



Cynda Herrick, AICP, CFM  
VALLEY COUNTY  
IDAHO

PO Box 1350  
219 North Main Street  
Cascade, Idaho 83611

Planning & Zoning Administrator  
Floodplain Coordinator

Phone: 208.382.7115  
Fax: 208.382.7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)  
Web: [www.co.valley.id.us](http://www.co.valley.id.us)

## **STAFF REPORT**

### **Conditional Use Permit Application 20-05 Treetop Terrace Subdivision Final Plat Approval**

**MEETING DATE:** March 11, 2021

**TO:** Planning and Zoning Commission

**STAFF:** Cynda Herrick, AICP, CFM

**APPLICANT/OWNER:** Montford Family Living Trust  
c/o Michael Montford  
4837 N Lake Front Place  
Garden City ID 83714

**AGENT/SURVEYOR:** Fodrea Land Group  
P.O. Box 188  
Cascade, ID 83611

**LOCATION/SIZE:** 25 acres. RP16N03E296085, located in the SW ¼ Section 29,  
T.16N, R.3E, Boise Meridian, Valley County, Idaho

**REQUEST:** 7-lot Single-family Residential Subdivision

**EXISTING LAND USE:** Productive Forest Land

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## **BACKGROUND:**

A final plat has been submitted for Treetop Terrace.

The approval for a conditional use permit and preliminary plat was effective May 26, 2020. The preliminary plat approval was for a 7-lot single-family residential subdivision on 25 acres, with lot sizes ranging from approximately 2.5 to 5 acres.

The final plat shows 7 single-family lots. The U.S. Forest Service road easements have been added to the plat.

Individual wells are proposed. The application states that North Lake Recreational Sewer and Water District has existing sewer lines and hook-ups on the site.

Building sites were shown on the preliminary topographic map with the intent of avoiding wetland areas and creeks.

Access will be from West Mountain Road (public - maintained) onto Franks Road (public – not maintained). Franks Road is currently maintained and snowplowed by the private landowners of Lots 1, 2, and 3 of Royal Scot Subdivision No. 4 and Lot 12 of Royal Scot Subdivision No. 3.

CCR's have been submitted.

### **FINDINGS:**

1. The final plat was submitted on January 28, 2021.
2. Legal notice was posted in the *Star News* on Feb. 18, 2021 and Feb. 25, 2021. The proposed final plat was posted on the Valley County website "Public Hearing Information" on Feb. 9, 2021. **This is not a public hearing.**
3. Agency comment received:

Jess Ellis, Donnelly Rural Fire Protection District approves the final plat. (Jan. 29, 2021)

- A surety bond has been submitted for the well that was to be in place prior to final plat.
- Building permits shall not be issued until the well and all components have been installed and inspected by Fire Department personnel.

Joel Droulard, Acting Valley County Surveyor, says the plat conforms with State and County regulations and recommends approval. (Feb. 3, 2021)

Laurie Frederick, Valley County Cadastral Specialist, found no discrepancies within this plat. (Feb. 11, 2021)

Cody Janson, Parametrix and Valley County Engineer, has reviewed the revised drainage calculations. Prior comments have been addressed. They recommend approval of the Site Grading and Drainage Plans and Design Calculations. (Feb. 9, 2021)

Mike Liimakka, Alpha Omega Engineering, is the Applicant's engineer. He provided the technical report reviewed by Parametrix as required by Conditional of Approval #5. (Jan. 8, 2021)

John Lillehaug submitted a revised wildfire mitigation plan. (Jan. 18, 2021)

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

- 1) The Planning and Zoning approval of the final plat is valid for one year. The final plat shall be recorded within that time.

- 2) Will need a Declaration of Utilities created and referenced on the face of the plat confirming installation of utilities, including power, sewer, fire tank with well, individual internet, and individual wells.
- 3) The following are the conditions of approval and comments as to whether the applicant has complied with each condition.
- 4) Recommend changing the note that states "Franks Road is an existing County road. The maintenance level of the road will be set by the Board of County Commissioners. At this time, there is no maintenance by Valley County. The Forest Service roads identified on the plat cannot be blocked."
- 5) Recommend you form a Homeowner's Association in unison with the CCR's.

#### **Approved Conditions of Approval:**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat shall be recorded within two years or this permit will be null and void.  
***Must be recorded by May 26, 2022***
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. ***Approved by Parametrix, Feb. 9, 2021***
6. A letter of compliance is required from Donnelly Rural Fire (applicable fire department) stating all infrastructure, including water tank, are in place prior to recording the final plat.  
***The developer has submitted a surety bond to Donnelly Rural Fire Protection District for a well that was to be in place prior to final plat. Building permits shall not be issued until the well and all components have been installed and inspected by Donnelly Fire Department.***
7. CCR's should address wildfire prevention, lighting, and limit each lot to one wood burning device.  
***4.04, 4.05, and 4.11***

8. All lighting must comply with the Valley County Lighting Ordinance. *CCRs 4.05*
9. Shall place addressing numbers at each driveway as well as each residence.
10. A note shall be placed on the plat, as follows: “Any damage to roads during construction shall be repaired prior to occupancy.” *Completed*
11. Any damage to road prior to recordation of the plat shall be repaired to existing conditions, i.e., logging operations and utility installation. *The applicant states that the road was scrapped and re-graveled O-K Gravel Works in October and is in better condition than prior to work being completed. A letter is needed from the applicant’s engineer stating the site grading/storm water management approval from Parametrix was implemented.*
12. Shall explore burying conduit for broadband parallel to buried power lines or provide evidence that there are more fiscally sound alternatives. *The applicant states that the bid to trench and add conduit for broadband was \$1,122.90. He recommends that property owners use a Verizon Wireless Hotspot with unlimited data as a more cost-effective alternative...Planning and Zoning approved this alternative. See applicant’s response.*
13. A utility plan from Idaho Power showing how each lot will be provided with underground power is required. *Idaho Power has provided the utility engineering plan for underground power. Power has been installed to two lots. Underground power is required in the CCRs for all property owners. Should submit the Idaho Power plan. Should state this in the Declaration of Installation of Utilities.*
14. Need confirmation from both Idaho Power and North Lake Recreational Sewer and Water District that all lots can be served. *Completed*
15. Must improve Franks Road to minimum fire codes. *Completed*
16. Shall include long term maintenance requirements of Wildland Urban Interface Fire Protection Plan in CCRs. *Completed – CCRs 4.04*
17. Shall implement recommendations of the Wildland Urban Interface Fire Protection Plan prior to final plat approval or financially guarantee the recommendations. A fire professional shall verify implementation. *Completed – see email from John Lillehaug*

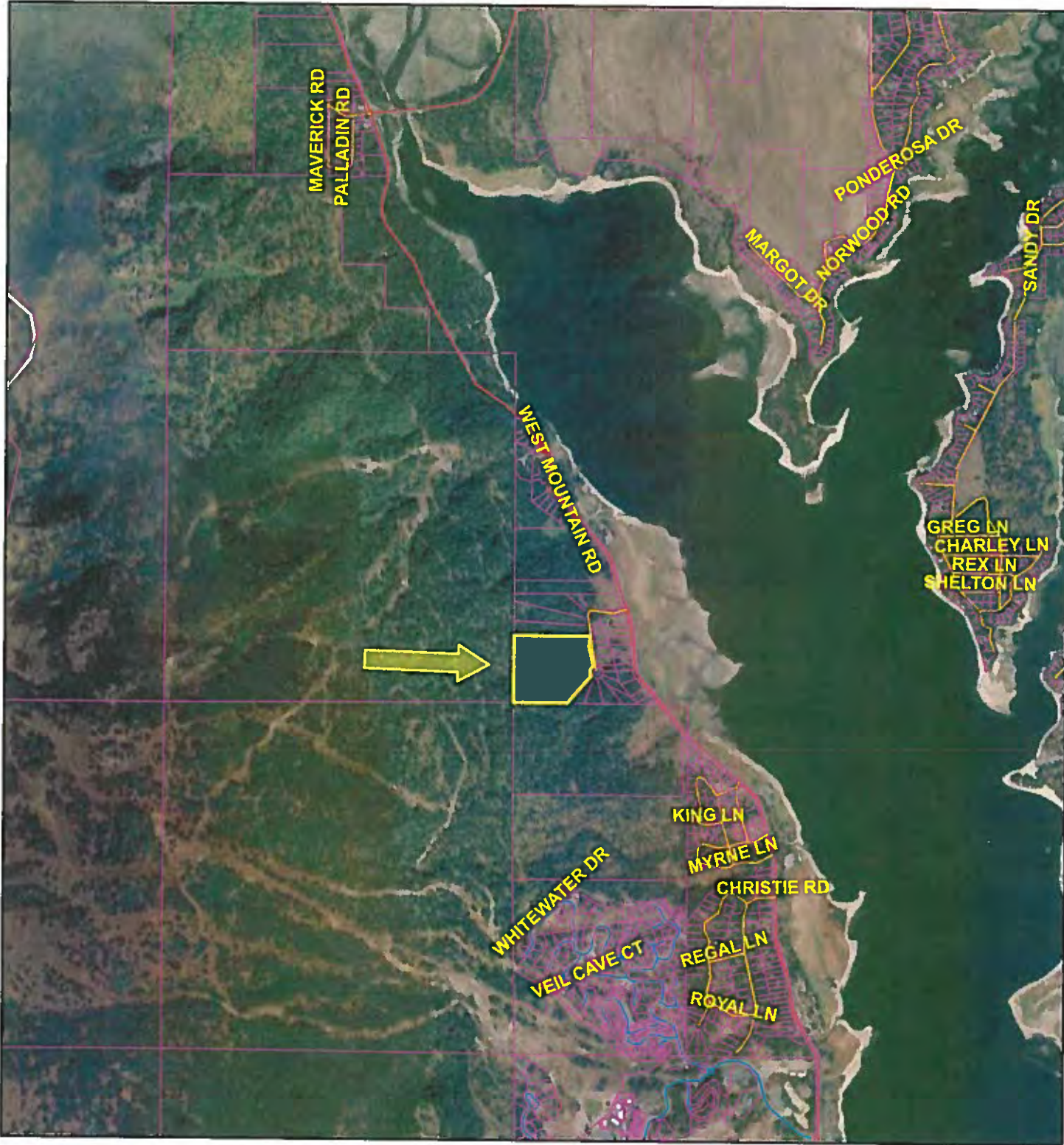
\_\_\_\_\_ *End Conditions of Approval* \_\_\_\_\_

**ATTACHMENTS:**

- Vicinity Map
- Aerial Map
- Conditional Use Permit
- Proposed Final Plat
- Approved Preliminary Plat
- Submittal Letter from Applicant, February 2, 2021
- Responses
- Proposed CCRs

**END OF STAFF REPORT**

C.U.P. 20-05 Treetop Terrace vicinity map



2/24/2020 10:28:46 AM

Parcel Boundaries

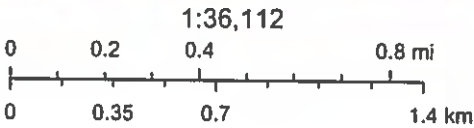
Roads

All Road Labels

COLLECTOR

URBAN/RURAL

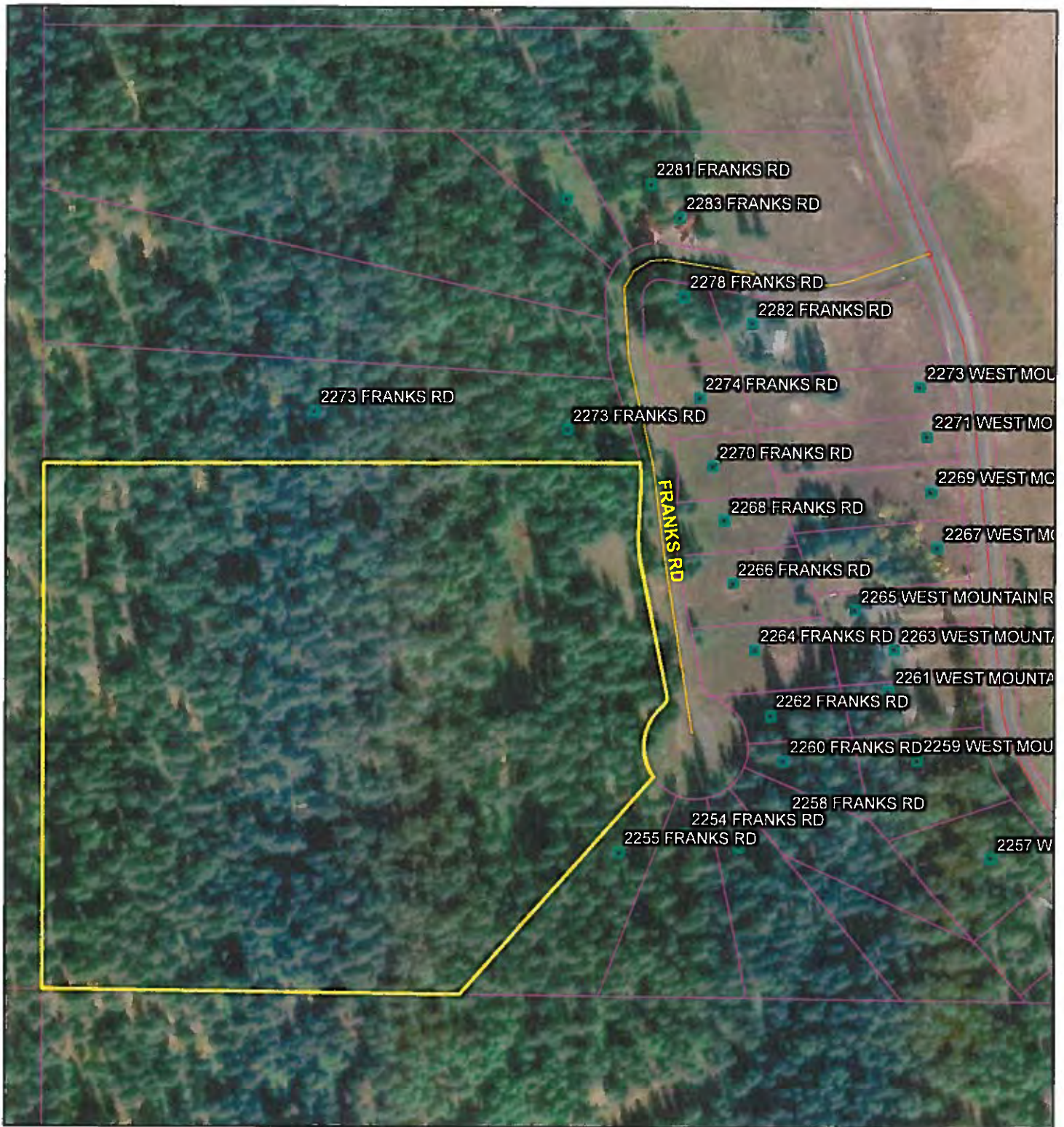
PRIVATE



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

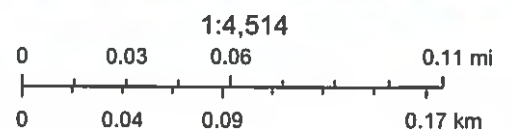


# C.U.P. 20-05 Treetop Terrace



2/24/2020 10:18:26 AM

- Parcel Boundaries
- Addresses
- Roads
- COLLECTOR
- URBAN/RURAL
- All Road Labels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Planning and Zoning Commission  
VALLEY COUNTY  
IDAHO

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

**Instrument # 428821**

VALLEY COUNTY, CASCADE, IDAHO

5-28-2020 11:38:41 AM No. of Pages: 2

Recorded for : VALLEY COUNTY PL&Z

DOUGLAS A. MILLER

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: COUNTY MISC

Phone: 208.382.7115

FAX: 208.382.7119

## **CONDITIONAL USE PERMIT**

**NO. 20-05**

**Treetop Terrace Subdivision**

**Issued to:**

Montford Family Living Trust  
c/o Michael Montford  
4837 N Lake Front Place  
Garden City ID 83714

**Property Location:**

RP16N03E296085 located in the SW ¼ Section 29, T.16N, R.3E,  
Boise Meridian, Valley County, Idaho, and is 25 acres.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of May 14, 2020. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 20-05 with Conditions for establishing a 7-lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is May 26, 2020.

**Conditions of Approval:**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat shall be recorded within two years or this permit will be null and void.

Conditional Use Permit

Page 1



4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
6. A letter of compliance is required from Donnelly Rural Fire (applicable fire department) stating all infrastructure, including water tank, are in place prior to recording the final plat.
7. CCR's should address wildfire prevention, lighting, and limit each lot to one wood burning device.
8. All lighting must comply with the Valley County Lighting Ordinance.
9. Shall place addressing numbers at each driveway as well as each residence.
10. A note shall be placed on the plat, as follows: "Any damage to roads during construction shall be repaired prior to occupancy."
11. Any damage to road prior to recordation of the plat shall be repaired to existing conditions, i.e., logging operations and utility installation.
12. Shall explore burying conduit for broadband parallel to buried power lines or provide evidence that there are more fiscally sound alternatives.
13. A utility plan from Idaho Power showing how each lot will be provided with underground power is required.
14. Need confirmation from both Idaho Power and North Lake Sewer and Recreational Water District that all lots can be served.
15. Must improve Franks Road to minimum fire codes.
16. Shall include long term maintenance requirements of Wildand Urban Interface Fire Protection Plan in CCRs.
17. Shall implement recommendations of the Wildand Urban Interface Fire Protection Plan prior to final plat approval or financially guarantee the recommendations. A fire professional shall verify implementation.

END CONDITIONAL USE PERMIT

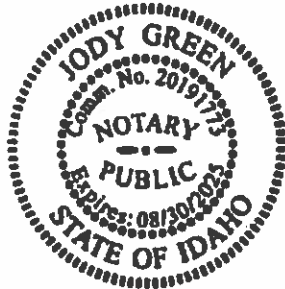
Date May 28, 2020

Approved by Cynda Herrick

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On this 28 day of May, 2020, 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.

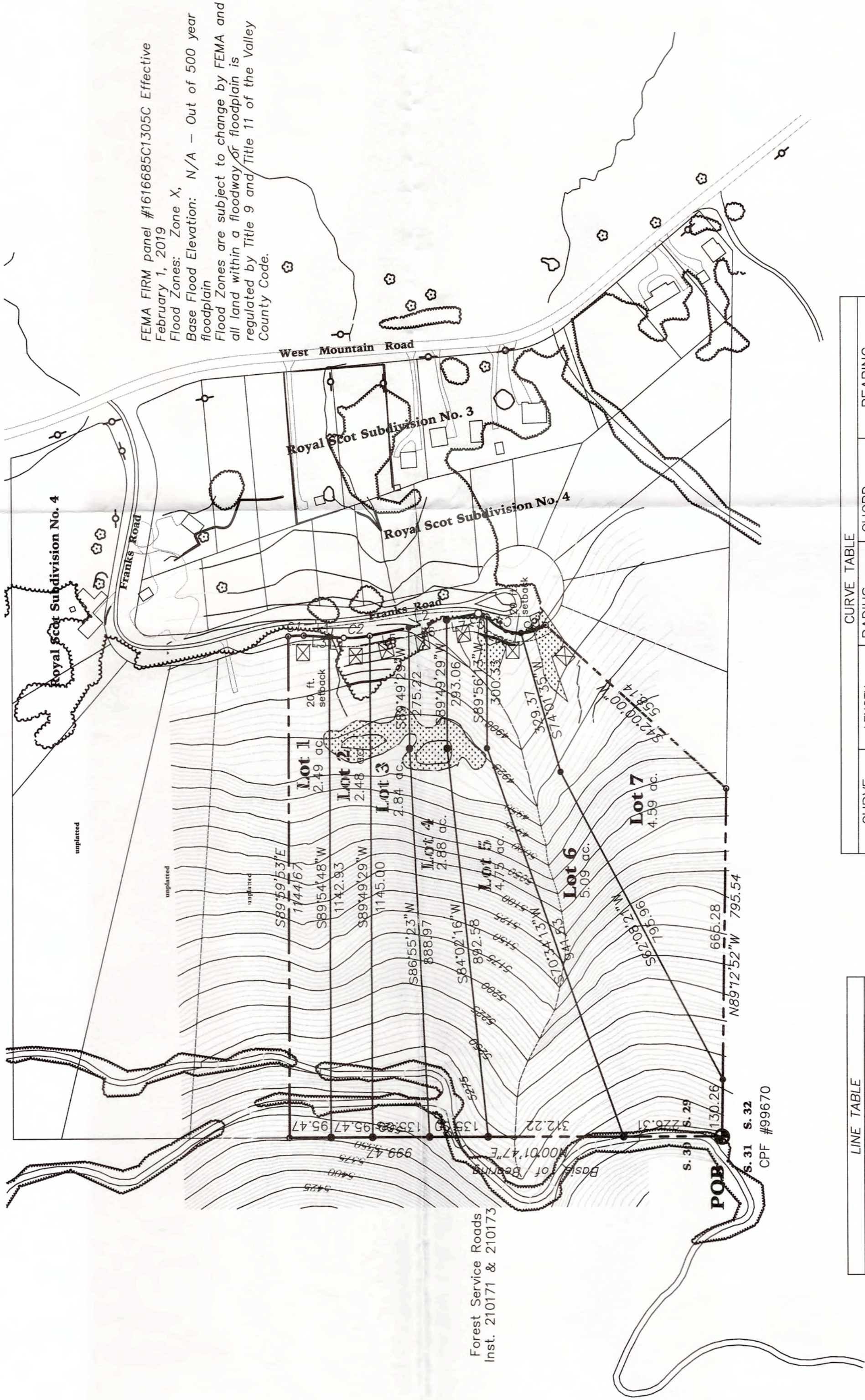
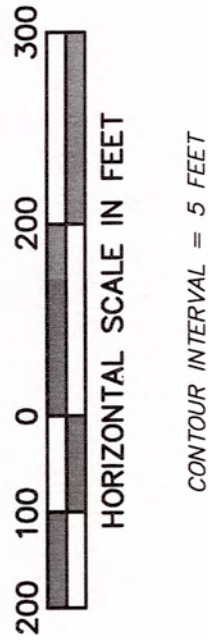


Jody Green  
Notary Public  
Residing at: Valley County  
Commission Expires: 8/30/25



A PLAT SHOWING  
TREETOP TERRACE SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 29  
T. 16 N., R. 3 E., B.M.  
VALLEY COUNTY, IDAHO  
2020



Legend

- EXTERIOR BOUNDARY LINE
- PARCEL LINE
- ADJOINING PROPERTY LINES
- FOUND 1/2 INCH REBAR
- FOUND 5/8 INCH REBAR
- SET 5/8 INCH REBAR
- BUILDING SITE
- TREE LINE
- WETLANDS
- POWER POLE

Notes

Refer to plat of Royal Scot Subdivision No. 3, Bk. 4, page 13 and Royal Scot Subdivision No. 4, Bk. 4, page 14, Record of Survey Bk. 7, pg. 209, and Record of Survey Bk. 9, pg. 1.

Franks Road is an existing County road.

Sanitary Sewer is currently being served by North Lake Recreational Sewer and Water District

Potable Water shall be served by individual wells

Setbacks will comply with Valley County standards.

Health Certificate

Sanitary restrictions as required by Idaho Code Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be reimposed in accordance with Section 50-1326 Idaho Code by the issuance of a certificate of disapproval.

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	35.87	165.00	35.80	S02°45'31"E
C2	60.26	235.00	60.09	S03°52'25"E
C3	21.90	20.00	20.82	S20°08'28"W
C4	90.64	100.00	87.57	S25°32'08"W
C5	60.76	100.00	59.83	S17°50'17"E

LINE	LENGTH	BEARING
L1	91.85	N03°28'19"E
L2	257.57	N11°13'09"W
L3	58.05	S03°28'19"W
L4	33.80	S03°28'19"W
L5	91.70	S11°13'09"E
L6	91.70	S11°13'09"E
L7	74.17	S11°13'09"E

District Health Department, EHS

Date

RECEIVED

APR 14 2020



Fodrea Land Group, Inc.  
Surveyors. Engineers. Planners.

105 N. MAIN STREET, P.O. BOX 188 · CASCADE, IDAHO 83611 · OFFICE: 208.382.4902 · FAX: 208.382.3410  
WWW.FODREALANDGROUP.COM

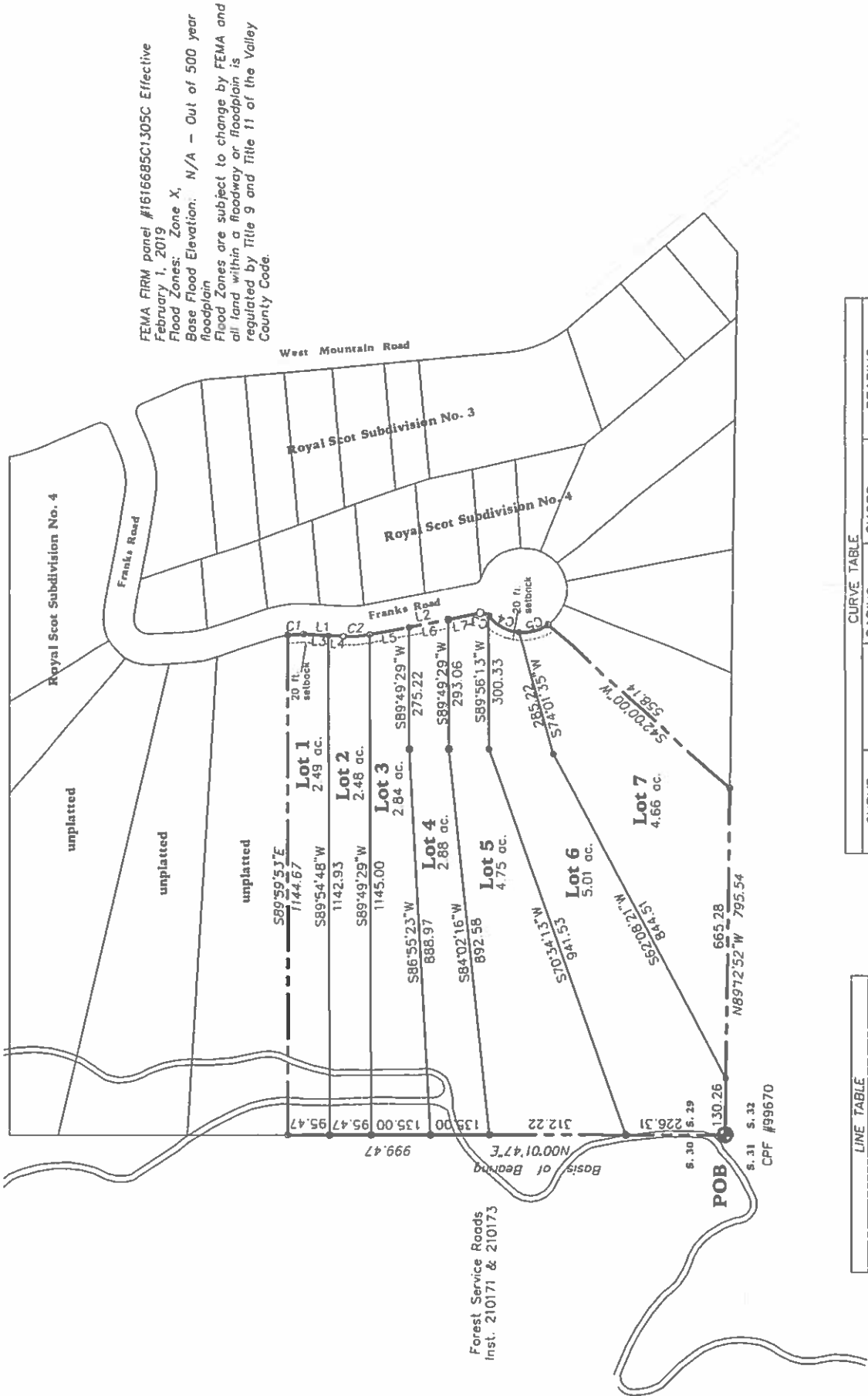
JOB NO: 2001  
DRAWN BY: RWF  
DATE: 2/12/20  
SHEET: 1 OF 2



A PLAT SHOWING  
TREETOP TERRACE SUBDIVISION  
LOCATED IN THE SW1/4 OF SECTION 29  
T. 16 N., R. 3 E., B.M.  
VALLEY COUNTY, IDAHO  
2020



HORIZONTAL SCALE IN FEET



FEMA FIRM panel #161685C1305C Effective February 1, 2019  
Flood Zones: Zone X, N/A - Out of 500 year floodplain  
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**
- EXTERIOR BOUNDARY LINE
  - PARCEL LINE
  - ADJOINING PROPERTY LINES
  - FOUND 1/2 INCH REBAR
  - FOUND 5/8 INCH REBAR
  - SET 5/8 INCH REBAR

**Notes**

Refer to plat of Royal Scot Subdivision No. 3, Bk. 4, page 13 and Royal Scot Subdivision No. 4, Bk. 4, page 14, Record of Survey Bk. 7, pg. 209, and Record of Survey Bk. 9, pg. 1.

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Setbacks will comply with Valley County standards.  
Any damage to roads during construction shall be repaired prior to occupancy.

**Health Certificate**

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Sanitary restrictions may be reimposed in accordance with Section 50-1326 Idaho Code by the issuance of a certificate of disapproval.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	35.87	165.00	35.80	S02°45'31"E
C2	60.26	235.00	60.09	S03°52'25"E
C3	21.90	20.00	20.82	S20°08'28"W
C4	80.09	100.00	77.96	S28°33'32"W
C5	71.31	100.00	69.81	N14°48'52"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	91.85	N03°28'19"E
L2	257.57	N11°13'09"W
L3	58.05	S03°28'19"W
L4	33.80	S03°28'19"W
L5	91.70	S11°13'09"E
L6	91.70	S11°13'09"E
L7	74.17	S11°13'09"E



Fodrea Land Group, Inc.  
Surveyors. Engineers. Planners.

105 N MAIN STREET, P O BOX 188 - CASCADE IDAHO 83611 - OFFICE 208 382 4902 - FAX 208 382 3410  
WWW.FODREALANDGROUP.COM

JOB NO. 2001  
DRAWN BY: RWF  
DATE: 2/12/20  
SHEET: 1 OF 2



A PLAT SHOWING  
TREETOP TERRACE SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 29  
T. 16 N., R. 3 E., B.M.  
VALLEY COUNTY, IDAHO  
2020

Certificate of Owner

KNOW ALL MEN BY THESE PRESENTS: The undersigned is the owner of the following described parcel of land:

A parcel of land located in the SW1/4 of Section 29, T. 16 N., R. 3 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the southwest corner of said Section 29, a found brass cap monument, CPF Inst. 99670, being the TRUE POINT OF BEGINNING.

Thence a bearing of N 001°47' E, a distance of 999.47 feet on the west boundary of said Section 29 to a found 1/2 inch rebar; Thence a bearing of S 89°59'33" E, a distance of 1144.67 feet to a found 1/2 inch rebar on the westerly right-of-way boundary of Franks Road; Thence on a curve to the right, on said right-of-way, which curve has a length of 33.87 feet, a radius of 163.00 feet, and a chord which bears S 2°45'31" E, a distance of 33.60 feet to a found 1/2 inch rebar; Thence a bearing of S 3°28'19" W, a distance of 91.85 feet on said right-of-way to a found 1/2 inch rebar; Thence on a curve to the left, on said right-of-way, which curve has a length of 80.26 feet, a radius of 235.00 feet, and a chord which bears S 3°32'25" E, a distance of 80.09 feet to a found 1/2 inch rebar; Thence a bearing of S 11°13'09" E, a distance of 237.37 feet on said right-of-way to a found 5/8 inch rebar; Thence on a curve to the right, on said right-of-way, which curve has a length of 21.90 feet, a radius of 20.00 feet, and a chord which bears S 20°08'26" W, a distance of 20.82 feet to a found 1/2 inch rebar; Thence on a curve to the left, on said right-of-way, which curve has a length of 80.09 feet, a radius of 100.00 feet, and a chord which bears S 28°33'32" W, a distance of 77.96 feet to a set 3/4 inch rebar; Thence on a curve to the right, on said right-of-way, which curve has a length of 11.37 feet, a radius of 100.00 feet, and a chord which bears S 4°46'52" E, a distance of 11.37 feet to a set 5/8 inch rebar; Thence a bearing of S 89°59'33" E, a distance of 5270.70 feet to a found 1/2 inch rebar; Thence a bearing of N 89°12'52" W, a distance of 793.34 feet to the POINT OF BEGINNING.

Said described parcel of land contains 23.11 acres, more-or-less, together with and subject to rights-of-way and easements of record and/or use.

That it is the owner's intent to include the above described parcel of land in this plat of Treetop Terrace Subdivision.

Michael Montford and Terra Montford, Trustees  
Montford Family Living Trust

Acknowledgment

STATE OF IDAHO )  
COUNTY ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me the undersigned Notary Public in and for said State of Idaho personally appeared the persons whose names are subscribed to this instrument, and acknowledged to me that they executed the same.

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

Notary Public of Idaho  
Residing at \_\_\_\_\_  
Commission expires: \_\_\_\_\_

Certificate of Surveyor

I, Robert W. Fodrea, Professional Land Surveyor No. 5618, licensed by the State of Idaho, do hereby certify that the plat of Treetop Terrace Subdivision described in the certificate of owners, was drawn from a survey conducted by me and accurately represents the points plotted thereon, and is in conformance with Idaho Code Title 50, Chapter 13.

Robert W. Fodrea, P.L.S. 5618



Certificate of Valley County Surveyor

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

Valley County Surveyor

Approval of Valley County Commissioners

The plat of Treetop Terrace Subdivision is hereby accepted and approved the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the Valley County Commissioners.

Chairman

Approval of Valley County Planning and Zoning Administrator

The plat of Treetop Terrace Subdivision is hereby accepted and approved the \_\_\_\_\_ day of \_\_\_\_\_, 2021, by the Valley County Planning and Zoning Administrator.

Administrator

Certificate of Valley County Treasurer

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

Valley County Treasurer

Valley County Recorder's Certificate

STATE OF IDAHO )  
VALLEY COUNTY ) ss

This is to certify that the plat of Treetop Terrace Subdivision filed in the office of the Recorder of Valley County, Idaho, this \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. at the request of \_\_\_\_\_ and was duly recorded as instrument \_\_\_\_\_ in Book \_\_\_\_\_ of Plats on page \_\_\_\_\_

Deputy

Es-Office Recorder

Fodrea Land Group, Inc.  
Surveyors. Engineers. Planners.

105 N. MAIN STREET, P.O. BOX 188 · CASCADE, IDAHO 83611 · OFFICE 208.382.4902 · FAX 208.382.3410  
WWW.FODREALANDGROUP.COM

## Treetop Terrace Final Plat Conditions of Approval

02/10/2021

Valley County Planning and Zoning  
219 N Main Street  
Cascade, ID 83611  
RE: Conditions of Approval Narrative

Planning and Zoning Commissioners,

I have been working to complete the conditions for approval to Treetop Terrace Subdivision's final plat. Below I will go through each condition from the Conditional Use Permit filed on May 28th, 2020 with a short explanation describing how each how condition was met. I have already emailed a packet with all supporting the documentation.

Conditions 1-4 seem to be a standard format for conditions of approval and I agree to the conditions. I will begin with condition #5 in the list with a short description for how I met each condition.

5. You will find email correspondence between AO Engineer and Cody Janson of Parametrix Engineering. The Drainage Analysis for Treetop Subdivision from Alpha Omega Engineering is included. Finally, there is a letter from Cody Janson to Cynda Herrick dated February 9, 2021, with his recommendation to approve the site grading and drainage plans and design calculations.
6. I've been corresponding with Jess Ellis at Donnelly Rural Fire Department regarding the Fire Suppression Tank. The tank was installed this past fall, but the well driller didn't follow through with drilling the well. I have found a new company that has scheduled the drilling for Mid-March, 2021. In the attached file you will find the tank design, bid from a new well drilling company for the well and pump, recent well report from a neighbors well on my side of the road, and a surety bond that financially guarantees the completion of the well and pump. Jess Ellis from Donnelly Rural Fire Department has reviewed the fire suppression system and surety bond for drilling the well and has sent a letter of recommendation to Planning and Zoning that this condition has been met and approval for the final plat; with the condition that no building permits should be issued until the completion of the well drilling.
7. The CC&R's are provided in the file and include wildfire prevention (4.04), lighting (4.05), and limiting each lot to one wood burning device (4.11).
8. CC&R's verbiage for lighting comes from Valley County code's standard for lighting (4.05).
9. Addresses will be placed on each lot once the final plat is complete and addresses are assigned to each lot.
10. Bob Fodrea has added the note on the final plat as follows, "Any damage to roads during construction shall be repaired prior to occupancy".
11. The road was scrapped and re-graveled by O-K Gravel Works this past October and in better condition than it was prior to all the work that has been completed.

## Treetop Terrace Final Plat Conditions of Approval

12. The cost to trench and add conduit for broadband can be seen on the O-K Gravel Works bid totaling \$1,122.90. The ongoing cost estimate is attached at \$55.00 monthly, plus a one time setup fee of \$90 (first year total cost \$1,872.90). As a cheaper alternative you will find a Verizon Wireless Hotspot with Ultra Wideband and Unlimited data for \$20-30 monthly, plus a \$90 one time setup fee (first year total \$330 - \$450). There is no installation or excavation expenses associated with the Verizon option. I have a friend who uses a Verizon Hotspot at his cabin on the southern end of West Mountain Road for his internet and has had great service with no reception problems.

13. Paul Marshall from Idaho Power has provided the utility engineering plan for underground power. At this point, I have installed underground power on two (2) lots with Mr. Marshall's plan. I have also added the requirement of underground power in the CC&R's for all current and future lot owners (4.09).

14. There is an email from Paul Marshall at Idaho Power confirming that all 7 lots can be served power. There is also a "will serve" letter from Travis Pryor at North Lake Recreational Sewer & Water District. His letter was conditional upon all the appropriate engineering and expenses for the sewer line being paid prior to construction. I am providing a copy of the receipt and permits for all seven lots showing they have been paid in full. There is an additional permit for the 7th sewer stub that was installed by O-K Gravel and Connolly Plumbing in October 2020.

15. Franks Road has been graded and graveled to meet this condition (see O-K Gravel details). Jess Ellis at Donnelly Rural Fire Department has been sent pictures and documentation for these improvements.

16. CC&R's include long term maintenance requirements of the Wildland Urban Interface Fire Plan for all lot owners (4.04).

17. I have provided an email from John Lillehaug regarding the work we tried to accomplish related to the Wildland Urban Interface Fire Protection Plan and his revision of that plan based on what discoveries were made when trying to implement his first recommendations. At this point no further requirement were recommended in the new plan if P&Z agrees with Mr. Lillehaug's revisions.

Miscellaneous Documents: I am including Bob Fodrea's final property Closures that were referenced in the conditional use permitting process. I have also provided my completed Health Dept. Application and receipt which is in process for final plat signature. I will also include an email correspondence from Mike Reno to Kellen Erickson (civil engineer) dated February 1, 2021, stating the Mr. Reno "will let our Valley County Office know they can sign the plat once they receive a hard copy of your revised report". This report was sent in the mail and delivered on February 4, 2021.

This concludes my narrative for how I completed the conditions of approval for Treetop Terrace final plat.

Sincerely,

Michael Montford

Montford Family Living Trust



## **Donnelly Rural Fire Protection District**

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

January 29, 2021

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 20-05 Treetop Terrace

The developer of Treetop Terrace Michael Montford, has submitted a surety bond to the Donnelly Rural Fire protection District for a well that was to be in place prior to final plat. All other Donnelly Fire District requirements have been met.

After review, the Donnelly Rural Fire Protection District approves final plat for C.U.P. 20-05 Treetop Terrace with the following requirements.

- Building permits shall not be issued until the well and all components have been installed and inspected by Fire Department personnel

Please call 208-325-8619 with any questions.

Jess Ellis

Fire Marshal  
Donnelly Fire Department



**DROULARD LAND SURVEYING, INC.**

JOEL W DROULARD, PRES  
*Professional Land Surveyor, License No. 5357*

POST OFFICE BOX 69  
McCALL, IDAHO 83638

TELEPHONE 208-630-3423  
E-MAIL [JOEL@DROULARD.COM](mailto:JOEL@DROULARD.COM)

February 3, 2021

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

RE: Final Plat Review "Treetop Terrace Subdivision"

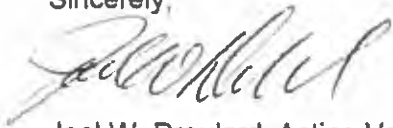
Dear Cynda,

This letter is in response to your request for me to review the final plat for the above referenced subdivision as the Acting Valley County Surveyor.

The comments from my letter of March 5, 2020 have been addressed.

I find that this plat conforms with State and County regulations, and recommend approval.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joel W. Droulard", is written over a light blue circular stamp.

Joel W. Droulard, Acting Valley County Surveyor

## Treetop Terrace Subdivision - Final Plat Review

Laurie Frederick <lfr frederick@co.valley.id.us>

Thu 2/11/2021 10:22 AM

To: Cynda Herrick <cherrick@co.valley.id.us>; Lori Hunter <lhunter@co.valley.id.us>

Cc: Joel Droulard <jdroulard@outlook.com>; Bob Fodrea <bob@fodrealandgroup.com>

Hello everyone,

I concur with Joel; this plat is ready for approval. The previous concerns from our office have been addressed. see *ltr 3-11-2020*

Thank you,

**Laurie Frederick**

Cadastral Specialist

Cartography Dept.

Valley County

lfr frederick@co.valley.id.us

208-382-7127

**S**ervice

**T**ransparent

**A**ccountable

**R**esponsive

SENT VIA EMAIL

February 9, 2021

Parametrix No. 314-4875-001

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

Re: Conditional Use Permit No. 20-05 - Treetop Terrace Subdivision – Preliminary Grading and Drainage Plan Review

Dear Cynda:

We have reviewed the revised drainage calculations for the Treetop Terrace Subdivision and our prior comments have been addresses. We recommend approval of the Site Grading and Drainage Plans and design calculations.

Please contact us with any questions or comments.

Sincerely,

PARAMETRIX  
Valley County Engineer

By: \_\_\_\_\_



Cody Janson, PE, Senior Engineer

cc: Jeff McFadden / Valley County Road Department  
Mike Liimakka / Alpha Omega Engineering



Michael Montford <mtmontford@gmail.com>

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## Top Subdivision, Franks Road - Stormwater Letter

---

kellen@aoengineering.com <kellen@aoengineering.com>

Fri, Jan 8, 2021 at 3:49 PM

To: Cody Janson <CJanson@parametrix.com>, Cynda Herrick <cherrick@co.valley.id.us>

Cc: Mike Liimakka <mike@aoengineering.com>, Michael Montford <mtmontford@gmail.com>

Hi Cody and Cynda,

Attached is the Drainage Analysis in response to your earlier email and Condition of Approval #5 from the Staff Report.

Thanks,

**Kellen Ericson**

**Alpha Omega Engineering**

818 S. La Cassia Drive, Suite 102

Boise, Idaho 83705

Office: (208) 322-5250

**From:** mike@aoengineering.com <mike@aoengineering.com>

**Sent:** Tuesday, January 05, 2021 4:04 PM

**To:** Kellen Ericson <kellen@aoengineering.com>

**Subject:** FW: Top Subdivision, Franks Road - Stormwater Letter

**Mike Liimakka, P.E.**

**Alpha Omega Engineering**

818 S. La Cassia Drive, Suite 102

Boise, Idaho 83705

Ph: 208.322.5250

**From:** Cody Janson <CJanson@parametrix.com>

**Sent:** Monday, November 23, 2020 11:52 AM

**To:** mike@aoengineering.com

**Cc:** 'Michael Montford' <mtmontford@gmail.com>; 'Cynda Herrick' <cherrick@co.valley.id.us>; Doug Camenisch <DCamenisch@parametrix.com>

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**210108 Drainage Analysis.pdf**





Michael Montford &lt;mtmontford@gmail.com&gt;

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**Top Subdivision, Franks Road - Stormwater Letter**

4 messages

**mike@aoengineering.com** <mike@aoengineering.com>

Thu, Nov 19, 2020 at 4:13 PM

To: cjanson@parametrix.com

Cc: Michael Montford &lt;mtmontford@gmail.com&gt;, Cynda Herrick &lt;cherrick@co.valley.id.us&gt;

Hi Cody, I talked to Cynda today. She wants me to confirm what I will provide for the storm drainage letter. Cynda's concern is with the runoff produced by the driveways that slope up the hill, that it may flow across the road into the property on the east side of Franks Road. The worst case driveway slope appears at the driveway that was recently installed on lot 4, at approximately 7%. It has a cross slope to it and all of the runoff from will not flow into the road. Runoff from any of the driveways will for the most part runoff to one side or the other of the driveway itself before it gets to the road. Some runoff will flow onto the road it fronts which is practically unavoidable. Additionally, the driveways should be designed to have a ditch on the uphill side of the driveway cut. A ditch will capture and runoff from uphill of the driveway and convey it to the borrow ditch along Franks Road. Therefore, even in a large storm event, the small portion of the driveway that will runoff from the driveway will be minimal and should not reach the opposite side of the road. The majority of the runoff will be conveyed to the ditch along Franks Road and to one of several culverts. During the addition of the surface gravel layer the contractor regraded the ditch on the uphill side of Franks Road and now the runoff from uphill positively drains to one of three culverts along the Tree Top Subdivision property. Michael has photographed all of these CMPs and verified adequate slope across Franks Road. The down stream side of each culvert has a natural intermittent stream channel extending easterly toward the lake. All evidence appears to indicate that these culverts have never been overtopped, washing out any part of the road, since these culverts were originally installed in the 1974 or so. The downstream channels flowing from the road appear to be stable with natural vegetation growing in them.

Therefore, I am proposing that I will provide to you a map that indicates the approximate flow patterns along the frontage of the proposed subdivision and a letter report that will indicate an insignificant impact to runoff caused by additional impervious surfaces on the proposed lots. Please let me know if you agree with my proposal.

Thank you

**Mike Liimakka, P.E.****Alpha Omega Engineering**

818 S. La Cassia Drive, Suite 102

Boise, Idaho 83705

Ph: 208.322.5250

**From:** mike@aoengineering.com <mike@aoengineering.com>**Sent:** Monday, October 12, 2020 3:20 PM**To:** 'cjanson@parametrix.com' <cjanson@parametrix.com>**Cc:** 'Michael Montford' <mtmontford@gmail.com>; 'Cynda Herrick' <cherrick@co.valley.id.us>**Subject:** RE: Franks Road

**Mike Liimakka, P.E.**

**Alpha Omega Engineering**

818 S. La Cassia Drive, Suite 102

Boise, Idaho 83705

Ph: 208.322.5250

**From:** mike@aoengineering.com <mike@aoengineering.com>  
**Sent:** Monday, October 12, 2020 3:17 PM  
**To:** 'cjanson@parametrix.com' <cjanson@parametrix.com>  
**Cc:** 'Michael Montford' <mtmontford@gmail.com>; 'Cynda Herrick' <cherrick@co.valley.id.us>  
**Subject:** RE: Franks Road

Hi Cody. I am helping Michael Montford with a subdivision in valley county on Franks road. The subdivision is picking up an old preliminary plat and partial improvements and adding one lot. There is a requirement in the conditions of approval for a storm water management plan. A road currently exists. The fire department has requested a lift of gravel over the surface to bring it up to their standards. There will be excavation for one new sewer stub to the property. There will be no grading work on any of the lots.

Cynda deferred to you on the stormwater requirements for these circumstances. Can you give us your opinion please?

Thank you

**Mike Liimakka, P.E.**

**Alpha Omega Engineering**

818 S. La Cassia Drive, Suite 102

Boise, Idaho 83705

Ph: 208.322.5250

**From:** mike@aoengineering.com <mike@aoengineering.com>  
**Sent:** Wednesday, October 7, 2020 12:38 PM  
**To:** 'Michael Montford' <mtmontford@gmail.com>  
**Subject:** RE: Franks Road

I have not. I left a voice mail explaining what I was asking. So if he listened to it he may be trying to figure out the answer. I will call him again.

**Mike Liimakka, P.E.**

**Alpha Omega Engineering**

12/17/2020

Gmail - Top Subdivision, Franks Road - Stormwater Letter

818 S. La Cassia Drive, Suite 102

Boise, Idaho 83705

Ph: 208.322.5250

**From:** Michael Montford <mtmontford@gmail.com>

**Sent:** Wednesday, October 7, 2020 11:59 AM

**To:** mike@aoengineering.com

**Subject:** Franks Road

Hi Mike,

I'm just checking in to see if you heard back from Korby Jensen at Parametrix. Thanks Mike.

Michael Montford

---

**Cody Janson** <CJanson@parametrix.com>

Mon, Nov 23, 2020 at 11:51 AM

To: "mike@aoengineering.com" <mike@aoengineering.com>

Cc: Michael Montford <mtmontford@gmail.com>, Cynda Herrick <cherrick@co.valley.id.us>, Doug Camenisch <DCamenisch@parametrix.com>

Good morning Mike,

Thank you for explaining your proposed approach. It's a bit challenging to understand the specific drainage path and culvert locations you are referencing without the grading/drainage plans and photos. It does sound like your approach will outline the drainage path for your development and your calculations will support sufficient capacity in the proposed/existing system. Please proceed with this approach and feel free to give me a call on my cellphone anytime with questions.

Thank you,

Parametrix

TECHNICAL SERVICES • PLANNING • ENVIRONMENTAL SCIENCES

**Cody Janson**

Project Manager / ESOP Trustee

208.898.0012 | office

208.906.1154 | direct

208.921.5480 | cell



[Quoted text hidden]

**mike@aoengineering.com** <mike@aoengineering.com>

Mon, Nov 23, 2020 at 2:51 PM

To: Cody Janson <CJanson@parametrix.com>

Cc: Michael Montford <mtmontford@gmail.com>, Cynda Herrick <cherrick@co.valley.id.us>, Doug Camenisch <DCamenisch@parametrix.com>

Thank you Cody!

**Mike Liimakka, P.E.**

**Alpha Omega Engineering**

818 S. La Cassia Drive, Suite 102

Boise, Idaho 83705

Ph: 208.322.5250

[Quoted text hidden]

**mike@aoengineering.com** <mike@aoengineering.com>

Mon, Nov 23, 2020 at 2:53 PM

To: Michael Montford <mtmontford@gmail.com>

Michael, Please send the photographs, plans/ CAD from Foudrea and measurements to culverts and any other info we discussed. We should be able to get this done in one of the two weeks after Thanksgiving.

**Mike Liimakka, P.E.**

**Alpha Omega Engineering**

818 S. La Cassia Drive, Suite 102

Boise, Idaho 83705

Ph: 208.322.5250

[Quoted text hidden]

[Quoted text hidden]

**From:** Cody Janson <CJanson@parametrix.com>

**Sent:** Monday, November 23, 2020 11:52 AM

**To:** mike@aoengineering.com

**Cc:** 'Michael Montford' <mtmontford@gmail.com>; 'Cynda Herrick' <cherrick@co.valley.id.us>; Doug Camenisch <DCamenisch@parametrix.com>

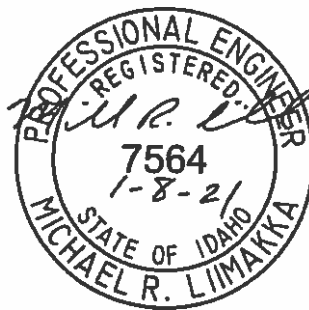


# **TREETOP SUBDIVISION**

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## **DRAINAGE ANALYSIS**

SW 1/4 of Section 29, Township 16 North, Range 3 East, Boise Meridian,  
Valley County, Idaho



01/08/21



818 La Cassia  
Boise, Idaho 83705  
208-322-5250

### **Purpose**

The purpose of this report is to demonstrate that the existing stormwater systems located along Franks Road, and adjacent to the existing site, are adequate to convey high volume storm events after the site is developed. The existing culverts and channels were analyzed to determine the adequacy of the available capacity to convey an increase in flow generated from the proposed development.

### **Existing Site Conditions**

The proposed project is located on the west side of Franks Road in Valley County. The existing site is currently a single undeveloped lot of 25.11 acres. The site consists of dense trees and grass. According to NRCS Web Soil Survey (see Appendix A), soil onsite consists of Hydrologic Soil Group A and C with approximately 60% and 40% respectively. Franks Road, which fronts the property, is a 24-foot-wide gravel road that currently serves 15 residential lots, 4 of which have residences. One existing driveway is located on lot 4. A borrow ditch adjacent to the property conveys stormwater from a portion of the 25 acres, and some adjacent property, to four existing culverts. Current evidence indicates that the existing culverts have not been overtopped, as no scouring was indicated along Franks Road. Existing channels extend from the culvert outlets to the east towards W. Mountain Road. The channels are currently stable with healthy, natural vegetation.

### **Proposed Development**

The proposed development will include seven new lots, subdivided from the original 25-acre single lot, with a residence and driveway located on each. All proposed driveways will be graded with a cross slope towards the hillside to a ditch adjacent to the driveway cut. This will direct the majority of drainage to the Franks Road borrow ditch and reduce driveway runoff onto Franks Road. See the attached Storm Drain Exhibit (Appendix B) for location and area of the proposed lots.

### **Basis for Design**

The objective of this design is to evaluate whether the four existing culverts and the existing outlet channels are capable of conveying a 25-year, Type II, 24-hour rainfall event. A rainfall depth of 3-inches for a 25-year, 24-hour stormwater event was selected using the NOAA ATLAS 2 Isopluvial Maps (Appendix A).

Drainage conditions onsite were established using an overlay of the proposed site onto topography gathered from historical United States Geological Survey (USGS) Topographic Maps. Some field gathered topographic information was also utilized to clarify culvert and drainage channel locations. The watershed and flow path for each drainage basin was then mapped using contours provided from the USGS maps. Drainage areas and slopes draining to each of the four culverts were then calculated using the mapped watersheds (see Appendix B).

The SCS TR-20 was chosen as the routing method for stormwater modeling (using HydroCAD), as it would provide an accurate estimate for a large site. Curve numbers were then selected based on the Hydrologic Soil Group and type of ground cover. A majority of the site consists of a wood/grass combination in good condition. Two different curve numbers were generated due to the change in Hydraulic Soil Group across the site. To generate a conservative estimate, Soil Group A was changed to Soil Group B (a change in curve number from 32 to 52) in the modeling process to provide a significant factor of safety. The area of the buildings and driveways on each lot were also selected to provide a conservative estimate (3,000 square

feet for each building and 1,500 square feet for the driveways). A peak flow was calculated for each drainage basin based on these variables. See Appendix C for calculations.

The existing conditions, dimensions and slopes of all existing culverts were established using in-field measurements and site pictures. The culvert at Drainage Basin 1 (DB1) was chosen for further analysis, as it was the limiting condition, in that Drainage Basin 1 provided the largest peak flow, and the associated 12-inch culvert was both the smallest and had the shallowest cover of 4-inches. Peak flow was then used to calculate the effect on both the existing culvert and vegetated channel. The peak flow and the existing conditions of Culvert 1 were input into Hydraflow Express, which provided a visualization and data on stormwater behavior. See Appendix C for calculations.

## **Conclusion**

The four existing culverts and the existing vegetated channels have adequate capacity to convey the 25-year, 24-hour storm event without flowing on to Franks Road.

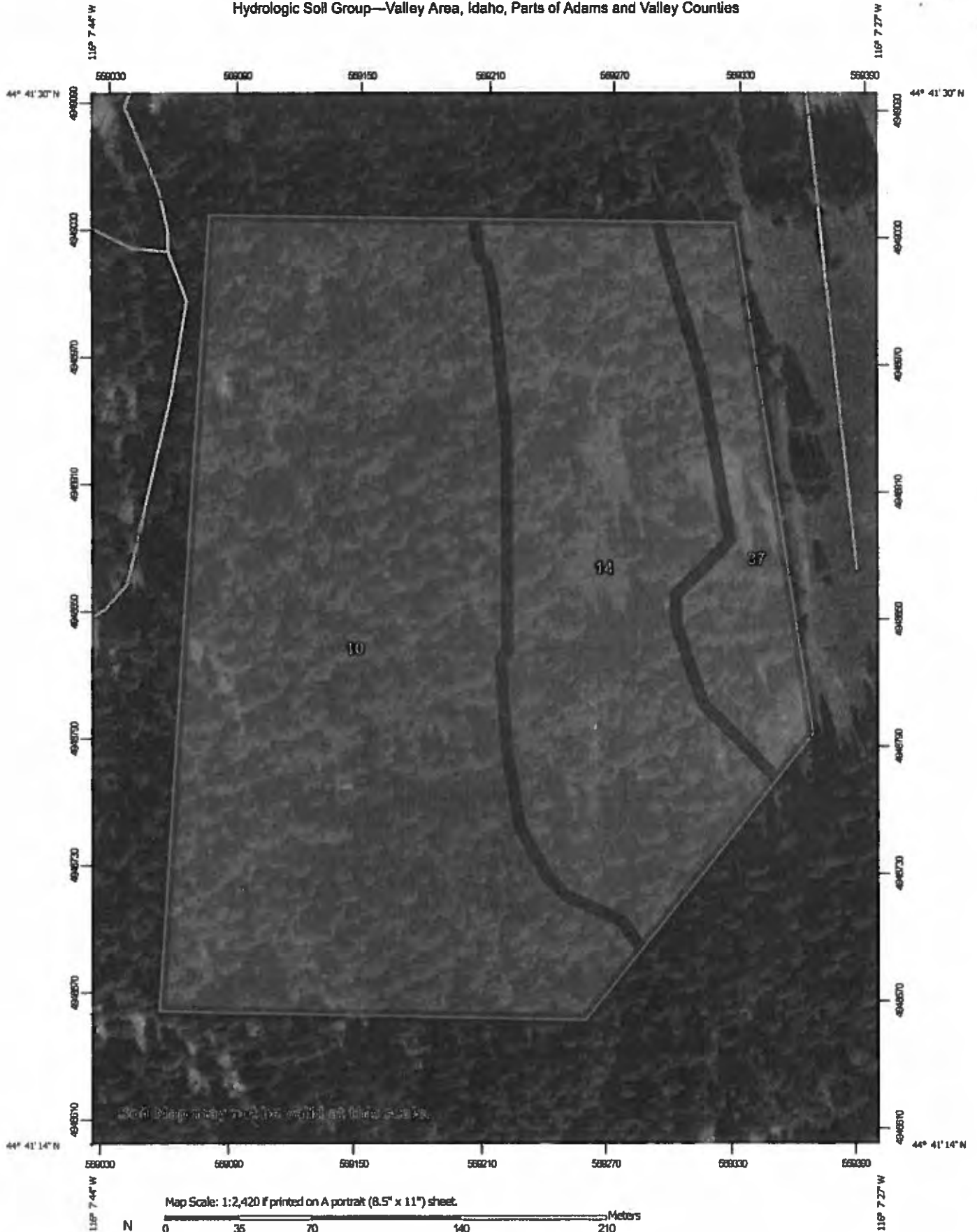
Additionally, in evaluating the pre- and post-development stormwater in Drainage Basin 1, the additional impervious area created from the proposed project will have an insignificant impact on the amount of additional runoff generated. This is due to the existing poorly draining soils on the easterly side of site.

## **APPENDIX A**

### **Referenced Material**



# Hydrologic Soil Group—Valley Area, Idaho, Parts of Adams and Valley Counties



Map Scale: 1:2,420 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

1/6/2021  
Page 1 of 4

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10	Bryan-Ligget complex, 40 to 60 percent slopes	A	15.1	60.0%
14	Demast loam, 15 to 30 percent slopes	C	7.8	30.8%
37	Nisula loam, 4 to 12 percent slopes	C	2.3	9.2%
<b>Totals for Area of Interest</b>			<b>25.1</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

**Group A.** Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

**Group B.** Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

**Group C.** Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

**Group D.** Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

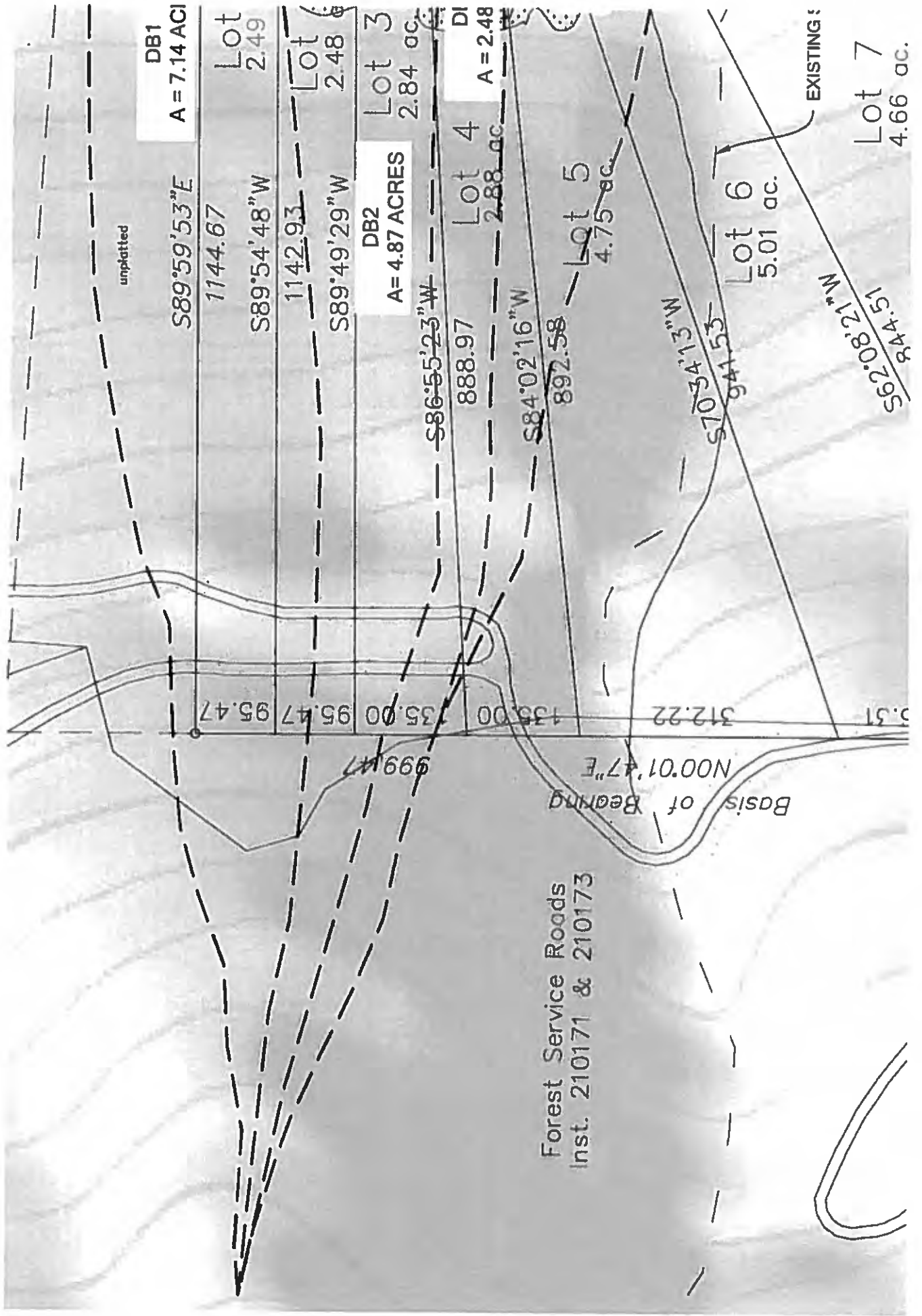


## **APPENDIX B**

### **Storm Drain Exhibit**

# TREETOP SUBDIVISION

## Storm Drainage Basins and Culverts Exhibit



## **APPENDIX C**

### **Calculations**

**Treetop basins**

Type II 24-hr Rainfall=3.00"

Prepared by Alpha Omega Engineering

Printed 1/8/2021

HydroCAD® 10.00-26 s/n 05111 © 2020 HydroCAD Software Solutions LLC

Page 1

**Summary for Subcatchment 1S: DB 1**

Runoff = 1.65 cfs @ 12.45 hrs, Volume= 0.236 af, Depth&gt; 0.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr Rainfall=3.00"

Area (ac)	CN	Description
4.278	58	Woods/grass comb., Good, HSG B
2.759	72	Woods/grass comb., Good, HSG C
0.103	98	Roofs, HSG A
7.140	64	Weighted Average
7.037		98.56% Pervious Area
0.103		1.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.3	200	0.1500	0.15		<b>Sheet Flow, Leg 1</b>
					Woods: Light underbrush n= 0.400 P2= 1.80"
2.8	300	0.1233	1.76		<b>Shallow Concentrated Flow, Leg 2</b>
					Woodland Kv= 5.0 fps
13.3	1,327	0.1110	1.67		<b>Shallow Concentrated Flow, Leg 3</b>
					Woodland Kv= 5.0 fps
0.5	277	0.0700	8.52	18.73	<b>Channel Flow, Borrow Ditch</b>
					Area= 2.2 sf Perim= 4.2' r= 0.52'
					n= 0.030 Earth, grassed & winding
38.9	2,104	Total			

## Treetop basins

Prepared by Alpha Omega Engineering

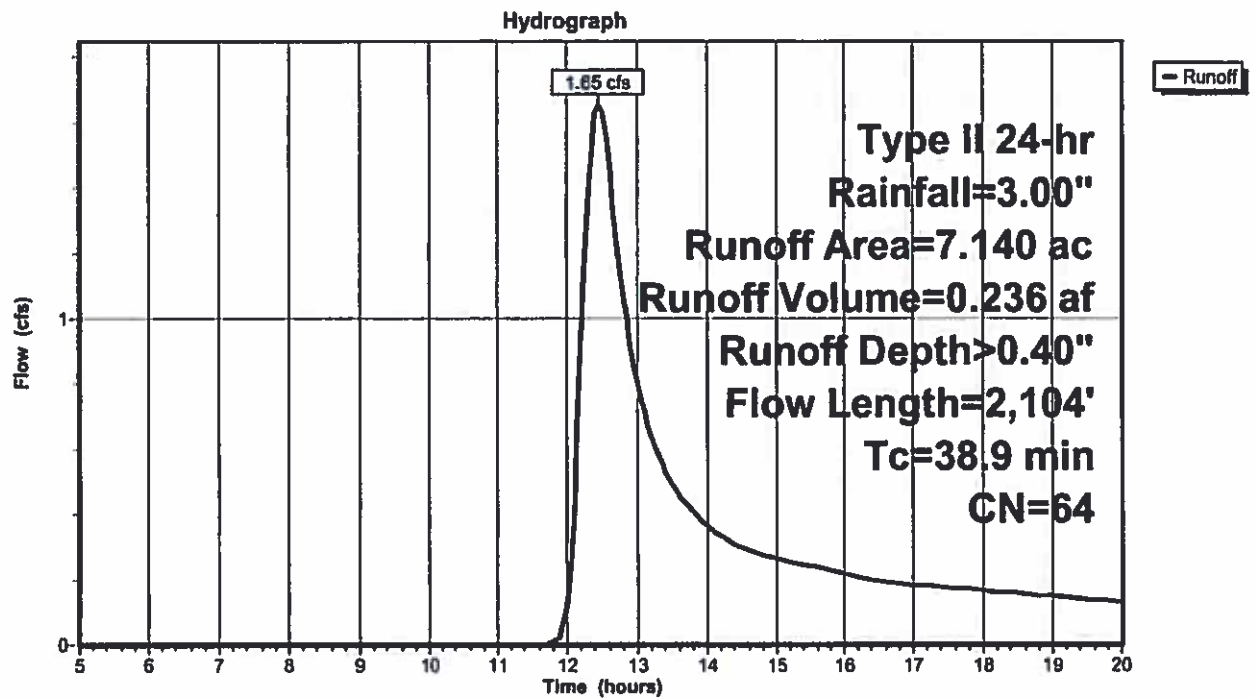
HydroCAD® 10.00-26 s/n 05111 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr Rainfall=3.00"

Printed 1/8/2021

Page 2

### Subcatchment 1S: DB 1



**Treetop basins**

Prepared by Alpha Omega Engineering

HydroCAD® 10.00-26 s/n 05111 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr Rainfall=3.00"

Printed 1/8/2021

Page 3

**Summary for Subcatchment 2S: DB2**

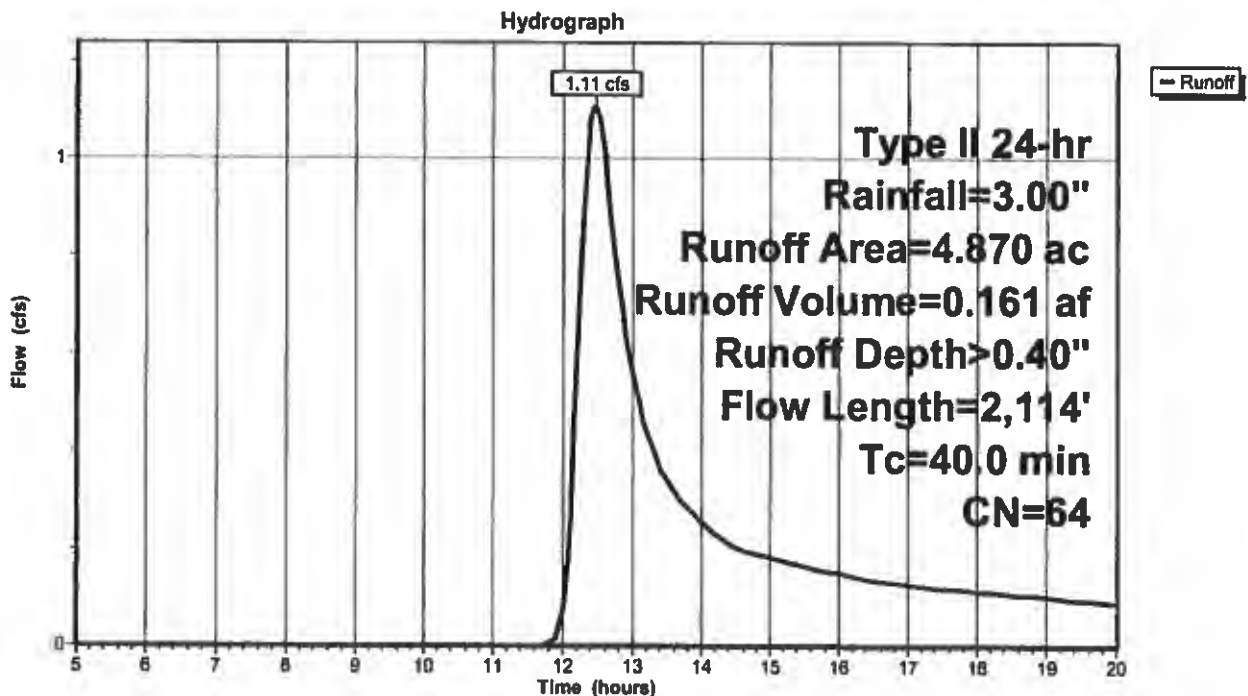
Runoff = 1.11 cfs @ 12.47 hrs, Volume= 0.161 af, Depth&gt; 0.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr Rainfall=3.00"

Area (ac)	CN	Description
2.922	58	Woods/grass comb., Good, HSG B
1.845	72	Woods/grass comb., Good, HSG C
0.103	98	Roofs, HSG A
4.870	64	Weighted Average
4.767		97.89% Pervious Area
0.103		2.11% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.3	200	0.1500	0.15		Sheet Flow, Leg 1
					Woods: Light underbrush n= 0.400 P2= 1.80"
3.2	300	0.1000	1.58		Shallow Concentrated Flow, Leg 2
					Woodland Kv= 5.0 fps
13.8	1,434	0.1200	1.73		Shallow Concentrated Flow, Leg 3
					Woodland Kv= 5.0 fps
0.7	180	0.0200	4.55	10.01	Channel Flow, Borrow Ditch
					Area= 2.2 sf Perim= 4.2' r= 0.52' n= 0.030
40.0	2,114	Total			

**Subcatchment 2S: DB2**

**Treetop basins**

Prepared by Alpha Omega Engineering

HydroCAD® 10.00-26 s/n 05111 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr Rainfall=3.00"

Printed 1/8/2021

Page 4

**Summary for Subcatchment 3S: DB3**

Runoff = 0.64 cfs @ 12.45 hrs, Volume= 0.089 af, Depth&gt; 0.43"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr Rainfall=3.00"

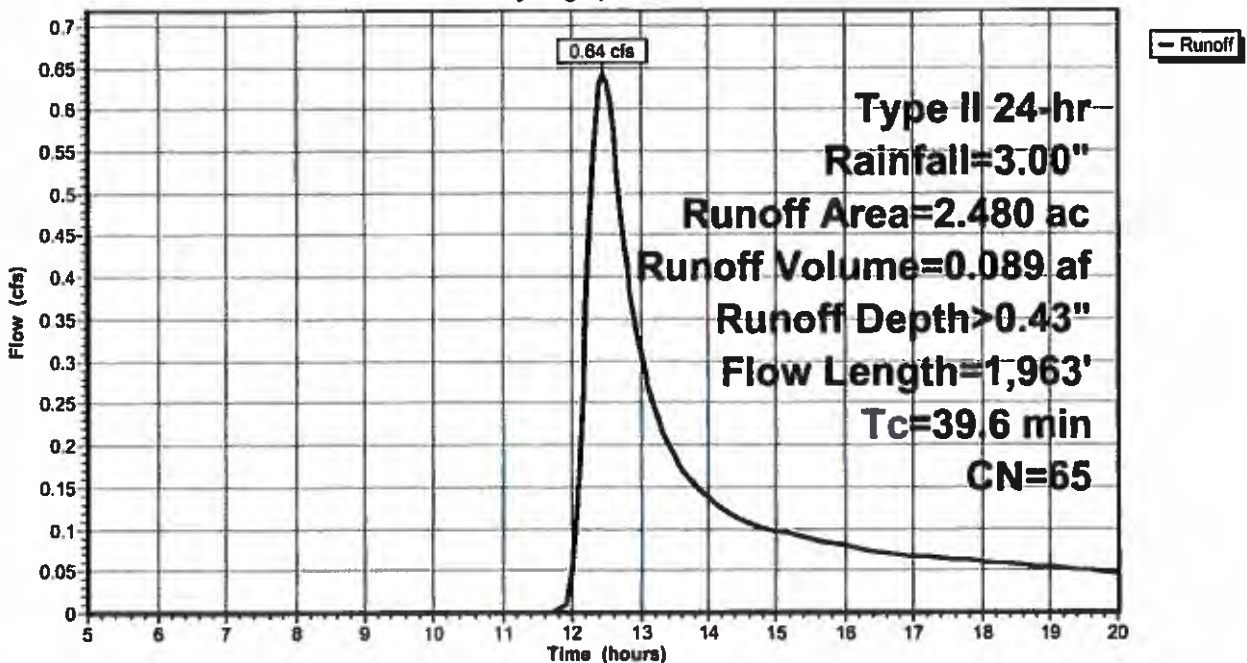
Area (ac)	CN	Description
1.488	58	Woods/grass comb., Good, HSG B
0.889	72	Woods/grass comb., Good, HSG C
0.103	98	Roofs, HSG A
2.480	65	Weighted Average
2.377		95.85% Pervious Area
0.103		4.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.3	200	0.1500	0.15		Sheet Flow, Leg 1 Woods: Light underbrush n= 0.400 P2= 1.80"
3.2	300	0.1000	1.58		Shallow Concentrated Flow, Leg 2 Woodland Kv= 5.0 fps
13.8	1,377	0.1100	1.66		Shallow Concentrated Flow, Leg 3 Woodland Kv= 5.0 fps
0.3	86	0.0200	4.55	10.01	Channel Flow, Borrow Ditch Area= 2.2 sf Perim= 4.2' r= 0.52' n= 0.030
39.6	1,963	Total			

**Subcatchment 3S: DB3**

Hydrograph





**Treetop basins**

Prepared by Alpha Omega Engineering

HydroCAD® 10.00-26 s/n 05111 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr Rainfall=3.00"

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**Summary for Subcatchment 4S: DB4**

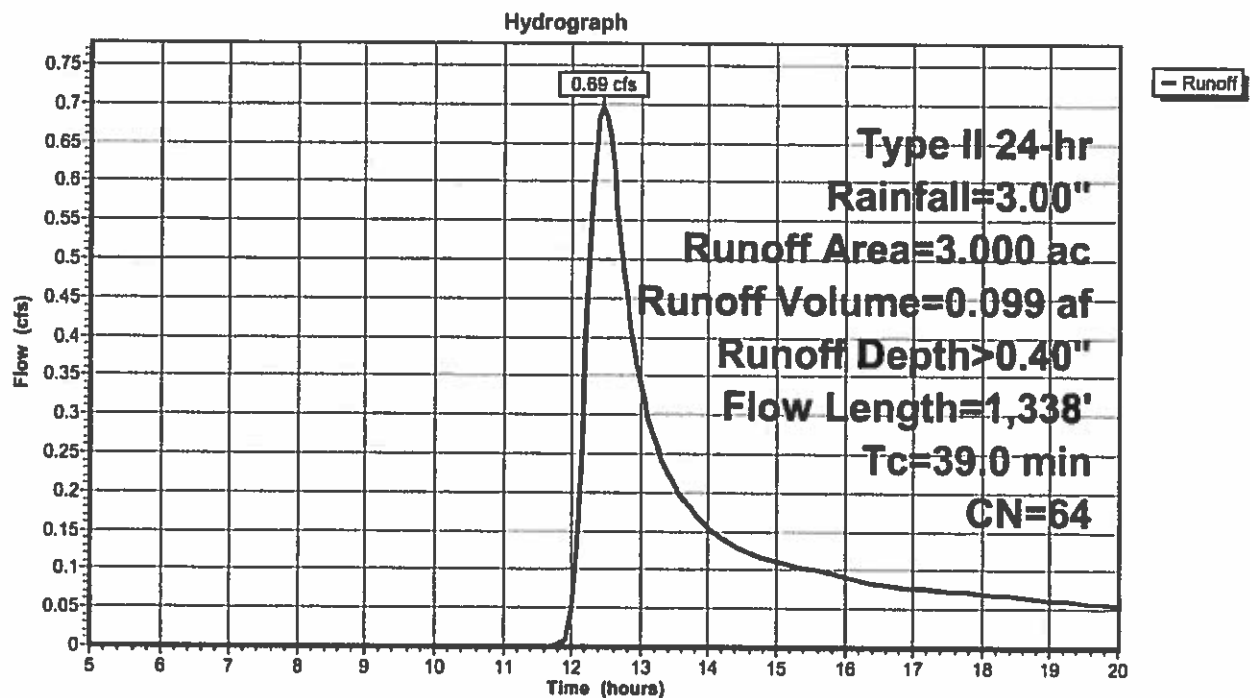
Runoff = 0.69 cfs @ 12.45 hrs, Volume= 0.099 af, Depth&gt; 0.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr Rainfall=3.00"

Area (ac)	CN	Description
1.800	58	Woods/grass comb., Good, HSG B
1.097	72	Woods/grass comb., Good, HSG C
0.103	98	Roofs, HSG A
3.000	64	Weighted Average
2.897		96.57% Pervious Area
0.103		3.43% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
27.9	200	0.0850	0.12		Sheet Flow, Leg 1 Woods: Light underbrush n= 0.400 P2= 1.80"
3.0	300	0.1100	1.66		Shallow Concentrated Flow, Leg 2 Woodland Kv= 5.0 fps
7.7	718	0.0970	1.56		Shallow Concentrated Flow, Leg 3 Woodland Kv= 5.0 fps
0.4	120	0.0200	4.55	10.01	Channel Flow, Borrow Ditch Area= 2.2 sf Perim= 4.2' r= 0.52' n= 0.030
39.0	1,338	Total			

**Subcatchment 4S: DB4**

**Treetop basins**

Prepared by Alpha Omega Engineering

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Type II 24-hr Rainfall=3.00"

Printed 1/8/2021

Page 1

**Summary for Subcatchment 5S: Existing DB 1**

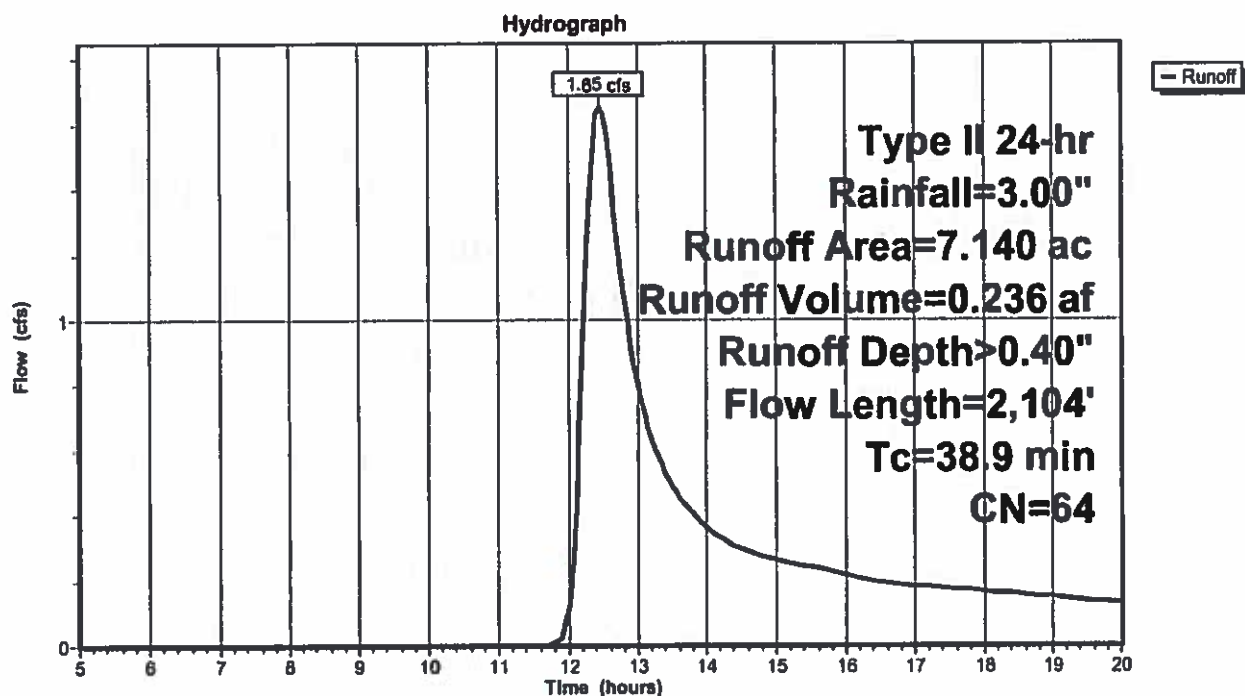
Runoff = 1.65 cfs @ 12.45 hrs, Volume= 0.236 af, Depth&gt; 0.40"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type II 24-hr Rainfall=3.00"

Area (ac)	CN	Description
4.278	58	Woods/grass comb., Good, HSG B
2.759	72	Woods/grass comb., Good, HSG C
0.103	72	Woods/grass comb., Good, HSG C
7.140	64	Weighted Average
7.140		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
22.3	200	0.1500	0.15		Sheet Flow, Leg 1 Woods: Light underbrush n= 0.400 P2= 1.80"
2.8	300	0.1233	1.76		Shallow Concentrated Flow, Leg 2 Woodland Kv= 5.0 fps
13.3	1,327	0.1110	1.67		Shallow Concentrated Flow, Leg 3 Woodland Kv= 5.0 fps
0.5	277	0.0700	8.52	18.73	Channel Flow, Borrow Ditch Area= 2.2 sf Perim= 4.2' r= 0.52' n= 0.030 Earth, grassed & winding
38.9	2,104	Total			

**Subcatchment 5S: Existing DB 1**

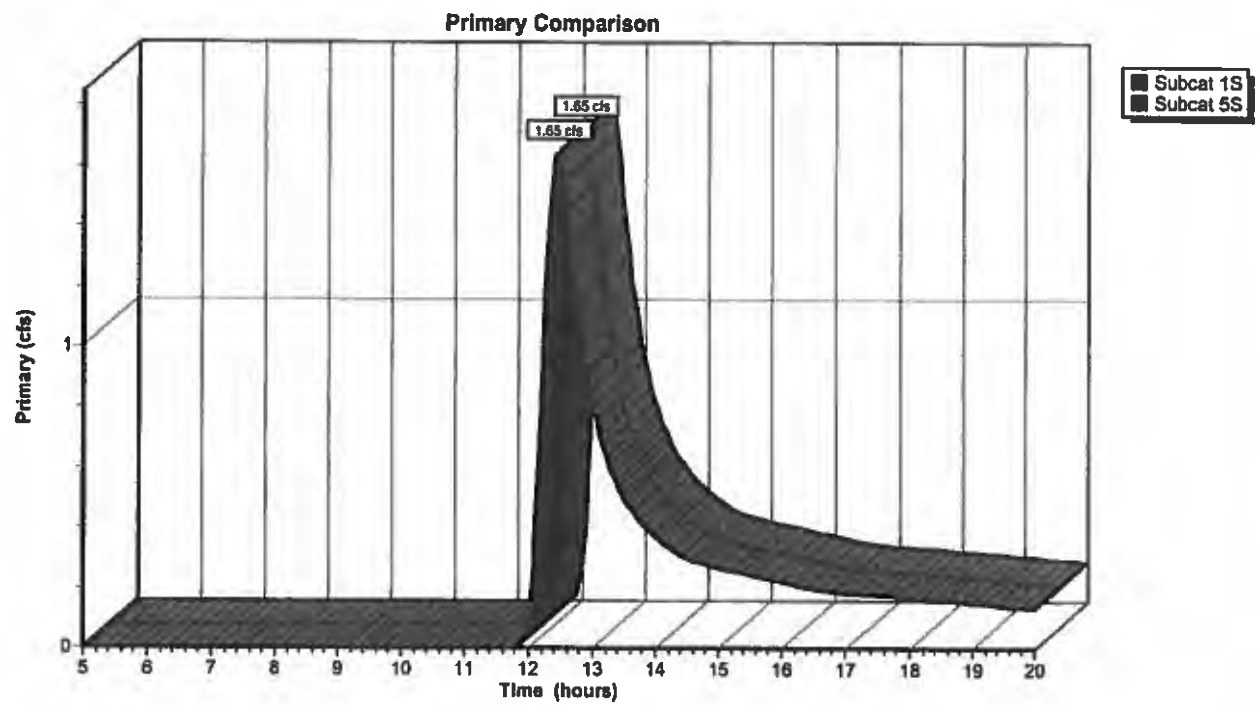
## Treetop basins

Prepared by Alpha Omega Engineering

HydroCAD® 10.00-26 s/n 05111 © 2020 HydroCAD Software Solutions LLC

Type II 24-hr Rainfall=3.00"

Printed 1/8/2021



# Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Jan 7 2021

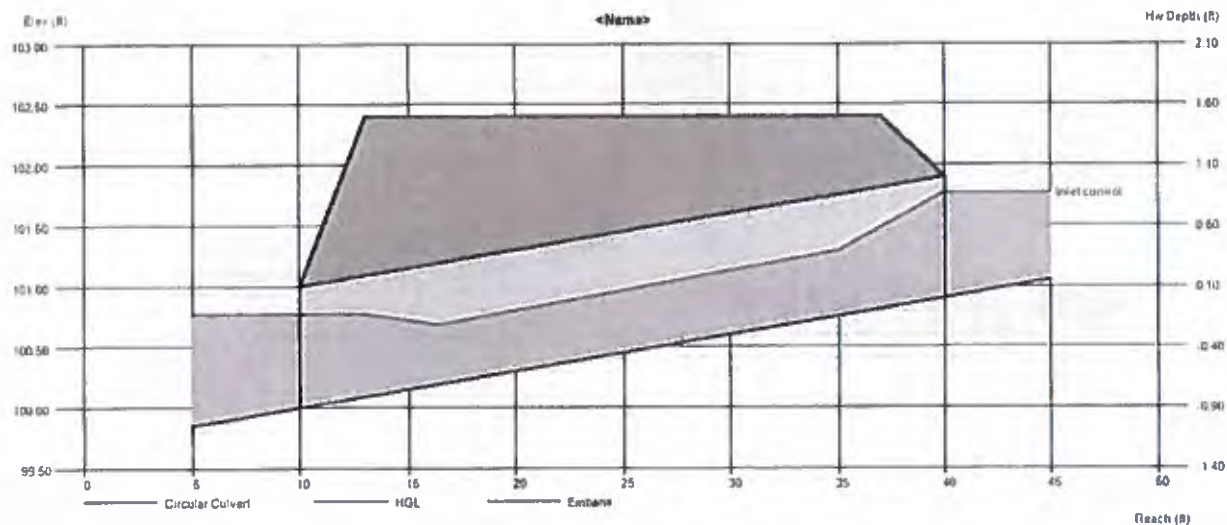
## Circular Culvert

Invert Elev Dn (ft) = 100.00  
 Pipe Length (ft) = 30.00  
 Slope (%) = 3.00  
 Invert Elev Up (ft) = 100.90  
 Rise (in) = 12.0  
 Shape = Circular  
 Span (in) = 12.0  
 No. Barrels = 1  
 n-Value = 0.023  
 Culvert Type = Circular Corrugate Metal Pipe  
 Culvert Entrance = Projecting  
 Coeff. K,M,c,Y,k = 0.034, 1.5, 0.0553, 0.54, 0.9

**Embankment**  
 Top Elevation (ft) = 102.40  
 Top Width (ft) = 24.00  
 Crest Width (ft) = 0.00

**Calculations**  
 Qmin (cfs) = 0.00  
 Qmax (cfs) = 2.00  
 Tailwater Elev (ft) = (dc+D)/2

**Highlighted**  
 Qtotal (cfs) = 1.70  
 Qpipe (cfs) = 1.70  
 Qovertop (cfs) = 0.00  
 Veloc Dn (ft/s) = 2.60  
 Veloc Up (ft/s) = 3.81  
 HGL Dn (ft) = 100.78  
 HGL Up (ft) = 101.45  
 Hw Elev (ft) = 101.77  
 Hw/D (ft) = 0.87  
 Flow Regime = Inlet Control



Q			Veloc		Depth	
Total	Pipe	Over	Dn	Up	Dn	Up
(cfs)	(cfs)	(cfs)	(f/s)	(f/s)	(in)	(in)
0.10	0.10	0.00	0.22	1.69	8.77	1.55
0.20	0.20	0.00	0.41	2.03	7.10	2.20
0.30	0.30	0.00	0.59	2.26	7.35	2.71
0.40	0.40	0.00	0.77	2.45	7.57	3.14
0.50	0.50	0.00	0.93	2.61	7.76	3.52
0.60	0.60	0.00	1.09	2.75	7.93	3.86
0.70	0.70	0.00	1.24	2.87	8.09	4.18
0.80	0.80	0.00	1.39	2.99	8.24	4.48
0.90	0.90	0.00	1.54	3.10	8.38	4.77
1.00	1.00	0.00	1.68	3.20	8.52	5.04
1.10	1.10	0.00	1.82	3.30	8.65	5.29
1.20	1.20	0.00	1.95	3.39	8.77	5.54
1.30	1.30	0.00	2.08	3.48	8.89	5.78
1.40	1.40	0.00	2.22	3.56	9.00	6.00
1.50	1.50	0.00	2.34	3.65	9.11	6.22
1.60	1.60	0.00	2.47	3.73	9.22	6.44
1.70	1.70	0.00	2.60	3.81	9.32	6.64
1.80	1.80	0.00	2.72	3.89	9.42	6.85
1.90	1.90	0.00	2.84	3.97	9.52	7.04

HGL			
Dn	Up	Hw	Hw/D
(ft)	(ft)	(ft)	
100.56	101.03	101.11	0.21
100.59	101.08	101.20	0.30
100.61	101.13	101.20	0.30
100.63	101.16	101.25	0.35
100.65	101.19	101.30	0.40
100.66	101.22	101.35	0.45
100.67	101.25	101.39	0.49
100.69	101.27	101.43	0.53
100.70	101.30	101.47	0.57
100.71	101.32	101.51	0.61
100.72	101.34	101.55	0.65
100.73	101.36	101.59	0.69
100.74	101.38	101.63	0.73
100.75	101.40	101.66	0.76
100.76	101.42	101.70	0.80
100.77	101.44	101.74	0.84
100.78	101.45	101.77	0.87
100.79	101.47	101.81	0.91
100.79	101.49	101.84	0.94

# Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Thursday, Jan 7 2021

<Name>

## Trapezoidal

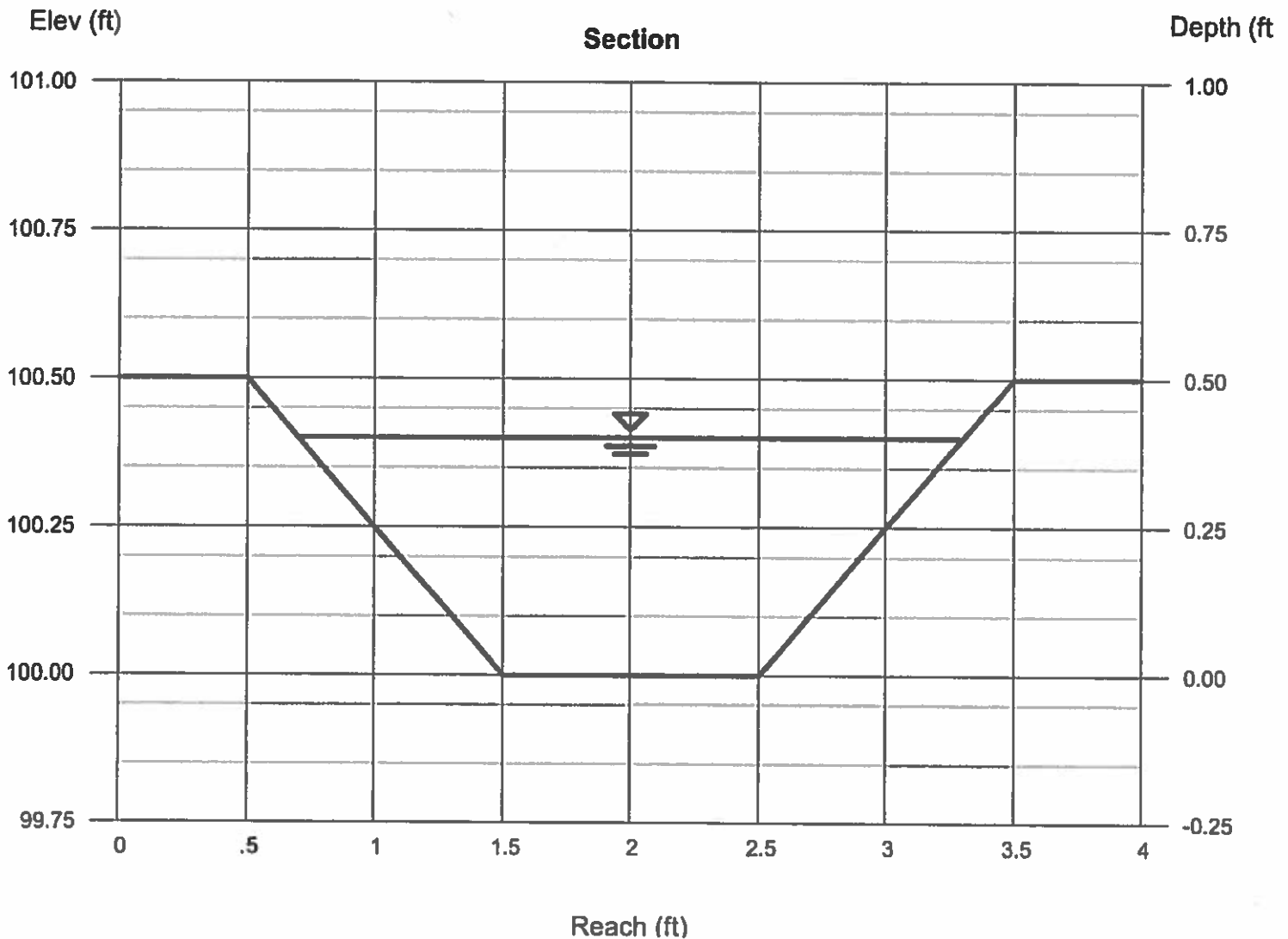
Bottom Width (ft) = 1.00  
Side Slopes (z:1) = 2.00, 2.00  
Total Depth (ft) = 0.50  
Invert Elev (ft) = 100.00  
Slope (%) = 2.00  
N-Value = 0.035

## Highlighted

Depth (ft) = 0.40  
Q (cfs) = 1.752  
Area (sqft) = 0.72  
Velocity (ft/s) = 2.43  
Wetted Perim (ft) = 2.79  
Crit Depth,  $Y_c$  (ft) = 0.36  
Top Width (ft) = 2.60  
EGL (ft) = 0.49

## Calculations

Compute by: Q vs Depth  
No. Increments = 10



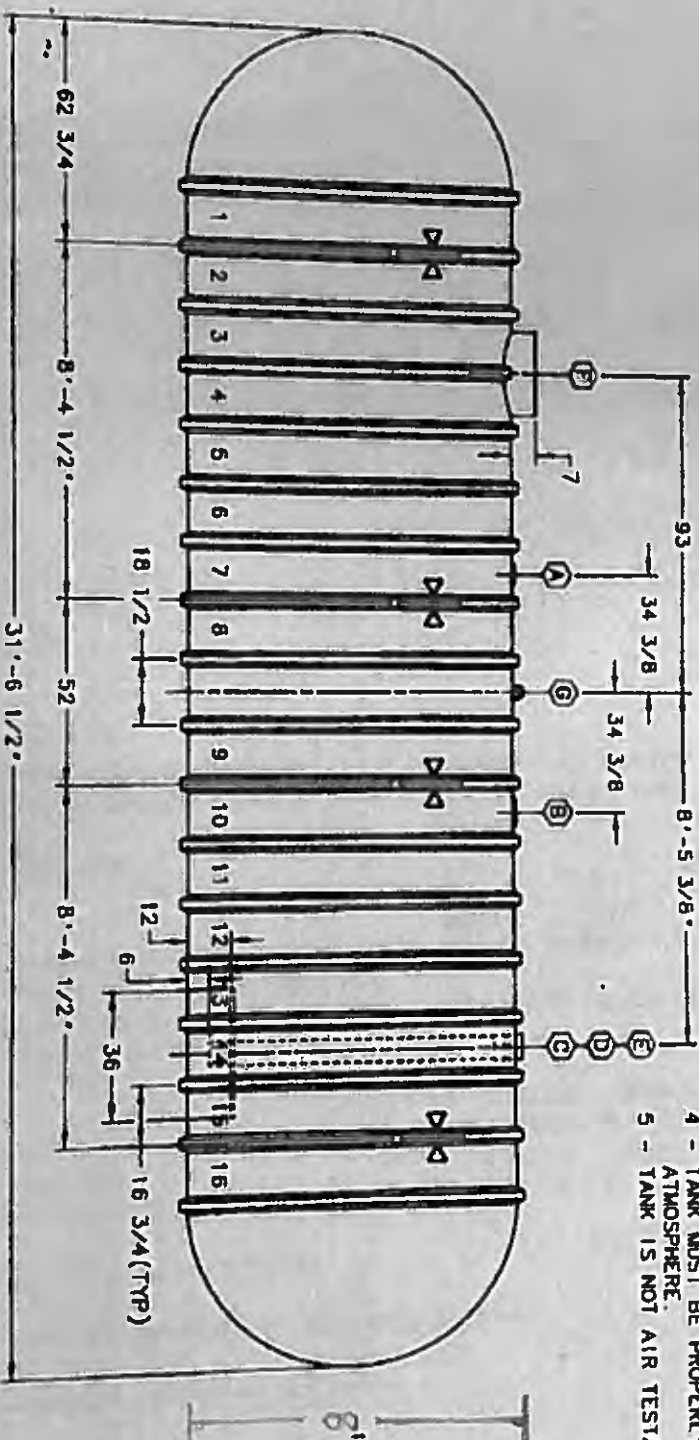
Depth	Q	Area	Veloc	Wp
(ft)	(cfs)	(sqft)	(ft/s)	(ft)
0.05	0.042	0.055	0.76	1.22
0.10	0.137	0.120	1.14	1.45
0.15	0.279	0.195	1.43	1.67
0.20	0.470	0.280	1.68	1.89
0.25	0.710	0.375	1.89	2.12
0.30	1.001	0.480	2.09	2.34
0.35	1.348	0.595	2.27	2.57
0.40	1.752	0.720	2.43	2.79
0.45	2.216	0.855	2.59	3.01
0.50	2.743	1.000	2.74	3.24



Yc	TopWidth	Energy
(ft)	(ft)	(ft)
0.04	1.20	0.06
0.08	1.40	0.12
0.13	1.60	0.18
0.17	1.80	0.24
0.22	2.00	0.31
0.27	2.20	0.37
0.31	2.40	0.43
0.36	2.60	0.49
0.41	2.80	0.55
0.46	3.00	0.62

NOTE:

- 1 - NO U.L. LABEL.
- 2 - SEE XERXES ONE YEAR LIMITED WARRANTY FOR UNDERGROUND WATER TANKS.
- 3 - TANK USAGE: FIRE WATER STORAGE.
- 4 - TANK MUST BE PROPERLY VENTED TO ATMOSPHERE.
- 5 - TANK IS NOT AIR TESTABLE.



A	4" NPT SERVICE FITTING WITH 12"x12"x12g0 GAUGE PLATE
B	5" NPT SERVICE FITTING WITH 12"x12"x12g0 GAUGE PLATE
C	6" NPT FULL COUPLING SERVICE FITTING WITH 12"x12"x12g0 GAUGE PLATE
D	6" DIA SCH 40 PVC PIPE WITH MALE PIPE THREADED ADAPTER
E	36" WIDE FRP ANTI-VORTEX PLATE FOR VERTICAL PIPE
F	RISER PIPE, FOR 24" (NOMINAL) ACCESS OPENING WITH 4-12"x12"x12g0 GAUGE PLATES
G	LIFTING LUG
H	HOLD DOWN STRAP LOCATION

**XERXES**

GENERATION

8" DIA SMG  
CAP - 10,000 GALS  
LEDWARD FIRE PRO

C 620-25

1/2" x 1" x 1/2"

---

**Treetop Terrace Fire Protection Plan**

1 message

**John Lillehaug** <john@allaboutforestry.com>

Mon, Jan 18, 2021 at 1:22 PM

To: Cynda Herrick &lt;cherrick@co.valley.id.us&gt;

Cc: Michael Montford &lt;mtmontford@gmail.com&gt;

Cynda, after consulting with several loggers this fall it was determined that this timber stand could not support an economically feasible logging operation and reduced the fuel load on the ground as proposed in the original plan I submitted. The steep slopes require specialized equipment as well as the lack of a decent log market (both log and pulp) would certainly make the logging operation not economically feasible. Then adding additional costs to clean up the extra woody material on the ground would definitely make it a deficit timber sale.

I therefore changed the mitigation work needed to focus more on the proposed building sites by requiring a Defensible Space be constructed before a structure is constructed following the Firewise recommended guidelines (second to last page).

Will this revised plan be approved for the process to finalize the final plat for Treetop Terrace? I will be in Cascade Monday morning the 25th if we need to discuss. John Lillehaug

**Treetop Terrace fire plan.docx**

2467K

# **WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN**

Valley County Idaho

Title 10 Chapter 7

## **Treetop Terrace**

A subdivision located in Pts. Of the SWSW Section 29, T16N, R3E B.M.

C.U.P. 20-05 Treetop Terrace

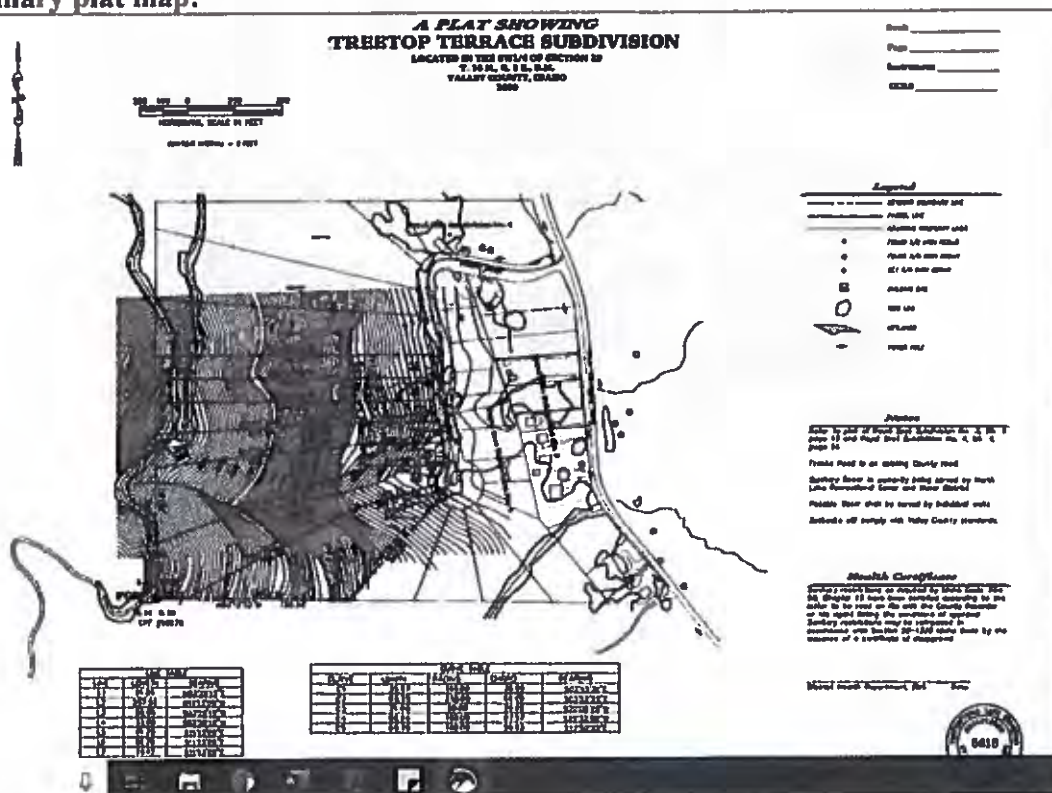


John Lillehaug  
PO Box 1250 McCall, ID. 83638  
(208) 634-4566  
[john@allaboutforestry.com](mailto:john@allaboutforestry.com)

**The Montford Family Living Trust property consists of a parcel of land (approximately 25 acres in size) that is planned to be divided into seven various sized lots that will eventually that will add more structures to the Valley County WUI. This Fire Protection Plan will assist in providing recommendations to minimize the wildfire risk to the property and proposed structures.**

**Wildfire Risk Assessment:**

### 1. Preliminary plat map:



## **2. Site Description:**

The **Montford Family Living Trust** property located in portions of the SWSW in Section 29, T16N, R3E, B.M. Valley County, Idaho.

The property lies about five (5) miles southwest of Donnelly and consists of 25.1140 acres. Access is provided off the West Mountain Road onto to Franks Road and at the end of the cul-de-sac. It has a primary east facing exposure, the topographic elevation rises from 5000 to 5400 feet, and average precipitation is around 26 inches. There is a perennial Class II stream that flows through the southern half of the property and eventually into Lake Cascade. Another small Class II stream flows from the pond/wetland into the inside ditch line of Franks Road and then becomes a tributary of the perennial stream channel. Throughout the east one-third of the property there are several springs and associated wetlands (identified on the preliminary plat map).

The property is located along the westside of Franks Road with about 4-5 acres of relatively gentle slopes (i.e., 10-25%) then the remaining 80% of the property has slopes that range from 45-60%. The proposed subdivision divides the property into 7 lots that range from 2.5 to 5 acres in size which are located east to west which makes them long and narrow.

## **3. Existing Vegetative and Fuel Hazard Conditions:**

The property has a 100% canopy cover of trees species consisting of Ponderosa pine (5%), Grand Fir (60%), Douglas fir (25%), Engelmann Spruce (10%), with a few Western Larch and Lodgepole pine. Engelmann Spruce dominate the gentler slopes and wet sites adjacent to Franks Road where the future residences are to be located. Grand Fir is the dominant species throughout the property particularly south of the perennial stream where the northeast facing aspect is a cooler and wetter site. The steep slopes on the north end of the property are dominated by Western Larch, Douglas fir, and Ponderosa pine because the soils are thinner and drier. This property is a classic example of why species composition changes with slope, aspect, moisture, and soil factors.

The understory vegetation also varies with the same factors (i.e., slope, aspect, moisture, and soil). The southeast corner which is a cooler and wetter site the shrub species consists of alder, Mountain Maple, huckleberry, and willows. The north end being drier is dominated by Ninebark, snowberry, along with various forbs and grasses.

This property has not had any management activity in the past 40 to 50 years. The current timber stand is in a decaying condition due to its advanced age and density therefore, a higher-than-normal amount of woody debris on the forest floor. Also, most of the trees (i.e., Grand Fir and Spruce) have thin bark with thick crowns and are highly susceptible to wildfire damage. The overall existing timber stand is an uneven-aged stand with three basic age groups:

1. **The seedling/sapling age group:** Trees range from one foot to 25 feet tall, have diameters up to six inches D.B.H., and ages from one to 25 years. Number of trees per acre range from zero to 500 in the few overcrowded clumps. Ponderosa pine and Western Larch, both shade intolerant species can be found in the few open areas. Douglas fir, Grand Fir, and Spruce, all shade tolerant species, are found growing on the cooler aspects and underneath the denser overstory. This age group is a very small component of the overall timber stand due to the dense overstory canopy and lack of ground disturbance.
2. **The pole size age group:** Trees range in size from six to 10 inches D.B.H. and ages from 30 to 50 years. This age group is also a small component of the overall timber stand. Some are suppressed trees growing directly underneath a larger tree which could be almost the same age as the bigger tree.
3. **Overstory:** Trees range from 10 to 25 plus inches D.B.H., heights range from 90 to over 120 feet tall, and ages range from 75 to over 100 years. The average growth rate is two inches diameter growth every eight to 15 years (the latter being a very slow growth rate). Trees per acre range from 50 to 300 plus which is considered overcrowded as the crowns are often touching each other. The 100% canopy cover limits the amount of sunlight reaching the forest floor and type of ground vegetation that can grow.  
The overstory is showing signs of poor forest health as most of the trees have reached their maturity stage. The Grand Fir, being the climax species, is showing the largest effect of decline with problems of disease and insect infestations causing mortality.

#### **4. Fire History**

The fire history records from all jurisdictional agencies show a very low occurrence from lightning or human caused ignitions in the past. There have been responses from these same agencies due to landowners burning during the closed fire season without proper permits. As more structures are built human caused ignitions will increase.

Thunderstorms that are common in the summer months could result in rapid changes in fire behavior that could increase the risks to homeowners and firefighters. The Fire Behavior Triangle consists of three factors that combine to determine how a fire burns on a site- they are topography, weather, and fuels. The normal weather pattern and air flow comes from a south/southwest direction with average summer temperatures ranging from about 70 to 85 degrees. The topography ranges from gentle slopes (10-25%) where the building sites are proposed to the very steep slopes (45-60%) on the western two-thirds of the property. The primary east facing aspect and abundance of water indicates a cool wet site well suited for growing trees. The typical direction of air flow (southwest to northeast) combined with the east facing aspect and downhill slopes generally would not allow a wildfire to rapidly gain size unless the fuels were excessive, or the wind speed increased. Therefore, this property is relatively safe from a nature caused wildfire due to its position and being a relatively wet site.

The main risk from wildfire would come from a human caused fire that started east of the property or from the future residences and then ran uphill fueled by the steep slopes and abundance of woody material on the ground and the dense stand of timber.

## **5. Existing Roads and bridges**

West Mountain Road is a county maintained paved road. Franks Road, which is the primary access to this proposed subdivision, is considered a public road however, it does not meet county road standards at this time. The current road width is 12 feet with a native surface and is maintained by the local landowners. A primary concern about Franks Road is that it is a dead-end road with a cul-de-sac. This only allows one way in and one way out which can create a severe bottle neck for residence traffic trying to evacuate and access for incoming emergency fire equipment.

Another road is located at the top or west side of the property which provides access to the State Endowment and Forest Service lands. This road was constructed primary for logging and other administrative purposes thus it has a native surface and average about 10-12 feet wide. This road is accessed off West Mountain Road and has a locked gate.

There are no bridges on the property.

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

Currently there are no existing structures on the property however, seven potential building sites have been identified. There are several existing structures along Franks Road as well as numerous structures between Franks Road and West Mountain Road that are part of the Royal Scot Subdivision No. 3 and 4.



## **7. Infrastructure that may affect wildfire risk**

No utilities exist to date other than the overhead power line on the east side of Franks Road. Domestic water for the future residences will need to be provided by individual wells. The proposed subdivision at full development is planned for 7 lots with the Lots 1-4 range from 2.5 to almost 3 acres. Lots 5-7 range in size from 4.5 to a little over 5 acres.

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

The cool wet site and abundance of water along the bottom of the slope next to Franks Road should minimize the risk of a wildfire. The road along the west boundary of the property could provide access to wildland firefighting equipment and act as a fuel break if the property's timber stand was managed and vegetation along the road was treated (i.e., shrubs removed, and trees pruned).

## **9. Current structural and wildfire jurisdictional agencies**

The structural fire jurisdiction for this development is Donnelly Rural Fire Protection District (DRFPD). Southern Idaho Timber Protective Association (SITPA) provides fire protection for all wildfires in the area.

### **Wildfire Risk Assessment Summary:**

Although the property lies within Valley County's Geographic Hazard Assessment Wildland Urban Interface high level condition (see attached copy of map in the Appendix) the overall wildfire risk is low to moderate for the following reasons:

➤ The property has an east facing aspect and the presence of water from either streams or wet areas which indicates a cool wet site at least where the future building sites may be located. Also due to the dense tree canopy the presence of ground vegetation is minimal. Therefore, the fire spread rate is low to moderate unless extreme wind/humidity conditions are present.

➤ The fast response time of firefighting equipment (including aerial resources), water availability, and road access should keep a wildfire from escaping initial attack and gaining large acreage or losing structures.

If property owners practice defensible space guidelines around their building structures, it will greatly minimize the risk of loss from wildfire.

## **Wildfire Risk Mitigation:**

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

### **1. Access-Planned ingress and egress routes**

West Mountain Road onto Franks Road is the primary ingress and egress route. It is also the primary escape route to travel either north or south depending on where the threat from a wildfire exists.

Franks Road is wide enough to accommodate emergency vehicles with a cul-de-sac at the end that has a wide turning radius. The road grade is suitable for emergency vehicles and well signed from West Mountain Road.

### **2. Water supply for structural and wildland fire responses**

The current wildland fire protection water supply needs for this proposed subdivision relies on natural water sources such as Lake Cascade. The nearest drafting location for water tenders or engines would be Rainbow Point boat launch which is about 1.35 miles from the property.

Donnelly DRFPD has strongly recommended that a 10,000-gallon water storage tank be installed on site. This tank needs to be connected to a well and have automatic fill capacity. The storage tank would meet the approved water supply capable of supplying the required fire flow for fire protection in accordance with Section 507.1 IFC 2015.

### **3. Estimated response time and distance for jurisdictional fire agencies**

Estimated response time for Donnelly DRFPD is at least 15-20 minutes and S.I.T.P.A. is about 20 to 45 minutes as they are range from 5 to 20 miles away from the development. Additional wildfire resources from federal agencies are available on request.

### **4. Proposed internal fire protection systems.**

No hydrants are planned within the proposed subdivision.

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

New structures are strongly urged to utilize building materials meeting a standard of fire resistance advocated by the Valley County Building Department.

Driveways constructed to access the future residences of Lots 1-5 are projected to be approximately 40 to 80 feet long depending on the location and grade (5-30%). The driveways for Lots 6 and 7 are projected to be longer and steeper in grade due to the location of the proposed building site. Driveways should be constructed to a minimum 14 feet width with no overhanging tree branches to accommodate emergency vehicles. All new residences are required to have the address numbers posted as per Valley County standards (i.e., numbers posted at the entrance to the driveway or on the house and the numbers must be at least 3 and 1/2 inches tall with a reflective coloring).

Electrical power is provided to the subdivision via an overhead power line on the east side of Franks Road. Power to the future residences is recommended to be underground thus minimizing risk of equipment damaging or trees falling across the overhead line.

## **6. Evacuation and Pre-incident planning.**

A pre-incident action plan that includes an escape route and evacuation plan will be developed and instituted in the community covenants. Periodic interaction between the fire department having structural fire jurisdiction and the future residents should be convened to review and address the current plan. Every five years the residents should receive an updated assessment of structure and vegetation review that will aid in addressing the current action plan.

## **7. Planned vegetation treatments to reduce fuel loads.**

*The primary objective for vegetation treatment to reduce the fuel load and protect the future buildings structures would be the creation of a Defensible Space before each residence is constructed.* The area of the proposed building sites consists primarily of Spruce trees which have shallow root systems and tree branches that extend almost to the ground. Careful selection of which trees should be removed to minimize risk of falling on the future building structures but also to create an adequate defensible space is needed. Recommend leaving the seral species (i.e., Ponderosa pine, Douglas-fir, and Western Larch) wherever possible as they are the most resistant to wildfire damage. At a minimum, the Defensible Space guideline for each structure should follow the Firewise standards (as shown in the attached Firewise pamphlet). Outside the recommended Firewise zones and on the gentler slopes the remaining trees should have a minimum 5-10 feet between live crowns and prune the lower branches 6-10 feet above the ground.

A timber harvest could be conducted throughout the property's 25 acres to remove at least half of the standing volume to improve the overall stand health and reduce the fuel load. The individual tree selection treatment would remove most of the shade tolerant species (i.e., Grand Fir and Spruce) which are more susceptible to wildfire and leave the seral species (Ponderosa pine, Western Larch, and Douglas fir) which are more fire resilient. The silviculture treatment to be used would be a single tree or group selection method where trees are designated for removal (i.e., marked). The criteria for removal would be trees exhibiting poor form (i.e. crooked, forked tops, and trees with less than one third their heights in live crown) and older or mature trees with crowns starting to fade or round out at the top (sign of mature trees). Also remove diseased trees such as Grand Fir infected with Indian Paint fungus or Douglas-fir and Western Larch moderately to heavily infected with Dwarf Mistletoe.

The selective harvest would space the trees at least 20-25 feet apart so that the crowns are not touching which reduces the risk of a crown fire. A harvest would also improve the overall timber stand health by concentrating the growth on fewer healthy vigorous growing trees. A precommercial thinning within the overcrowded clumps of pole size and sapling sized age groups is recommended to space the trees at least 12-15 feet apart. This would also open the tree canopy and reduce the crown fire risk. Slash (i.e. tops and branches) created from the logging operation would add to the existing fuel load on the ground due to the method and equipment needed to accomplish the harvest. The steep slopes and abundance of water dictate that a cable logging method (i.e. tong throwing jammer) should be utilized. The equipment would need to operate from the road located on the west boundary of the property and skid logs uphill to specified landing sites. The slash that is left on site after skidding along with the existing down woody material should then be treated by hand piling and burning or mechanical treatment if it can be reached without significant ground disturbance.

**However, at the present time such a harvest should not be a requirement of this Fire Protection Plan as it is not economically feasible due to the large amount of cull material (i.e. trees that are rotten enough they will not meet lumber standards) and the steep slopes requiring specialized equipment to skid the trees and clean up the downed material.**

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

- Natural surface water and moisture levels shall be maintained.
- Promote the opportunity to return to native plant species and resistant to fire.
- Periodically (1-5 years) the current Lot owner or HOA meet with the respective structural fire organization meet to review trends and projections of future fire risk and fire risk reduction capabilities to ensure that mitigation measures are adequate.
- Vegetation encroachment within the 100' zone of each structure will be reduced annually during a community workday or by a professional contractor hired by the homeowner.
- Woody debris will be collected each spring and removed to an approved facility.
- No open fires will be allowed during the closed burn season (May 10- October 20).

Included in the proposed CC&R's should be a reference to maintaining good forest health practices and the removal of dead and dying material as a requirement of ownership. The resident owner may consult with professional foresters to inspect their property to ensure the proper treatments are applied. Also, included in the CC&R's a passage that restricts outdoor burning. No outdoor burning of any kind shall be permitted upon the Building Sites, except for cooking and such additional burning as shall be in strict compliance with all applicable governmental and Association rules and regulations, including but not limited to permitting requirements.

02/10/2021

Valley County Planning and Zoning  
219 N Main Street  
Cascade, ID 83611  
RE: Transfer of Final Plat Request

Valley County Planning and Zoning Department,

I would like to formally request to be placed on the Planning and Zoning Commissioners Meeting Agenda for approval of Treetop Terrace Subdivision's final plat.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Montford".

Michael Montford

# A PLAT SHOWING TREETOP TERRACE SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 29

T. 18 N., R. 1 E., S. 4 E.

VALLEY COUNTY, IDAHO

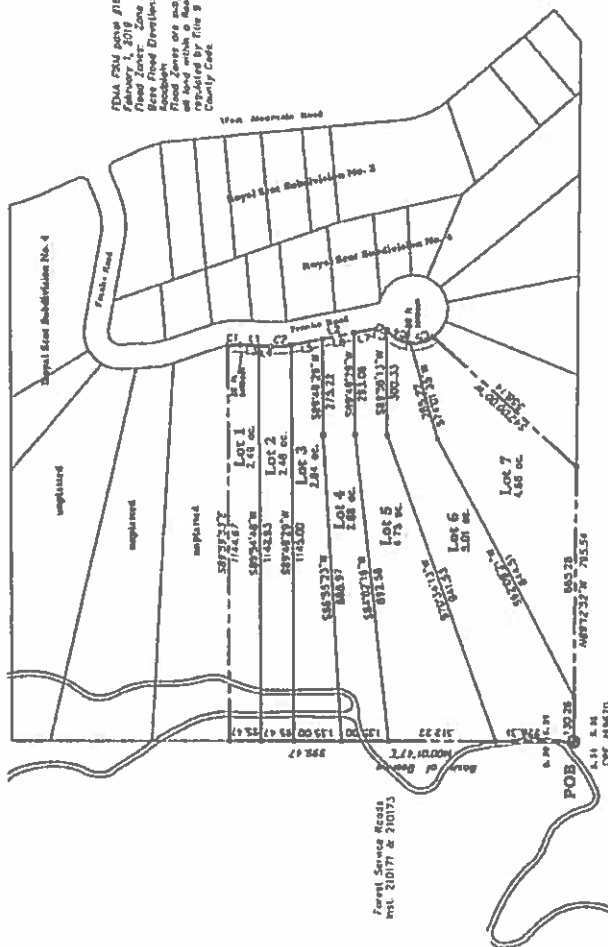
2020



**Legend**

---	EXTENSION BOUNDARY LINE
---	ADJACENT LOT
---	ADJACENT PROPERTY LINE
---	FEED 1/2 MCH ROAD
---	FEED 3/4 MCH ROAD
---	FEED 1 MCH ROAD

FEED 1/2 MCH ROAD 011016001105C Effective  
1/1/2019  
FEED 3/4 MCH ROAD Zone 2  
FEED 1 MCH ROAD Zone 2  
Best Flood Elevation: N/A - Out of 500 year  
flood zone  
Flood Zones are subject to change by FEMA and  
are based within a boundary or boundary is  
regulated by file 9 and file 11 of the Valley  
County Code.



## Notes

Refer to plat of Royal Bear Subdivision No. 3, Bk. 4, page 13 and Royal Bear Subdivision No. 4, Bk. 4, page 14, located in Survey No. 2, pg. 272, and Record of Survey No. 2, pg. 1.

Platta Road is an existing County road.  
Sanitary Sewer is currently being served by North  
Lake Recreational Sewer and Water District.  
Potable Water shall be served by individual wells.  
Stoppers will comply with Valley County standards.  
Any damage to roads during construction shall be  
required prior to occupancy.

## Health Certificate

Sanitary regulations as required by some Code Title  
50, Chapter 13 have been satisfied according to the  
letter to be read on file with the County Recorder.  
The plat is subject to the health certificate.  
Sanitary regulations may be imposed in  
accordance with Section 50-1328 Idaho Code by the  
sanitary of a certificate of compliance.

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	11.87	113.00	24.50	S61°23'11"E
C2	42.78	135.00	60.09	S51°52'21"E
C3	21.90	23.00	23.00	S20°24'21"W
C4	82.00	105.00	77.86	S18°33'32"W
C5	71.11	100.00	69.81	S12°45'32"W

LINE	LENGTH	BEARING
L1	8.88	S17°00'00"E
L2	23.33	S11°00'00"E
L3	58.00	S27°16'11"W
L4	11.85	S61°24'11"W
L5	91.72	S11°10'01"E
L6	91.72	S11°10'01"E
L7	78.17	S11°10'01"E



District Health Department, IDG

**Fodrea Land Group, Inc.**  
Surveyors - Engineers - Planners

102 W. 1400th STREET, P.O. BOX 108, COALDA, IDAHO 83411, OFFICE: 208.343.4001, FAX: 208.343.4010  
WWW.FODREAGROUP.COM

IDG NO. 2021  
EXAMINER, IDG  
DATE: 7/1/2020  
SHEET: 1 OF 2

LOCATED IN THE SW1/4 OF SECTION 29  
T. 16 N., R. 3 E., R.M.  
VALLEY COUNTY, IDAHO  
2010

Journal of Interpersonal Violence 26(1) 10-24 © 2011 Sage Publications  
10.1177/0886260510388881  
http://jiv.sagepub.com  
DOI: 10.1177/0886260510388881

Continuation of the southward survey of 100 sections T<sub>2</sub>N, 6 Range with the instrument, CPT No. 92470, being the final part of the survey.

[illegible]

Amount in Federal Fund



the Waterbury County Savings Co. Waterbury County has 29 banks and financial services. Waterbury County is a composite of 200 sq. miles. Waterbury County is a composite of 200 sq. miles. Waterbury County is a composite of 200 sq. miles.

### Human Factors Survey

The goal of *Frederick Larsson Subscriptions* is to bring together and help, by its various efforts, contribute.

### Conclusions

The club of Twelve former Subscribers is ready to accept and improve the \_\_\_\_\_ day at \_\_\_\_\_ 1921 in the Valley County starting on Tuesday September \_\_\_\_\_.

**Abstract**

It is understood County Treasurer is due for the County of Wayne, State of North Carolina, for the requirements of the year ending 1902, the money heretofore not paid at correct and/or adequate County property tax for the property subject to the said of (year) 1901 tax. Section has been paid in full. The collection is being for the said year 1901.

**WILLIAM SOUTHERN UNIVERSITY**

STATE OF OHIO  
 1  
 24

It is to certify that two plot of Trunked Terrace Subdivison had in the village of the Republic of Turkey  
 County, State, the day of 22<sup>nd</sup>, at 6:00 am, at the request of  
 and was duly received at midnight at 12:00 am in 1963 on page

4418 • J. Neurosci., September 24, 2008 • 28(39):4411–4420

**Fodrea Land Group, Inc.**  
Surveyors. Engineers. Planners.

105 N MAIN STREET P O BOX 189, CASCADE PARK 93411, OFFICE 208 242 4902, FAX 208 247 2410  
WWW.PCCREMANITZGROUP.COM

JOE NO. 2001  
BEAVER ST. NW  
SALT LAKE CITY  
UT 84114



**DECLARATION OF PROTETIVE COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR TREETOP TERRACE**

THIS DECLARATION is made this *First* day of January 2021, by The Montford Family Living Trust, hereafter called "Declarant".

WHEREAS Declarant is the record owner of the real property described in Article III of this Declaration and desires to create thereon a residential community; and,

WHEREAS Declarant desires to provide for the preservation of the values and amenities in said Community, and to this end, desires to subject the real property described in Articles III to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are intended for the mutual benefit of said property and of each owner of a portion thereof;

NOW, THEREFORE, the Declarant declares that the real property in Article III, is and shall be held, transferred, sold, conveyed and occupied subject to covenants, conditions, easements, charges, and liens hereinafter set forth.

**ARTICLE I  
DECLARATION**

Declarant hereby declares that each lot, parcel or portion of Treetop Terrace (hereinafter "the property" of "the subdivision") is and shall be held, sold conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following terms, covenants, conditions, easements and restrictions set forth herein:

- i. Shall run with the land constituting the Property, and shall be binding upon all persons having or acquiring any right, title or interest in the Property or any lot, parcel or portion thereof;
- ii. Shall inure to the benefit of every lot, parcel or portion of the Property and interest therein;
- iii. Shall inure to the benefit of and be binding upon Declarant, Declarant's successors in interest; and,
- iv. May be enforced by Declarant, by any Owner of such Owner's successors in interest.

**ARTICLE II  
DEFINITIONS**

2.01 Assessments: "Assessment" shall mean those payments required of owners, including Regular, Special and Limited Assessments as further defined in the Declaration.

2.02 Community: The term "Community" as used herein shall refer to the Existing Property together with property amended pursuant to the terms of Article III.

2.03 Declaration: The term "Declaration" shall mean this Declaration of Protective Covenants, Condition and Restrictions contained herein.

2.04 Declarant or Developer: The term "Declarant" or "Developer" shall refer to Michael Montford, his successors and assigns, who are the Declarants hereunder.

2.05 Development: The term "Development" shall include the Existing Properties and any additional lands brought within the purview of this Declaration.

2.06 Dwelling, Dwelling Units: The terms "Dwelling" and "Dwelling Units" are interchangeable and shall mean any building or portion thereof located on a parcel and designed and intended for the use and occupancy as a single family residence.

2.07 Existing Properties: The term "Existing Properties" shall mean that real property described in Article III.

2.08 Improvements: The term "Improvements" shall include buildings, outbuildings, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, poles, signs and all other structures of every type and kind.

2.09 Lot: The term "Lot" shall mean any parcel of real property designated for single family residential use on the Recorded Plat of the Existing Properties.

2.10 Owner: The term "Owner" shall refer to that person or entity or those persons entities who hold the ownership interest in any Lot as shown on the records of the County Recorder, Valley County, Idaho; such term shall also include any person, persons, entity or entities who succeed to such recorded interest by any means, including buyers under executor contracts of sale excluding those holding an interest merely as security for the performance of obligation.

2.11 Record, Recorded: The term "Record" or "Recorded" shall mean, with respect to any documents, the recordation of said documents in the Office of the County Recorder, Valley County, Idaho.

2.12 Residence: The term "Residence" shall mean a building or buildings, including any garage, carport or similar outbuilding, used for residential purposes.

2.13 Single Family Residential use: The term "Single Family Residential Use" shall mean the occupation and use of a single family dwelling in conformity with this Declaration and any requirements imposed by applicable zoning laws or other state or municipal agencies, rules or regulations. Guest or caretaker quarters shall be included with the term "single family residential" for purposes of these CC&R's, which is not to say such a structure is permitted under the Valley County Land Use and Development Ordinance. Owners must follow all applicable regulations of any governmental entity having jurisdiction therefor prior to construction of such structures.

2.14 Structures: The term "Structures" shall include buildings, outbuildings, fences, walls, stairs, decks, poles and retaining walls.

2.15 Outbuildings: The term "Outbuildings" shall include all buildings detached and separate from a residence.

### **ARTICLE III PROPERTY SUBJECT TO THIS DECLARATION**

3.01 Existing Property: The real property which is, and shall be held, transferred, sold, conveyed and occupied subject to this declaration is located in Valley County, Idaho, and is more particularly described as follows:

See Exhibit "A" attached hereto.

All of the above-described property shall hereinafter be referred to as "Existing Property" or the "Property".

### **ARTICLE IV PROTECTIVE COVENANTS**

4.01 Land Use: All of the subject lots in the Existing Property shall be used and occupied solely for single family residential purposes. Lots 1, 2, 3, & 4 of the subject lots or parcels shall not be split, divided or subdivided into smaller lots or parcels than indicated on the Recorded Plat of Treetop Terrace. Lots 5, 6, & 7 may be split or divided, subject to the compliance with Valley County Land Use Development Ordinance.

#### **4.02 Buildings:**

- A. The following buildings shall be permitted to be erected or maintained on any parcel: one detached residence, a private garage for the use of the occupants of such residence, one building for guest caretaker quarters, and one outbuilding which is strictly incidental and appurtenant to a private residence. The construction of Guest caretaker quarters, prior to the construction of a main residence, will be permitted. In the situation where a guest caretaker quarters is constructed first, when construction of the main residence begins, the exterior materials used will need to be similar to the guest caretaker quarters.
- B. Except as provided in this Section 4.02(B)(1)&(2) below, no structure of a temporary character, to specifically include mobile homes, pre-manufactured homes, modular homes, basement, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, nor shall any residential structure be moved on to any lot from any other location, unless the prior written approval from every Owners is obtained.

- i. Garage as temporary residence: A garage may be constructed and used as a temporary residence prior to the construction of a residence, but in no event to exceed a period of six (6) months; The structure must be approved and constructed pursuant to a valid Valley County building permit.
  - ii. Treehouse as a residence: A Treehouse may be constructed and used as a permanent residence or guest caretaker quarter and are to be considered in harmony with the surroundings and overall planned building sites. The structure must be approved and constructed pursuant to a valid Valley County building permit.
- C. All construction must be of good quality and done in a good workmanlike manner. The use of fire resistance materials advocated by Valley County Building Department should be utilized.
- D. TV Satellite dishes must be screened from view of the road and other homes.
- E. Neither mobile homes—pre-manufactured homes—nor modular homes shall be allowed within the Subdivision, on a temporary or permanent basis. This is not intended to exclude treehouses, log home packages, cedar home packages, or similar packages.

4.03 Landscaping: All lots shall be properly cared for at all times so as to maintain a good appearance to the public view, to provide a vegetation cover, and to avoid erosion and dust. The owner of each such lot, upon erecting a single family residence or other approved structure thereon, shall provide and maintain native and natural landscaping on the rear and side portions of the lot as well as the front lot area. All disturbed areas shall be re-established with native vegetation. Fire wise landscaping practices shall be followed, to the extent reasonably practiced.

4.04 Long-term Fire Protection Maintenance: Vegetation encroachment within the 100' zone of each structure will be reduced annually during a community workday or by a professional contractor hired by each Home Owner. Woody debris will be collected each spring and removed to an approved facility. No open fires will be allowed during the closed burn season (May 10 – October 20). To maintain good forest health removal of dead and dying materials will be practiced.

4.05 Lighting: All outdoor lighting shall be placed in such a manner and be of such a kind that it will not project light horizontally, so that no bright or glaring light shall be obvious within the development.

4.06 Animals: Except as hereinafter provided, no animal, livestock or poultry of any kind shall be raised, bred or kept on any lot other than dogs, cats or other domestic pets, provided that the same are not kept, bred or maintained for commercial purposes.

4.07 Garbage, Refuse Disposal: No parcel shall be used or maintained as a dumping ground for rubbish, trash, junk or other waste materials. All such waste of this nature must be kept in sanitary containers out of sight of the street and secure from access by domestic or wild animals and must be removed from the parcel at least once each week. All containers for the storage or disposal of such waste material shall be maintained in a clean and sanitary condition at all times. No burning of any household garbage, trash or other noxious refuse shall be permitted on any lot.

4.08 Vehicle and Maintenance Storage: Except as otherwise provided in this section: all snowmobiles, boats, boat trailers, travel trailers, camper trailers, motor homes, automotive campers or any other similar property stored on any lot shall be stored on the rear portion of such lot, and, if such storage is intended to be of a permanent nature, said property shall be stored in an enclosed building, and, none of the aforementioned items shall ever be parked in the front yard of any lot, nor on the streets of the Subdivision for more than three consecutive (3) days.

- A. Non-Permanent Recreational Vehicles: Owners, visitors and guest may park a camper, motor home or trailer in the Subdivision for a reasonable term, not to exceed 21 days duration nor more than a total of one hundred and fifty (150) days each calendar year, except with special written permission from all Owners.
- B. Parking: Adequate space shall be provided on each lot for off-street parking of all the owner's personal automobiles.

- C. Building Materials: No building materials of any kind shall be placed or stored upon any lot until the owner thereof is ready and able to commence construction, and then such materials shall be placed and kept neatly within the property lines of such lot, and shall not be stored for longer than ninety days.
- D. Non-operating Vehicles: Non-operating vehicles shall not be stored or parked on any lot for more than three (3) days.

4.09 Utilities: All electrical power lines, telephone lines and other utility service lines shall be underground to each individual parcel line to the point of use on each parcel. Overhead lines and utility poles shall not be permitted, except temporary poles during the construction phase.

- A. Electrical: Electrical power service to the Community as a whole shall be provided from the right of way (ROW) on the road without easement requirements. The purchaser and owner of each parcel agrees to use the service provided in the ROW; and, shall be responsible for all required hook-up fees and cost for bringing the electrical line from the road to the building site. Private electrical generating systems shall not be permitted for domestic electrical service, except as a backup system in case of primary electrical failure. If applicable, Lot 1 and Lot 2 Owners must each acquire one vested share of the power line in the ROW from Idaho Power within 6 months of purchase.
- B. Water: Water for each Lot shall be supplied by means of individual wells, installation and maintenance of which shall be the sole and exclusive responsibility of the Lot Owners; and, each well shall be located a minimum distance of 50 feet from any sewer line and shall otherwise comply in all respects with the regulations and health standards of any government entity having jurisdiction thereof.
- C. Sewer: North Lake Recreational Sewer and Water District (NLRSWD) shall supply Sewage disposal for each Lot. The main sewer line is provided to the Community as a whole from Franks Road. The purchaser and owner of each parcel agrees to use the service so provided; and, shall be responsible for all required hook-up fees and bringing the sewer line from the sewer stub to the building site.

4.10 Fences: No fence, wall or hedge higher than four (4) feet, six (6) inches shall be erected or maintained on said lots or any portion thereof. Fences shall not interfere with snow removal from any street within the Subdivision.

4.11 Wood Burning Appliances: All wood burning appliances installed by or for owners shall be EPA approved and meet EPA standards regarding particle emissions. Each Lot shall be limited to no more than one Wood Burning appliance.

4.12 Noxious Weeds: Any lot disturbed as a result of grading or construction shall be re-vegetated to its original or improved state no later than one construction season after being disturbed. Additionally, each Owner shall follow the guidelines provided in the Valley County Comprehensive Noxious Weed Management Plan.

4.13 Productive Forestry: Some of the land within the community may be designated as productive forestry. Subject to the compliance and approval of Valley County Assessor's Office.

4.14 Off Road Vehicles: Off Road Vehicle use will be restricted to ingress and egress from Lots.

4.15 Noise: Obnoxious levels of noise and vibration will be prohibited.

## **ARTICLE V ASSESSMENTS**

5.01 Covenant to Pay Assessments: By Acceptance of a deed to any lot in the Property each Owner of such Lot hereby covenants and agrees to pay when due all Assessments or charges, including all Regular or Special Assessments and charges made against such Owner pursuant to the provisions of this Declaration or other applicable instrument.

- A. Assessment Constitutes Lien: Such Assessments and charges together with annualized interest, not exceeding 10%, costs and reasonable attorneys fees which may be incurred in collecting the same, shall be a charge on the land and shall be a continuing lien upon the lot against which each such Assessment or charge is made.
- B. Assessment in Personal Obligation: Each such Assessment, together with annualized interest, not exceeding 10%, and reasonable attorney's fees, shall also be the personal obligation of the Owner of such property beginning with the time when the Assessment falls due. The personal obligation for the delinquent Assessments shall remain such Owners personal obligation regardless of whether he remains an Owner.

5.02 Regular Assessments: The regular assessments may include, and shall be limited to, the following regular expenses:

- A. Repairs and maintenance for Fire Suppression Water System and Easements benefiting the Property Owners;
- B. Snow Removal and maintenance to Franks Road, but not to include individual owner's driveways;
- C. Any deficit remaining from any previous assessment year;
- D. Any management or service expenses associated with administering the assessments and their fees.

Regular assessments shall be paid annually as provided in section 5.07.

5.03 Maximum Regular Assessments:

- A. The assessment will be prorated for Lot Owners in the year of purchase, based on the remaining expenses in Section 5.02 that are expected to occur.
- B. Effective January 1<sup>st</sup>, 2021, and for each subsequent year thereafter until the transfer of the control date has occurred, assessments shall be set by the Declarant, as necessary to meet the subdivisions financial needs and pursuant to the terms and restrictions of this Article.
- C. Effective with the transfer of control from the Declarant to all the Owners, then the annual regular assessment may be increase with written approval of fifty-percent of the Owners, by a sum not to exceed twenty percent (20%) of the prior year's regular assessment. Any increase in the regular assessment that exceeds twenty percent (20%) of the prior year's regular assessment shall require the written approval of sixty-five percent of Owners.

5.04 Regular Assessment Procedure:

- A. The Owners shall set the total annual regular assessment based upon an advanced budget of requirements for the following assessment year. A summary of that budget shall be mailed by ordinary first class mail or otherwise delivered to all Owners by no later than December 1 of the current budget year (i.e. to take effect on January 1 of the next assessment year). Subject to the written approval requirements for any increase in the annual regular assessment that exceeds twenty percent (20%) of the prior year's regular assessment, the budget shall take effect on January 1 of the assessment year to which it applies.
- B. The Owners shall cause to be prepared, delivered, or mailed to each Owner, at least thirty (30) days in advance of the date of payment is due, a payment statement setting forth the annual regular assessment. All payments of regular assessments shall be due and payable without any notice or demand, on the due dates declared by the Owners. Each owner shall become responsible for the regular assessment as of the date the lot is transferred to such owner.

5.05 Special Assessment: In the event that the Owners shall determine that its Regular Assessments for a given calendar year is or will be inadequate to meet the Expenses of the Community for any reason, including but not limited to attorney's fees and/or litigation costs, other professional fees, or for any other reason, the Owners shall determine the amount necessary to defray such Expenses and levy a Special Assessment which shall be computed in the same manner as Regular Assessments. After the transfer of control, no Special Assessment shall be

levied without the vote or written consent of a majority of the votes of the Owners of the Community. The Owners shall, in their discretion, determine the schedule under which such Special Assessment will be paid.

**5.06 Uniform Rate of Assessment:** Unless otherwise specifically provided herein, regular and special assessments shall be fixed at a uniform rate per Owner (Co-owner's constitute as 1 Owner), not per Lot, for all Owners of the Community.

**5.07 Assessment Period:** The Assessment period shall commence on January 1 of each year and terminate December 31 of the same year.

**5.8 Notice of Default and Acceleration of Assessments:** If an assessment is not paid within thirty (30) days after its due date, the Owners may mail a notice of default to the Owner. The notice shall substantially set forth (a) the fact that the installment is delinquent; (b) the action required to cure the default; (c) a date not less than ten (10) days from the date of the mailing of the notice by which the default must be cured; and, (d) that the failure to cure the default on or before the date specified in the notice may result in the foreclosure of the lien for the assessment against the Lot of the Owner in default, and the exercise by a majority of the Owners in the community of any other remedies either provided herein or allowed by law. In such case, and as a condition of the cure of the delinquent assessment, the delinquent Owner may be obligated, with written approval of a majority of Owners in the Community, to additionally pay all cost of enforcement, including without limitation reasonable attorney's fees, cost and related expenses and to pay a reasonable late charge to be determined by a majority of Owners in the Community.

## **ARTICLE VI ENFORCEMENT OF ASSESSMENTS; LIENS**

**6.01 Right to Enforce:** Each Owner is and shall be deemed to covenant and agree to pay each and every assessment provided for in this Declaration; and agrees to the enforcement of all such assessments in the manner herein specified. In the event an attorney or attorneys are employed for collection of any assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of the terms and conditions of this Declaration, the delinquent owner agrees to pay reasonable attorney fees and costs thereby incurred in addition to any other amounts due or any other relief or remedy obtained against delinquent Owner. In addition to any other remedies herein or by law provided, the Owners in the Community, or its authorized representative, may enforce the obligations of the delinquent owners to pay the assessments provided for in this Declaration, and each of them, in any manner provided by law in equity.

## **ARTICLE VII DECLARANT'S DEVELOPMENT RIGHTS, SPECIAL RIGHTS AND RESERVATIONS**

**7.01 Period of Declarant's Rights and Reservations:** Except where a different period of duration is specified, Declarant shall have, retain and reserve certain rights as hereinafter set forth with respect to the Owners properties until the Transfer of Control Date, defined at Section 7.02,C. The rights and reservations hereinafter set forth shall be deemed accepted and reserved in each conveyance of the Property by Declarant, whether or not specifically stated therein, and in each deed or other instrument by which any property within the Property is conveyed by Declarant. The rights, reservation and easement hereinafter set forth shall be prior and superior to any other provisions, and may not, without Declarant's written consent, be modified, amended or rescinded or affected by any amendment. Declarant's consent to any one such amendment shall not be construed as consent to any other amendment.

**7.02 Declarant's Development Rights:** For the period stated in Section 7.01, Declarant shall have the following development rights:

- A. Declarant may withdraw any portion of the real estate contained within the Existing Property, as described in Exhibit "A" attached hereto, from the Existing Property and release such withdrawn property from the provisions of this Declaration.
- B. Assessments shall be set by the Declarant, as necessary to meet the subdivisions financial needs and pursuant to the terms and restrictions of this Article. The Declarant's Assessment rights shall terminate upon the occurrence of the first of the following events:



- a. By written notice from the Declarant to the existing Owners of the Declarant's intention to terminate their right to set and manage the Assessments of the Existing Property.
- b. Upon that date which is *sixty (60) days* after at least *fifty percent (50%)* of all lots within the Property have been sold to persons other than the Declarant.

## ARTICLE VIII GENERAL PROVISIONS

**8.01 Binding Effect:** The various restrictive measures and provisions of these covenants and restrictions are declared to constitute mutual equitable servitude for the protection and benefit of each parcel in the Community and of the Owners thereof and for the benefit of the Community as a whole. Each grantee of a conveyance or purchaser under a contract of sale, by accepting a deed or contract of sale, accepts such subject to all of the covenants, conditions and restrictions set forth in this Declaration and specifically agrees to be bound by each and all of them. Furthermore, each such person acknowledges that the area surrounding the property is rural in character and that its present and future uses do and may include farming, aerial spraying, ranching, logging, hunting, fishing, and generally all kinds of outdoor activity, including use of trail or ATV vehicles.

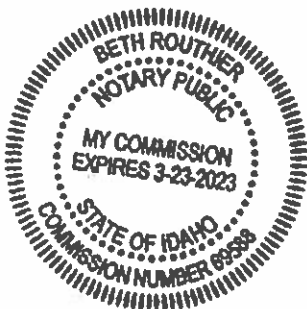
**8.02 Term and Amendment of Declaration:** the covenants, conditions and restrictions of this Declaration shall run with and bind the land for a term of forty (40) years from the date this Declaration is recorded, after which time, they shall be automatically extended for successive periods of ten (10) years. An instrument approved in writing, by not less than two-thirds of the total Owners, may amend this Declaration.

**8.03 Effect of Security Interest:** None of the provisions of this Declaration shall in any way reduce the security of defeat or render invalid the lien of any mortgage or the title held under any deed of trust now or hereafter replaced on any part of the Community. If, however, any portion of the said property is sold under foreclosure of any mortgage or deed of trust or the power of sale therein, the party acquiring title at such foreclosure or sale and his successors shall hold all property so acquired subject to all the terms and conditions hereof.

**8.04 Severability:** Invalidation of any one or more of the covenants, conditions and restrictions contained herein by judgment or otherwise shall in no way affect the validity of any of the other provisions, which shall remain full force and effect.

**8.05 Application of Declaration:** The provisions of this Declaration shall apply to all parts of the Community, where applicable, and not to just the parcels, and shall further apply to all persons (not just the owner) of any part of the Community property. It shall be the responsibility of the owners of the subject parcels within the community to make sure that their guest or tenants, if any, are fully aware of and abide by all of the conditions set forth in this Declaration at all times.

IN WITNESS WHEREOF, said Declarant has executed this Declaration on this First Day of January, 2021.



By: Michael Montford  
Michael Montford, Montford Family Living Trust Trustee

By: Terra Montford  
Terra Montford, Montford Family Living Trust Trustee

*County of ADA, State of Idaho*

*Feb 10, 2021*

*Beth Routhier, Notary of Public*

## PUBLIC IMPROVEMENT BOND

Bond Number: 5426334

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Montford Family Living Trust, as Principal, and Old Republic Surety Company, a corporation organized and doing business and under and by virtue of the laws of the State of Wisconsin and duly licensed to conduct surety business in the State of Idaho, as Surety, are held and firmly bound unto Valley County Idaho in the amount of Twelve Thousand Dollars and no/100 (\$12,000.00) Dollars, for which payment, well and truly to be made, we bond ourselves, our heirs, executors and successors, jointly and severally by these presents.

WHEREAS, the above named Principal has agreed to construct public improvements including drilling of 1 water well with pump for water suppression tank in Donnelly Idaho.

NOW, THEREFORE, The condition of this obligation is such, that if the Principal shall faithfully perform said work pursuant to the Public Improvement Agreement between Valley County Idaho and Principal, then this obligation shall be void; otherwise it shall remain in full force and effect.

No claim, suit or action shall be brought hereunder after the expiration of one (1) year following the date of which Principal ceased work on said Agreement.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact, this 25<sup>th</sup> day of January, 2021.

Montford Family Living Trust

By: 

Old Republic Surety Company

By: Jared Fuhriman

Attorney-in-Fact





# OLD REPUBLIC SURETY COMPANY

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

TERRY FUHRMAN, JOLYNNE COLOMBO, JARED EMERY FUHRMAN, DANIEL BROYLES, OF BOISE, ID

its true and lawful Attorney(s)-in-Fact, with full power and authority, not exceeding \$50,000,000, for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits, asbestos abatement contract bonds, waste management bonds, hazardous waste remediation bonds or black lung bonds), as follows:

### ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This document is not valid unless printed on colored background and is multi-colored. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president, or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER, that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 13TH day of AUGUST, 2019.

  
Assistant Secretary



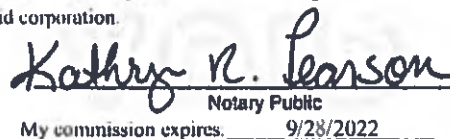
OLD REPUBLIC SURETY COMPANY

  
President

STATE OF WISCONSIN, COUNTY OF WAUKESHA-SS

On this 13TH day of AUGUST, 2019, personally came before me, Alan Pavlic and Kevin Abitz, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say, that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



  
Notary Public  
My commission expires 9/28/2022

### CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked, and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

43-5005



Signed and sealed at the City of Brookfield, WI this 25th day of JAN 2021

  
Assistant Secretary

FUHRMAN INSURANCE AGENCY INC

THIS DOCUMENT HAS A COLORED BACKGROUND AND IS MULTI-COLORED ON THE FACE. THE COMPANY LOGO APPEARS ON THE BACK OF THIS DOCUMENT AS A WATERMARK. IF THESE FEATURES ARE ABSENT, THIS DOCUMENT IS VOID.

## Pyramid Construction and Drilling

219 E Gettysburg St  
Boise, ID 83706 US  
pyramldcnd@gmail.com

### Estimate

ADDRESS  
Michael Montford

ESTIMATE  
DATE

123  
01/18/2021

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
38 ft surface seal		1	2,500.00	2,500.00
6in drilling		35	45.00	1,575.00
6 in well casing		70	20.00	1,400.00
6 in drive shoe		1	85.00	85.00
drilling permit		1	300.00	300.00
5 in well screen 5ft		1	1,250.00	1,250.00
5inx6in packer		1	120.00	120.00
20 gpm well pump install	pump, drop pipe, fittings, control box, submersible wire, install	1	3,000.00	3,000.00

this estimate is based on current market price on materials subject to change at time of acceptance

TOTAL

**\$10,230.00**

Accepted By

Accepted Date



IDAHO DEPARTMENT OF WATER RESOURCES  
WELL DRILLER'S REPORT

## 1. WELL TAG NO. D86873

Drilling Permit No. 894684

Water right or injection well # \_\_\_\_\_

## 2. OWNER Quade Morr

Name Quade Morr

Address 5121 Canary Lane

City Nampa State ID Zip 83687

## 3. WELL LOCATION:

Twp 16 North ☒ or South ☐ Rge 3 East ☒ or West ☐  
Sec 29 NW 1/4 SW 1/4 1/4 1/4

Gov't Lot \_\_\_\_\_ County Valley

Lat 44 41 54 16"N (Deg and Decimal minutes)

Long 116 07 52 88"W (Deg and Decimal minutes)

Address of Well Site 2279 Franks Road

City Donnelly

Lot 2 Blk \_\_\_\_\_ Sub Name Royal Scot Subdivision

City Donnelly

City Donnelly

City Donnelly

City Donnelly

City Donnelly

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City Donnelly

## 12. STATIC WATER LEVEL and WELL TESTS:

Depth first water encountered (ft) 20 Static water level (ft) 35

Water temp (°F) \_\_\_\_\_ Bottom hole temp (°F) \_\_\_\_\_

Describe access point Well Cap

Well test: \_\_\_\_\_ Test method: \_\_\_\_\_

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Pump	Baler	Air	Flowing artesian
25		120	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Water quality test or comments: Good

## 13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp	Water Y	N
10	0	10	Brown Sands & Clays		X
10	10	35	Fine Brown Sands - 10 GPM	X	
10	35	38	Brown Clays		X
6	38	45	Brown Clays		X
6	45	55	Broken Basalts - 20 GPM	X	
6	55	65	Grey Sands & Clays		X
6	65	71	Grey Sands - 25 GPM	X	
6	71	72	Basalts	X	

RECEIVED

NOV 24 2020

WATER RESOURCES  
WESTERN REGION

Completed Depth (Measurable) 72

Date Started 6/30/2020

Date Completed 11/11/2020

## 14. DRILLER'S CERTIFICATION:

I/We certify that all minimum well construction standards were complied with at the time the rig was removed

Company Name Dig Well Idaho, LLC Co No 882

Principal Driller \_\_\_\_\_ Date 11/24/2020

Driller \_\_\_\_\_ Date 11/24/2020

Operator II \_\_\_\_\_ Date \_\_\_\_\_

Operator I \_\_\_\_\_ Date 11/24/2020

Operator I \_\_\_\_\_ Date 11/24/2020

Operator I \_\_\_\_\_ Date 11/24/2020

Operator I \_\_\_\_\_ Date 11/24/2020

Operator I \_\_\_\_\_ Date 11/24/2020

Operator I \_\_\_\_\_ Date 11/24/2020

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Operator I \_\_\_\_\_ Date 11/24/2020

Operator I \_\_\_\_\_ Date 11/24/2020

Operator I \_\_\_\_\_ Date 11/24/2020

Operator I \_\_\_\_\_ Date 11/24/2020

Length of Headpipe 5' Length of Tailpipe \_\_\_\_\_

Packer ☒ Y ☐ N Type 3 Lip K Packer

## 10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

## 11. FLOWING ARTESIAN:

Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG) \_\_\_\_\_

Describe control device \_\_\_\_\_



Michael Montford <michael.montford@vineyardboise.org>

---

## Idaho Power Franks Road Donnelly

1 message

---

Marshall, Paul <PMarshall@idahopower.com>

Mon, Jan 11, 2021 at 12:22 PM

To: Michael Montford <michael.montford@vineyardboise.org>

All of your 7 lots can be served from the existing overhead power line that has been installed within the right-of-way of Franks road. Please let me know if you need any other information. Thanks

Paul Marshall

DISTRIBUTION DESIGNER

Idaho Power

30 W. Lake Fork Rd. | McCall, ID | 83638

Work 208-630-7907

Fax 208-630-7902

### IDAHO POWER LEGAL DISCLAIMER

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**Service Request Number: 00450151****MONTFORD, MICHAEL-FRANKS RD, DONNELLY INSTALL INLINE POLE & 50KVA****Work Order Number: 27563116****Request Type: RS****Rate Sch.: 1****Reply By:****Eng Hours: 00009****Eng Fee Amount(Att98): 684.00****Eng Fee Amount(Att16):****Eng Fee Service Agreement No:****Eng Fee Service Agreement Date:****Customer No:****Feeder: LKFK41V****Service Location: FRANKS RD DONNELLY, ID 83615****Required in Service Date: 3/2/2020****Planning Center/Team: MC CALL****Contact Detail:****CUST MICHAEL T MONTFORD  
4837 LAKE FRONT PL, BOISE ID 83714-1746****208-921-7742****IPCO PAUL MARSHALL****208-630-7907****RFND MICHAEL T MONTFORD  
4837 LAKE FRONT PL, BOISE ID 83714-1746****208-921-7742****Attribute Information****RES/COM****Service Voltage 120/240****Number of Phases 1****KW Motor Load:****Largest Motor****1 Phase KW Demand****3 Phase KW Demand****Vested Int. Connected Load 50KW****Commercial Deposit Amount****SIC Number****No. Of Meters 2****Meter Location****Ct Loc****Primary OH/UG****Service OH/UG OH****Srv Owner****Panel Amp Size 2-200AMP****Service Pole Riser****Description**

**COST QUOTE DOES NOT INCLUDE THE 2" RISER AND UNDERGROUND CABLE COSTS FROM THE POLE TO YOUR METER PANELS. INSTALL INLINE POLE FOR TWO 200AMP PANELS.**

Any changes to the project including but not limited to increases in load, timing of load schedule, location of service, and requested voltage may result in additional charges and/or delay of service. It is necessary to communicate changes as soon as possible.

*Michael Montford* 9/22/20  
Client Signature Date

*Paul Marshall* 9/22/20  
Idaho Power Representative Signature Date

Stay on top of your  
day wherever you go.

Shop

---

## Unlimited Plus

Get 5G Ultra Wideband and the most premium data for your device.

---

**\$30**

Per connected device per line per month with an existing smartphone on an Unlimited plan. Plus taxes & fees. Device alone: the first tablet, hotspot, or jetpack line on the account is \$90. All subsequent lines are \$30.

### Plan features

Unlimited 5G Ultra Wideband ①

Unlimited mobile hotspot (15 GB of 5G Nationwide / 4G LTE data) ①

720p HD-quality streaming on capable tethered devices

---

## Unlimited

Stay connected in more places with all the data you want.

---

**\$20**

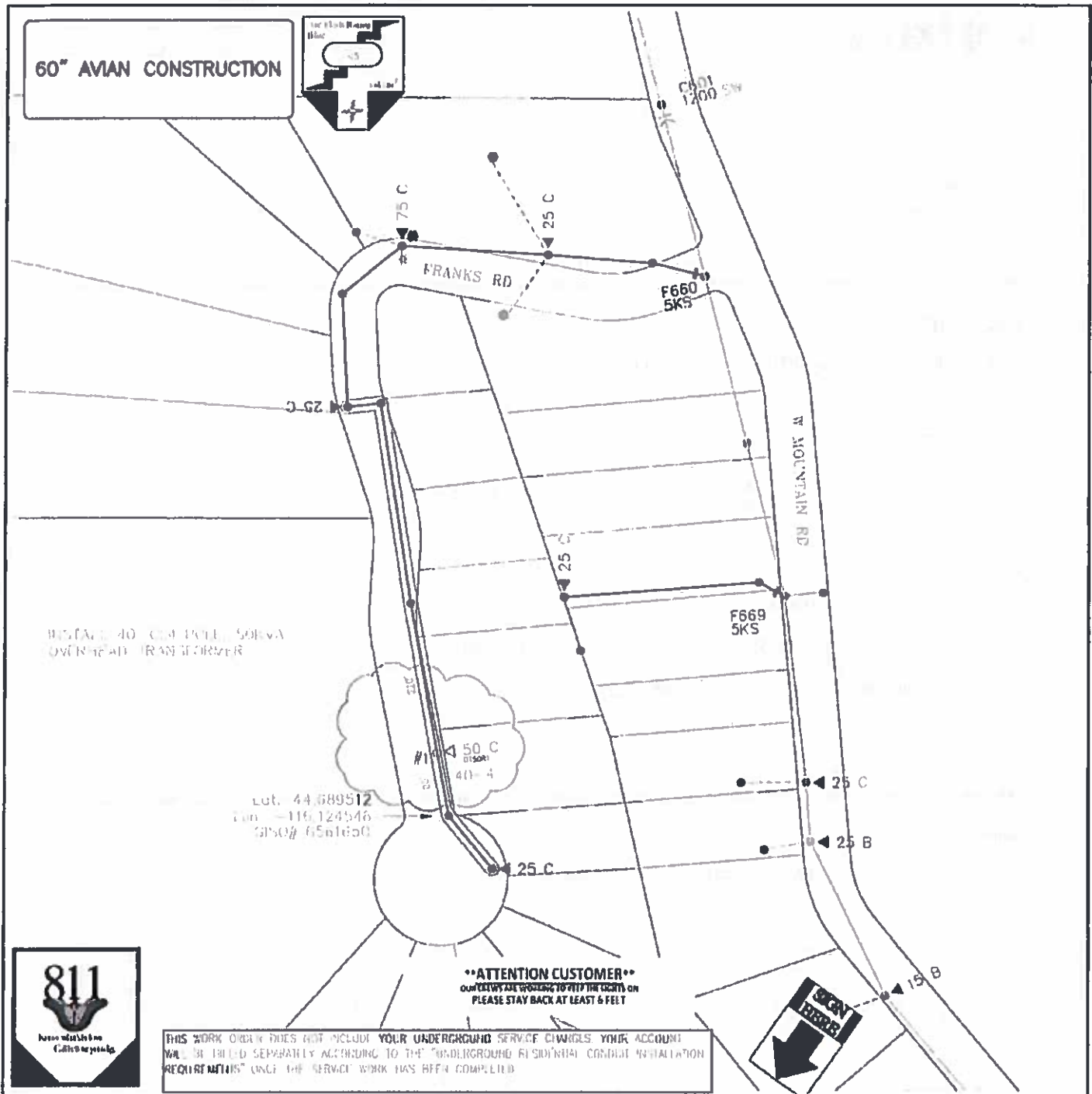
Per connected device per line per month with an existing smartphone on an Unlimited plan. Plus taxes & fees. Device alone: the first tablet, jetpack or hotspot line is \$80. All subsequent lines are \$20.

### Plan features

Unlimited mobile hotspot (15 GB of 5G Nationwide / 4G LTE data) ①

720p HD-quality streaming on capable tethered devices

**Don't need an  
Unlimited plan yet?**



<b>Job Title:</b> MONTFORD, MICHAEL- FRANKS RD, DONNELLY INSTALL 40' INLINE POLE 50KVA TRANS					<b>Customer:</b> <i>Michael Mont</i> <b>Date:</b> <i>10/2/22</i>											
<b>Additional Description:</b> INSTALL 40' CL4 POLE, 50KVA OVERHEAD TRANSFORMER																
<b>Additional Description:</b> WITHIN THE ROW 2-200AMPS																
<b>Feeder Map File Name:</b> LKFK4104			<b>Surveyed or GPS:</b> GPS <b>Joint Use Attachment:</b> NO		<b>FDR By:</b> ---- <b>Date:</b> ----											
<table border="1"> <tr> <td>Qua</td> <td>Twn</td> <td>Rng</td> <td>Sec</td> <td>Mar</td> </tr> <tr> <td>1</td> <td>16N</td> <td>03E</td> <td>29</td> <td>BM</td> </tr> </table>			Qua	Twn	Rng	Sec	Mar	1	16N	03E	29	BM	<b>Pre Built Date:</b> ---- <b>Built as Designed:</b> ----		<b>Design:</b> PWM3252 <b>Design No:</b> 0000145224	
Qua	Twn	Rng	Sec	Mar												
1	16N	03E	29	BM												
<b>State ID</b> County Valley			<b>Construction Date:</b> ---- <b>Operating Voltage:</b> 19.9KV		<b>ArcFM By:</b> ---- <b>Date:</b> ----											
<b>SWPP:</b> ----					<b>Work Order No:</b> 27563116											
IDAHO POWER CO WORK ORDER MAP					SCALE: 1" = 200											
Sheet <u>1</u> of <u>1</u>																



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Broadband Internet Service In

2267 Franks Road, Cascade ID 83611

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Included Data  
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Any

Tip: Try These Fixed Line Alternatives ()

All (1)  
\$55/mth

All Fixed (1)   
\$55/mth

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Sort By Lowest Price



Now

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Sparklight Starter Internet  
Plan 100Mbps

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(/Internet/smartmove-internet-  
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✓ Internet: Download speeds of up to 100Mbps.

Speed  
100 Mbps  
Cable

Data  
300 GB  
Data Included

\$55/mo  
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## Current Search Filters

Providers Prepaid Expiry Remove All Filters

\$963.70 Trench  
\$159.00 Conduit  
\$1,122.70

## Mobile Internet Coverage Maps for Cascade

Unlimited Data, Talk & Text Prepaid and Family Wireless Plans

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**NORTH LAKE RECREATIONAL SEWER & WATER DISTRICT**

**P.O. Box 729 • Donnelly, Idaho 83615**

---

May 28, 2020

Michael Montford  
Montford Family Living Trust  
4837 Lake Front Place  
Garden City, ID 83714

**Re: Treetop Terrace Off Franks Road Conditional "Will Serve" Letter**

Dear Mr. Montford:

The North Lake Recreational Sewer and Water District (District) hereby issues a conditional "will serve" letter for the development of the property known as Treetop Terrace off Franks Rd, Valley County, Idaho. This "will serve" is conditioned upon the developer acquiring the necessary EDU's (equivalent dwelling unit) to serve the development.

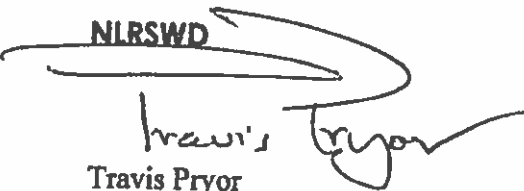
Developer also agrees to the following conditions related to the conditional "will serve" approval:

1. Any construction plans and specifications for the design of sewer facilities to be owned and operated by the District, including all collection lines, will be submitted to the District and the District Engineer for approval prior to commencing construction.

The District will operate the sewer system upon completion and final acceptance of construction and after all fees and District incurred expenses have been paid.

Sincerely,

**NLRSD**

  
Travis Pryor  
District Manager of Operations

cc: File

# NORTH LAKE RECREATIONAL SEWER & WATER DISTRICT

P.O. BOX 729

435 S. ELD LANE

DONNELLY, ID 83615

Phone: 325-8958 Fax 325-5017

## PERMIT FOR SEWER and/or WATER SERVICE/CONNECTION

\*\*\*\*(MUST ALSO GET PLUMBING PERMIT FROM THE STATE OF IDAHO)\*\*\*\*

This form must be completed and approved by the North Lake Recreational Sewer & Water District prior to Valley County Building Department issuing any building permits.

Date of Request: 11-18-20

(District will fill in)  
Account # 20-1650

Name: Montford Family Living Trust  
Last First Middle

Property Owners Mailing Address:

4837 Lakeshore Place  
Garden City, ID 83714

Owners Phone # 208-921-7742

Work Phone # \_\_\_\_\_

Contractors Firm Name:

Phone# \_\_\_\_\_

Contractors Mailing Address:

Contractors Name:

Excavators Name:

Phone# \_\_\_\_\_

DATE EXPECTED TO CONNECT TO DISTRICT SYSTEM: \_\_\_\_\_

### DESCRIPTION OF PROPERTY REQUESTING SERVICE:

Name of Subdivision:	<u>25.14 Acres Tax # 6,11,12,13,14,15 SW4 SW4; S29 T16N R3E</u>
Street Address:	<u>FRANKS ROAD</u>
Lot #	Block #

### THE DISTRICT REQUIRES USE OF SCHEDULE 40 PVC OR ABS(BLACK) SEWER PIPE & FITTINGS & A BACKFLOW PREVENTER

Signature of Applicant:	<u>X Michael Montford</u>	Date: <u>11-18-2020</u>
-------------------------	---------------------------	-------------------------

District Approval:	<u>Annandouh</u>	Date: <u>11-18-2020</u>
--------------------	------------------	-------------------------

Payment of Sewer Service Availability Fee	<u>\$ 6000.00 x 6 = 36000.00</u>	Date: <u>11-18-2020</u>
---	----------------------------------	-------------------------

Payment of Water Service Availability Fee	<u>\$</u>	Date: _____
---	-----------	-------------

Payment of Interceptor Fee-Sewer/Water	<u>\$ 1500.00 x 6 = 9000.00</u>	Date: <u>11-18-2020</u>
--	---------------------------------	-------------------------

Payment of Late Comers Fee-Sewer/Water	<u>\$</u>	Date: _____
--	-----------	-------------

Payment of Inspection fee-Sewer	<u>\$ 45.00 x 6 = 270.00</u>	Date: <u>11-18-2020</u>
---------------------------------	------------------------------	-------------------------

Payment of Inspection fee-Water	<u>\$</u>	Date: _____
---------------------------------	-----------	-------------

MISC:	<u>\$</u>	Date: _____
-------	-----------	-------------

TOTAL OF ALL FEES OWING:	<u>\$ 45270.00 pd ck# 2706</u>	
--------------------------	--------------------------------	--

All fees must be paid at time of permit

Tamarack Water Connections must include a PRV VALVE installed ahead of water meter (to be purchased from District)

PLEASE CONTACT THE DISTRICT BEFORE DIGGING TO VERIFY LOCATION OF SERVICE STUB.

There is an inspection required by the District at time of hookup

\*\*\*The property owner/contractor must notify the District (24 hours) prior to requested inspection\*\*\*

TRENCH TO REMAIN OPEN UNTIL INSPECTED BY STATE OF IDAHO & THE DISTRICT

## Application for Service

In submitting this application I am affirming that I am an owner of the Subject Property or owners representative and I am requesting that sewer/water service be provided to the Subject Property from the North Lake Recreational Sewer and Water District. In submitting this application, I agree to pay all fees applicable to the term of use and agree to abide by the "District's" Rules and Regulations as adopted or amended from time to time.

While the Sewer System's Rules and Regulations provide more detail, I understand that my use of the System is limited to the disposal of domestic wastewater and sewage, which is generated at the Subject Property. Additionally, I understand that I am not permitted to allow water to continually enter the System, any time during the year, as a method to prevent pipes on the Subject Property from freezing or otherwise (the System is not designed to handle continual drainage), I also shall not use the District System to dewater said property from high water table or spring run off.

It is also specifically noted that the District is entitled to place metering equipment on the Subject Property if deemed desirable by the District to monitor compliance with the District's Rules and Regulations.

**Any additional dwelling units (ADU's) require another separate connection to the District's sewer & water system and must pay appropriate fees to connect.**

While the Water System's Rules and Regulations provide more detail, I understand that my use of the Water System is limited to domestic water use and shall only be used for watering property on a normal basis. Also, as stated in the above paragraph the use of leaving water run to prevent pipes from freezing is prohibited.

Service Availability Fees (connection fees)/Interceptor Fees/Late Comers Fees/Inspection Fees/O&M Fees may be changed periodically at the discretion of North Lake Recreational Sewer & Water District.

I acknowledge if Non-Payment of Fees occurs for Sewer/Water bills/L.I.D. Assessments, the District Rules and Regulations & Idaho State Code gives the District the right to lien said property through the Valley County Tax Collector.

I understand that this Application for Service is not a guarantee that water and/or sewer service will be available at the time that I request a building occupancy permit from Valley County. I agree to withhold physical connection to the water and sewer system until the following occurs:

1. Construction of both the water system and the sewer system has been completed to the District's satisfaction;
2. Both the Sewer and Water systems have passed all District/IDEQ/State of Idaho inspection and testing requirements;
3. The District has received IDEQ approval to operate the systems (if applicable) and has accepted ownership of the systems.

Physical connection to the sewer system is defined as a continuous sewer service line providing unobstructed, free flow of building wastewater from the building fixtures to the gravity sewer pipe. Physical connection to the water system is defined as the installation of a water meter or other approved device in the water meter pit that permits unobstructed water flow from the water main to the building water piping.

I agree to instruct the building contractor to leave separation of at least two (2) feet in the sewer service line until the three conditions listed above have been met. I further agree to instruct the building and/or plumbing contractor to refrain from making physical connection to the water system until the three conditions listed above have been met. I understand that failure to abide by this agreement will subject me to fines and/or liens on the Subject Property.

By affixing my signature below, I acknowledge and accept the terms and conditions set forth above and also agree to comply with all District Rules & Regulations.

**MONTHLY BILLING FOR DISTRICT OPERATION AND MAINTENANCE SEWER & WATER CHARGES BEGIN IMMEDIATELY UPON CONNECTION TO THE SEWER OR INSTALLATION OF A WATER METER.**

X Michael Montt  
Signature (Owner)

11-18-2020  
Date

\_\_\_\_\_  
Signature (Owners Representative)

\_\_\_\_\_  
Date

**The District is not responsible or liable for ANY sewer, water or step-tank connections on the owners property.**

X Michael Montt  
Signature (Owner) or (Owners Representative)

11-18-2020  
Date



# NORTH LAKE RECREATIONAL SEWER & WATER DISTRICT

P.O. BOX 729

435 S. ELD LANE

DONNELLY, ID 83615

Phone: 325-8958 Fax 325-5017

## PERMIT FOR SEWER and/or WATER SERVICE/CONNECTION

\*\*\*\*(MUST ALSO GET PLUMBING PERMIT FROM THE STATE OF IDAHO)\*\*\*\*

This form must be completed and approved by the North Lake Recreational Sewer & Water District prior to Valley County Building Department issuing any building permits.

Date of Request: 10-5-20

(District will fill in)  
Account # 10-1050

Name: Montford Family Living Trust  
Last First Middle

Property Owners Mailing Address:

% Michael + Terra Montford

Owners Phone # 208-921-7742

Work Phone #

Contractors Firm Name:

Phone#

Contractors Mailing Address:

Contractors Name:

Excavators Name: Steve - OK Gravel

Phone# 315-4690

DATE EXPECTED TO CONNECT TO DISTRICT SYSTEM: Thurs 10/8/2020

### DESCRIPTION OF PROPERTY REQUESTING SERVICE:

Name of Subdivision:	<u>25.114 ac. on Franks Rd</u>
Street Address:	Lot # Block #

### THE DISTRICT REQUIRES USE OF SCHEDULE 40 PVC OR ABS(BLACK) SEWER PIPE & FITTINGS & A BACKFLOW PREVENTER

Signature of Applicant:	<u>Michael Montford</u>	Date:	<u>10/5/20</u>
District Approval:		Date:	

Payment of Sewer Service Availability Fee	\$	Date:	
Payment of Water Service Availability Fee	\$	Date:	
Payment of Interceptor Fee-Sewer/Water	\$	Date:	
Payment of Late Comers Fee-Sewer/Water	\$	Date:	
Payment of Inspection fee-Sewer	\$ <u>45.00</u>	Date:	<u>10-5-20 CB</u>
Payment of Inspection fee-Water	\$	Date:	
MISC	\$	Date:	
TOTAL OF ALL FEES OWING:	\$		

All fees must be paid at time of permit

Tamarack Water Connections must include a PRV VALVE installed ahead of water meter (to be purchased from District)

PLEASE CONTACT THE DISTRICT BEFORE DIGGING TO VERIFY LOCATION OF SERVICE STUB.

There is an inspection required by the District at time of hookup

\*\*\*The property owner/contractor must notify the District (24 hours) prior to requested inspection\*\*\*

TRENCH TO REMAIN OPEN UNTIL INSPECTED BY STATE OF IDAHO & THE DISTRICT

## Application for Service

In submitting this application I am affirming that I am an owner of the Subject Property or owners representative and I am requesting that sewer/water service be provided to the Subject Property from the North Lake Recreational Sewer and Water District. In submitting this application, I agree to pay all fees applicable to the term of use and agree to abide by the "District's" Rules and Regulations as adopted or amended from time to time.

While the Sewer System's Rules and Regulations provide more detail, I understand that my use of the System is limited to the disposal of domestic wastewater and sewage, which is generated at the Subject Property. Additionally, I understand that I am not permitted to allow water to continually enter the System, any time during the year, as a method to prevent pipes on the Subject Property from freezing or otherwise (the System is not designed to handle continual drainage). I also shall not use the District System to dewater said property from high water table or spring run off.

It is also specifically noted that the District is entitled to place metering equipment on the Subject Property if deemed desirable by the District to monitor compliance with the District's Rules and Regulations.

**Any additional dwelling units (ADU's) require another separate connection to the District's sewer & water system and must pay appropriate fees to connect.**

While the Water System's Rules and Regulations provide more detail, I understand that my use of the Water System is limited to domestic water use and shall only be used for watering property on a normal basis. Also, as stated in the above paragraph the use of leaving water run to prevent pipes from freezing is prohibited.

Service Availability Fees (connection fees)/Interceptor Fees/Late Comers Fees/Inspection Fees/O&M Fees may be changed periodically at the discretion of North Lake Recreational Sewer & Water District.

I acknowledge if Non-Payment of Fees occurs for Sewer/Water bills/L.I.D. Assessments, the District Rules and Regulations & Idaho State Code gives the District the right to lien said property through the Valley County Tax Collector.

I understand that this Application for Service is not a guarantee that water and/or sewer service will be available at the time that I request a building occupancy permit from Valley County. I agree to withhold physical connection to the water and sewer system until the following occurs:

1. Construction of both the water system and the sewer system has been completed to the District's satisfaction;
2. Both the Sewer and Water systems have passed all District/IDEQ/State of Idaho inspection and testing requirements;
3. The District has received IDEQ approval to operate the systems (if applicable) and has accepted ownership of the systems.

Physical connection to the sewer system is defined as a continuous sewer service line providing unobstructed, free flow of building wastewater from the building fixtures to the gravity sewer pipe. Physical connection to the water system is defined as the installation of a water meter or other approved device in the water meter pit that permits unobstructed water flow from the water main to the building water piping.

I agree to instruct the building contractor to leave separation of at least two (2) feet in the sewer service line until the three conditions listed above have been met. I further agree to instruct the building and/or plumbing contractor to refrain from making physical connection to the water system until the three conditions listed above have been met. I understand that failure to abide by this agreement will subject me to fines and/or liens on the Subject Property.

By affixing my signature below, I acknowledge and accept the terms and conditions set forth above and also agree to comply with all District Rules & Regulations.

**MONTHLY BILLING FOR DISTRICT OPERATION AND MAINTENANCE SEWER & WATER CHARGES BEGIN IMMEDIATELY UPON CONNECTION TO THE SEWER OR INSTALLATION OF A WATER METER.**

  
Signature (Owner)

10/5/20  
Date

\_\_\_\_\_  
Signature ( Owners Representative)

\_\_\_\_\_  
Date

**The District is not responsible or liable for ANY sewer, water or step-tank connections on the owners property.**

  
Signature (Owner) or (Owners Representative)

10/5/20  
Date



**Public Health**  
Prevent. Promote. Protect.

## Application for Subdivision/Land Development Review

In Valley, Elmore, Boise and  
Ada Counties contact Central  
District Health for fee  
information.  
208 327-7499  
cdh.idaho.gov

### Idaho Public Health Districts

Developer/Applicant Name: Michael Montford

Phone #: (208) 921-7742 Fax#: \_\_\_\_\_

Mailing Address: 4837 N. Lake Front Place Garden City ID 83714

Street/P.O. Box City State Zip

E-mail address: mtmontford@gmail.com

Name of Subdivision: Treetop Terrace Subdivision

City: Donnelly County: Valley

Location of Subdivision: \_\_\_\_\_

Legal Description: SW 1/4 of the SW 1/4 of Section 29 Township 16 North Range 3 East

Parent Parcel Number of Site RP16N03E296085

Property Owner (if different): \_\_\_\_\_

Phone #: \_\_\_\_\_ Fax#: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Street/P.O. Box City State Zip

E-mail address: \_\_\_\_\_

Engineer Firm: Alpha Omega Engineering (208) 322-5250 7564

Name Phone License #

Mailing Address: 818 La Cassia Dr. Boise ID 83705

Street/P.O. Box City State Zip

E-mail address: mike@aoengineering.com Fax#: \_\_\_\_\_

Surveyor: Robert Fodrea (208) 382-4902 5618

Name Phone License #

### Land

Acres 25.11 Total # Lots 7 Buildable 7 Non-buildable 0

Minimum Lot Size in Acres 2.48 Average Lot Size in Acres 3.59

### Water

Type of Water: ☒ Private Water ☐ Shared Well (Non-Public) ☐ Public Water System  
Water Supply: ☐ Surface Water ☒ Ground Water

If Public Water System, services provided by: \_\_\_\_\_

### Sewer

Type of sewage disposal system: ☐ Individual Septic ☒ Municipal Sewer  
☐ Central Septic &/or LSAS Septic (>2 dwellings or 2500gpd)

If municipal sewer, services provided by: Northlake Recreational Sewer and Water District

Type of Plat: ☒ Residential ☐ Commercial ☐ Industrial  
Location: ☐ City ☒ County ☐ Impact Zone

Directions: 1. Start at the corner of Main St. and E. Roseberry Rd. In Donnelly. 2. Head west on E. Roseberry Rd. for 1.8 miles

2. Turn left onto Forest 427 and continue for 2 miles. 3. Turn left onto W. Mountain Rd. and continue for 1.7

miles. 4. Turn right onto Franks Rd.

### Stormwater (Check only what applies) (See Drainage Analysis dated 1/8/21)

Type of Disposal: ☐ Shallow Injection Wells (drywells) ☐ Grassy Swale ☒ N/A

Service for: ☐ Street ☒ Street and Lots ☐ Other ☐ N/A

(Ada County only) Are the shallow injection wells in ACHD right-of-way: ☐ Yes ☐ No

- If the well is in an ACHD right-of-way the application is submitted to IDWR (fees are not collected for ACHD right-of-way SIW's)
- If the well is in the City of Boise (not ACHD right-of-way) the application and fee is submitted to the City of Boise
- If the well is in Ada County (not ACHD right-of-way or City of Boise) the application and fee is submitted to CDH

### Chemical/Hazardous Materials (Commercial or Industrial Subdivisions Only)

Are chemicals or petroleum products likely to be stored/handled/used at these sites? ☐ Yes ☒ No ☐ N/A  
If yes, please explain: \_\_\_\_\_

Applicant Signature: Michael M. [Signature] Date: 02/20/2021

### This Section for Official Use only

If on-site sewage disposal systems used; date predevelopment meeting held with District (if required):

Date of Meeting: \_\_\_\_\_

Application Date _____	Fee \$ _____
Subdivision # _____	Receipt # _____

Sanitary Restrictions: ☐ In-Force ☐ Satisfied ☐ See Attached Letter

Signature: \_\_\_\_\_ EHS #: \_\_\_\_\_ Date: \_\_\_\_\_

Receipt: 44181  
Reference No:  
Authorization No: 44717358

Payment Date: 01/21/2021  
CDHD - McCall

703 N. 1st St.  
Mc Call, ID 83638  
(208)630-8001



Michael Montford  
4837 N Lake Front Place  
Garden City ID 83714

Fee Code	Description	Service Date	Amount Charged	Amount Paid	Transaction Balance
0011	0011 - Central Services : Subdivision No 5482	01/21/2021	\$205.00	\$205.00	
			\$205.00	\$205.00	

Refund Policy: Requests for refunds must be made within one year of date of payment. Refunds will be made for the amount of fee received less the cost of staff time spent on the application up to the date of request for refund. If the cost of staff time exceeds the amount of fee paid, no refund will be made.



**Job** Franks Rd Excavation (Half Drive)  
**Date** September 22, 2020  
**Owner** Michael Montford (208) 921-7742  
**Email** [mtmontford@gmail.com](mailto:mtmontford@gmail.com)  
**Billing** #, City, State, Zip

**Estimator** Steven Wright; (208) 315-4690 [swright@okgravelworks.com](mailto:swright@okgravelworks.com)

Item #	Activity	Units	Quantity	Unit Price	Price
1	Mobilization	LS	1.00	\$1,317.80	\$1,317.80
2	Clear and Grub	LS	1.00	\$792.00	\$792.00
3	Excavate for Water Tank	LS	1.00	\$319.00	\$319.00
4	Place and Backfill Tank	LS	1.00	\$1,754.46	\$1,754.46
5	Install Culvert	LS	1.00	\$1,310.88	\$1,310.88
6	Subgrade Driveway	LS	1.00	\$2,068.00	\$2,068.00
7	Place 3/4" Roadmix	Ton	48.00	\$26.31	\$1,262.88
8	Dig Trench For Power	LF	210.00	\$4.59	\$963.90
9	Excavate for Sewer Stub	LS	1.00	\$1,573.00	\$1,573.00
10		LS	1.00	\$0.00	\$0.00
11		LS	1.00	\$0.00	\$0.00
12		LS	1.00	\$0.00	\$0.00
13		LS	1.00	\$0.00	\$0.00
14		LS	1.00	\$0.00	\$0.00

**\$11,361.92**

*Quote is Good for 30 days*

*This Quote is an estimate of the Cost to build this project.*

*Billing will reflect Actual Quantities at the Quoted Unit Price.*

**Not Included in Quote:**

*Repair of Un-Marked Utilities*

*More than One Mob*

*Rock Excavation/Blasting*

**TERMS:** *Progress payments for work completed the previous month will be received by the 10th of each month.*

*Signed copy returned to O-K Gravel Works will make this a legal contract for performance of above work.*

*Please Sign and Return by Fax (208-382-3849) or Email ([swright@okgravelworks.com](mailto:swright@okgravelworks.com))*

**Authorized Signature**

**Date**



**Job** Franks Rd .2 Mile Section  
**Date** May 28, 2020  
**Owner** Michael Montford (208) 921-7742  
**Email**  
**Billing** #, City, State, Zip

**Estimator** Steven Wright; (208) 315-4690 swright@okgravelworks.com

Item #	Activity	Units	Quantity	Unit Price	Price
1	Mobilization	LS	1.00	\$699.60	\$699.60
2	Subgrade	LS	1.00	\$363.00	\$363.00
3	Install 3/4" Roadmix (900'x22'x4")	Ton	330.00	\$21.38	\$7,055.40
4		LS	1.00	\$0.00	\$0.00
5		LS	1.00	\$0.00	\$0.00
6		LS	1.00	\$0.00	\$0.00
7		LS	1.00	\$0.00	\$0.00
8		LS	1.00	\$0.00	\$0.00
9		LS	1.00	\$0.00	\$0.00
10		LS	1.00	\$0.00	\$0.00
11		LS	1.00	\$0.00	\$0.00
12		LS	1.00	\$0.00	\$0.00
13		LS	1.00	\$0.00	\$0.00
14		LS	1.00	\$0.00	\$0.00

**\$8,118.00**

*Quote is Good for 30 days*

*This Quote is an estimate of the Cost to build this project.*

*Billing will reflect Actual Quantities at the Quoted Unit Price.*

**Not Included in Quote:**

*Repair of Un-Marked Utilities*

*More than One Mob*

*Rock Excavation/Blasting*

**TERMS:** *Progress payments for work completed the previous month will be received by the 10th of each month.*

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**Date**