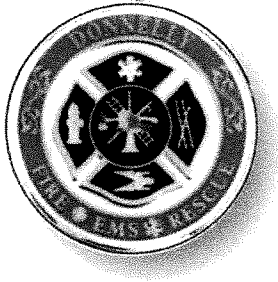


Date: 10/5/2023  
By: kriffle

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

Coordinate System: NAD 1983 StatePlane Idaho West FIPS 1103 Feet





## **Donnelly Rural Fire Protection District**

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

October 10, 2023

Valley County Planning & Zoning Commission  
P.O. Box 1350  
Cascade, Idaho 83611

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

After review, C.U.P. 22-55 Jug Mountain Ranch P.U.D. – Phase 3B- has met the Donnelly Rural Fire Protection District requirements for final plat.

Please call 208-325-8619 with any questions.

Jess Ellis

Fire Marshal  
Donnelly Fire Department

PRELIMINARY PLAT-JUG MOUNTAIN RANCH - PHASE 3B

A RESIDENTIAL SUBDIVISION LOCATED IN  
THE SW 1/4 OF SECTION 6,  
T.17N., R.4E., B.M.  
VALLEY COUNTY, IDAHO  
2022

NOTES:

THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:

JUG MOUNTAIN RANCH, LLC  
MECALL, ID 83638

1. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:

CRESTLINE ENGINEERS  
MECALL, ID 83638

2. THE EXISTING LAND USE/ZONING IS PRODUCTIVITY FOREST.

3. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY 28.37 ACRES.

4. REFER TO DRAWING NO. C-1 FOR EXISTING CONDITIONS AND TOPOGRAPHY.

5. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.

DEVELOPMENT DATA:

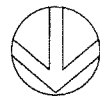
PROPERTY AREA 28.37 ACRES  
PRIVATE RIGHT-OF-WAY AREA 2.37 ACRES  
LOT(S) AREA 22.09 ACRES  
OPEN SPACE 4.91 ACRES

FLOOD PLAIN NOTE:

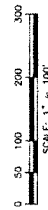
FEMA FIRM PANEL(S) 16085C1329C  
FIRM EFFECTIVE DATE(S) 2/1/2019  
FLOOD ZONE(S): ZONE X  
BASE FLOOD ELEVATION(S) N/A  
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL  
LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY  
TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND:

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

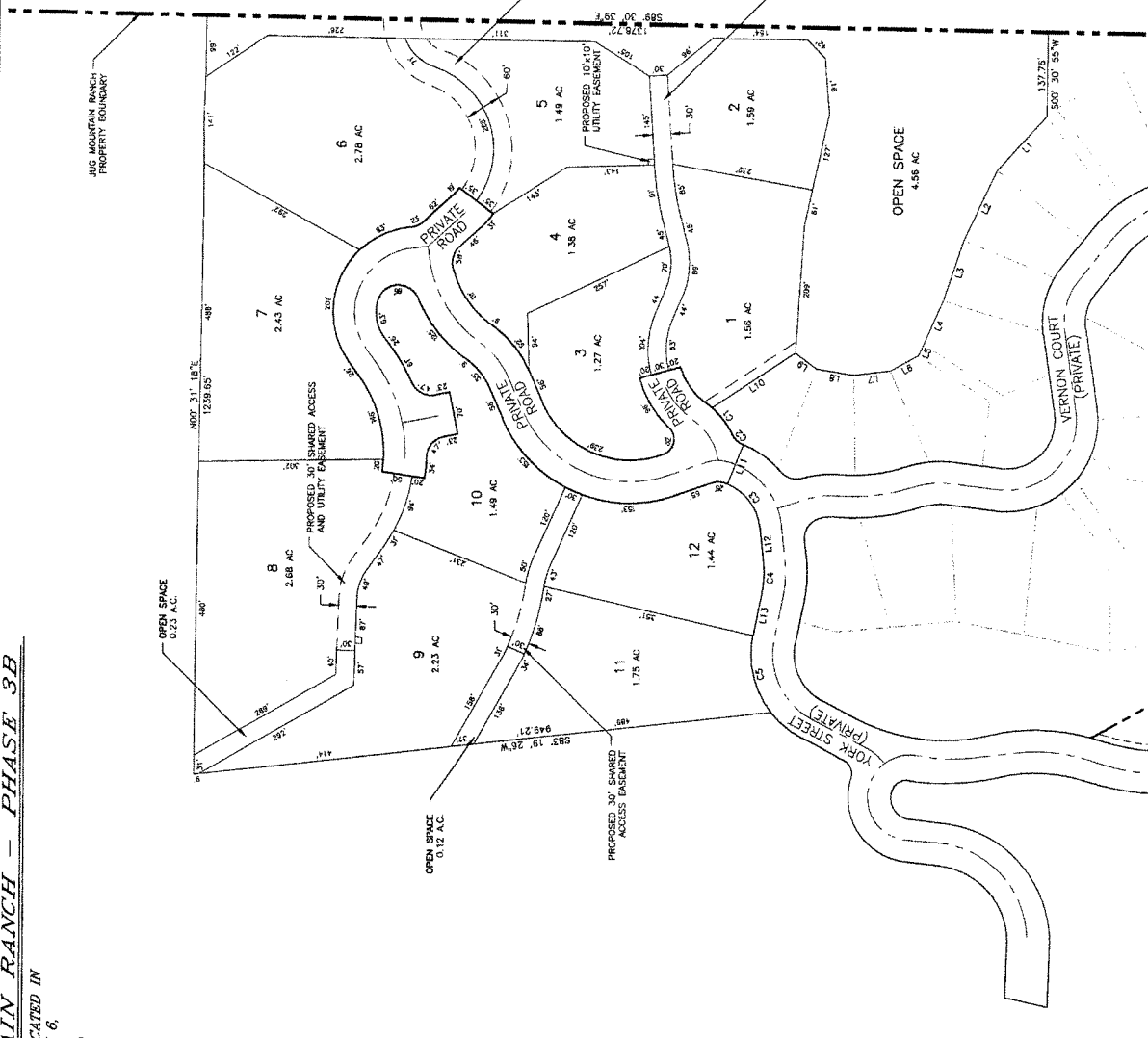


NORTH



PROPERTY CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	53.96	135.00	S37° 33' 57"E
C2	25.87	35.00	S47° 17' 19"E
C3	91.19	85.00	S37° 33' 33"E
C4	50.28	165.00	S07° 24' 18"W
C5	133.22	155.00	S13° 28' 28"E

PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	120.75	S42° 07' 48"W
L2	128.76	S25° 10' 10"W
L3	104.78	S18° 40' 24"W
L4	78.88	S23° 41' 35"W
L5	20.19	S24° 23' 49"W
L6	53.14	S81° 04' 22"W
L7	60.26	S87° 53' 23"W
L8	92.81	N81° 00' 29"W
L9	42.80	N53° 06' 30"W
L10	162.93	S58° 08' 51"W
L11	70.00	S21° 32' 12"W
L12	57.96	S06° 19' 18"E
L13	71.79	S11° 07' 54"W



NO.		REVISION		BY		DATE		DESIGN		GT/TIME	
1.	VALLEY COUNTY CUP SUBMITTAL					AND	1/22/2022			DRAWN	
										CHECKED	
										APPROVED	
JUG MOUNTAIN RANCH - PHASE 3B VALLEY COUNTY, IDAHO PRELIMINARY PLAT											
CRESTLINE ENGINEERS 323 DEINHARD LANE, SUITE C • PO BOX 2330 MECALL, IDAHO 83638										SHEET NO. EX-2	