

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT:	C.U.P. 21-38 Jug Mountain Ranch P.U.D. 97-1 – Phase 3 Village South – Extension Request
MEETING DATE:	December 11, 2025
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	Jug Mountain Ranch LLC and Carey Real Estate Management LLC David John Carey II, Manager, PO Box 2332, McCall, ID 83638
REPRESENTATIVE:	Amy K. Holm, Millemann, Pemberton & Holm LLP PO Box 1066, McCall, ID 83638
ENGINEER	Crestline Engineers PO Box 2330, McCall, ID 83638
SURVEYOR:	Ralph Miller, Secesh Engineering P.O. Box 70, McCall, ID 83638
LOCATION:	Part of Jug Mountain Ranch Planned Unit Development Block 3, Phase 2, and a portion of RP17N04E063004 in the SW ¼ Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho
SIZE:	3.33 acres
REQUEST:	Extension of Approval for a Single-Family Residential Subdivision

Jug Mountain Ranch LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval that expire on December 21, 2025.

Preliminary plat approval was for 8 single-family residential lots plus 1.48 acres of open space. The Jug Mountain Ranch central sewer and central water systems will be used. The main water and sewer lines are in place. Lots will be accessed from Jug Mountain Ranch Road, a private road, onto Farm-to-Market Road, a public road.

Idaho Department of Environmental Quality (DEQ) is requiring the implementation of improvements to a Wastewater Facilities Plan approved in January 2023, to the extent necessary to increase the capacity. This requirement was imposed due to new rules requiring testing for phosphorus in the sewer facility, which was not previously a requirement, and which reduced the approved equivalent dwelling units (EDUs) for the existing system.

Jug Mountain Ranch Planned Unit Development consists of 1,430 acres of which 1,104 acres are planned for platted recreation and open space, including the 18-hole golf course. The development is occurring in phases. Buildout will allow 325 residential and mixed residential units. The density approved in C.U.P. 04-34 includes commercial uses, plus 125 residential lots;

Staff Report

C.U.P. 21-38 Jug Mountain Ranch P.U.D. 97-1 – Phase 3 Village South – Extension Request

Page 1 of 2

26 lots were platted in Phase 3A and 12 lots were platted in 3B. This extension request would not change approved uses or density.

FINDINGS:

1. Approval of C.U.P. 21-38 and the preliminary plat was effective December 21, 2021. Recorded conditional use permit is attached.
2. On November 9, 2023, the PZ Commission approved a two-year extension to December 21, 2025. Minutes are attached.
3. An extension request was submitted on October 27, 2025.
4. Legal notice was posted in the *Star News* on November 20, 2025, and November 26, 2025. The applicant was notified by letter on November 10, 2025. Potentially affected agencies were notified on November 10, 2025. Property owners within 300 feet of the property line were notified by fact sheet sent November 10, 2025. The notice was posted online at www.co.valley.id.us on November 10, 2025. The site was posted on November 18, 2025.
5. Agency comment received regarding extension:

Brent Copes, Central District Health, stated CDH has no record of the Jug Mountain Ranch Phase 3 Village South Subdivision. A subdivision application, payment, and engineering report are required. No objection to a two-year extension. (November 26, 2025)

6. Public comment received: *none*

STAFF COMMENTS / QUESTIONS:

1. The applicant did submit the required update for PUD 97-1 Jug Mountain Ranch on October 16, 2024. (attached).

ATTACHMENTS:

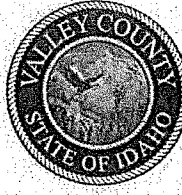
- Conditional Use Permit 21-38, Instrument #446867
- Location Maps
- Aerial Map
- Assessor Plat – T.17N R.4E Section 6
- Google Maps - Aerial View
- Google Maps -Street View
- Photos taken November 18, 2023
- Approved Preliminary Plat
- Approved Site Plan
- Relevant PZ Commission Meeting Minutes – November 9, 2023; December 9, 2021
- Responses
- Extension Request
- 2024 Update for PUD 97-1 Jug Mountain Ranch

END OF STAFF REPORT

Staff Report

Valley County Planning and Zoning

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



Instrument # 446867
VALLEY COUNTY, CASCADE, IDAHO
12-22-2021 10:04:45 AM No. of Pages: 2
Recorded for : P&Z
DOUGLAS A. MILLER [Record Fee: \$100]
Ex-Officio Recorder Deputy
Index to: COUNTY MISC

CONDITIONAL USE PERMIT N O. 21-38 Phase 3 Village South Jug Mountain Ranch Planned Unit Development

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

Property Location: The site is 3.33 acres in a portion of Jug Mountain Ranch Planned Unit Development Block 3, Phase 2, and a portion of RP17N04E063004 in the SW ¼ Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of December 9, 2021. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 21-38 with Conditions for establishing an eight lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is December 21, 2021.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat for shall be recorded within two years or this permit will be null and void.
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. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
7. Must bury conduit for fiber optics with utilities.
8. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation.
9. A private road declaration is required.
10. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
11. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
12. All lighting must comply with the Valley County Lighting Ordinance.
13. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
14. Base Flood Elevations must be determined and published through a Letter of Map Revision prior to recordation of the final plat.
15. Shall work with the Valley County Road Director to determine if the original Road Development Agreement needs to be amended and whether improvements should be required for E. Lake Fork RD and/or Farm to Market RD.
16. The following note shall be placed in the notes on the face of the final plat:
"The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."

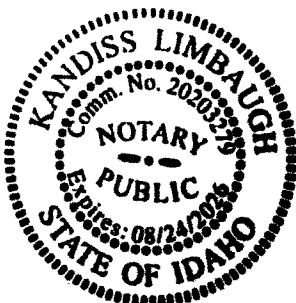
END CONDITIONAL USE PERMIT

Date December 21, 2021

Approved by Cynda Herrick

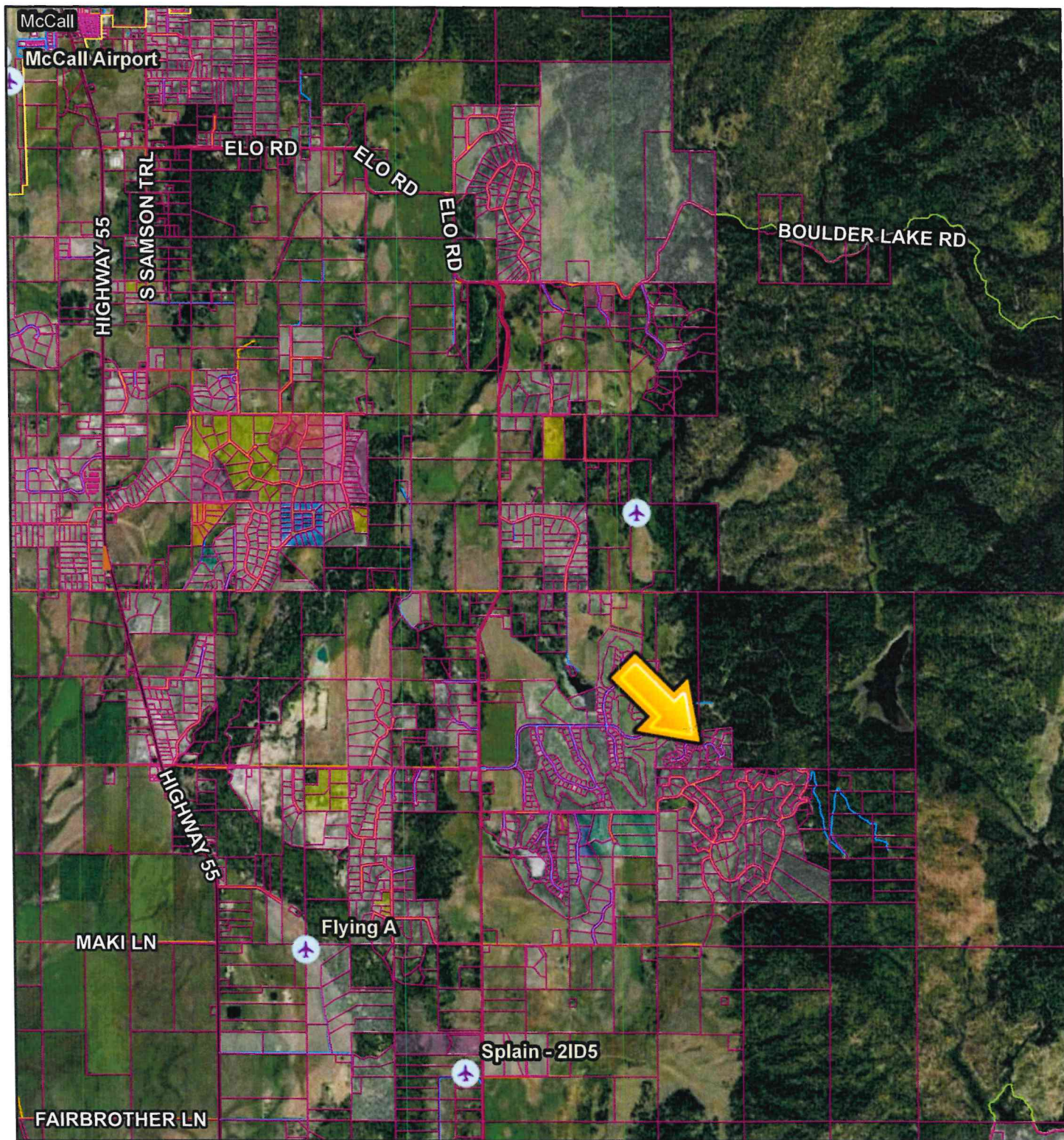
On this 21 day of December, 2021, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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











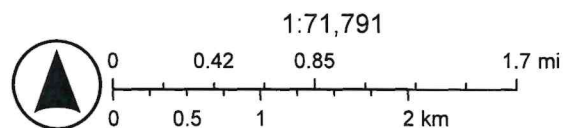
Kandiss Limbaugh
Notary Public
Residing at:
Commission Expires:

C.U.P. 21-38 - Location Map



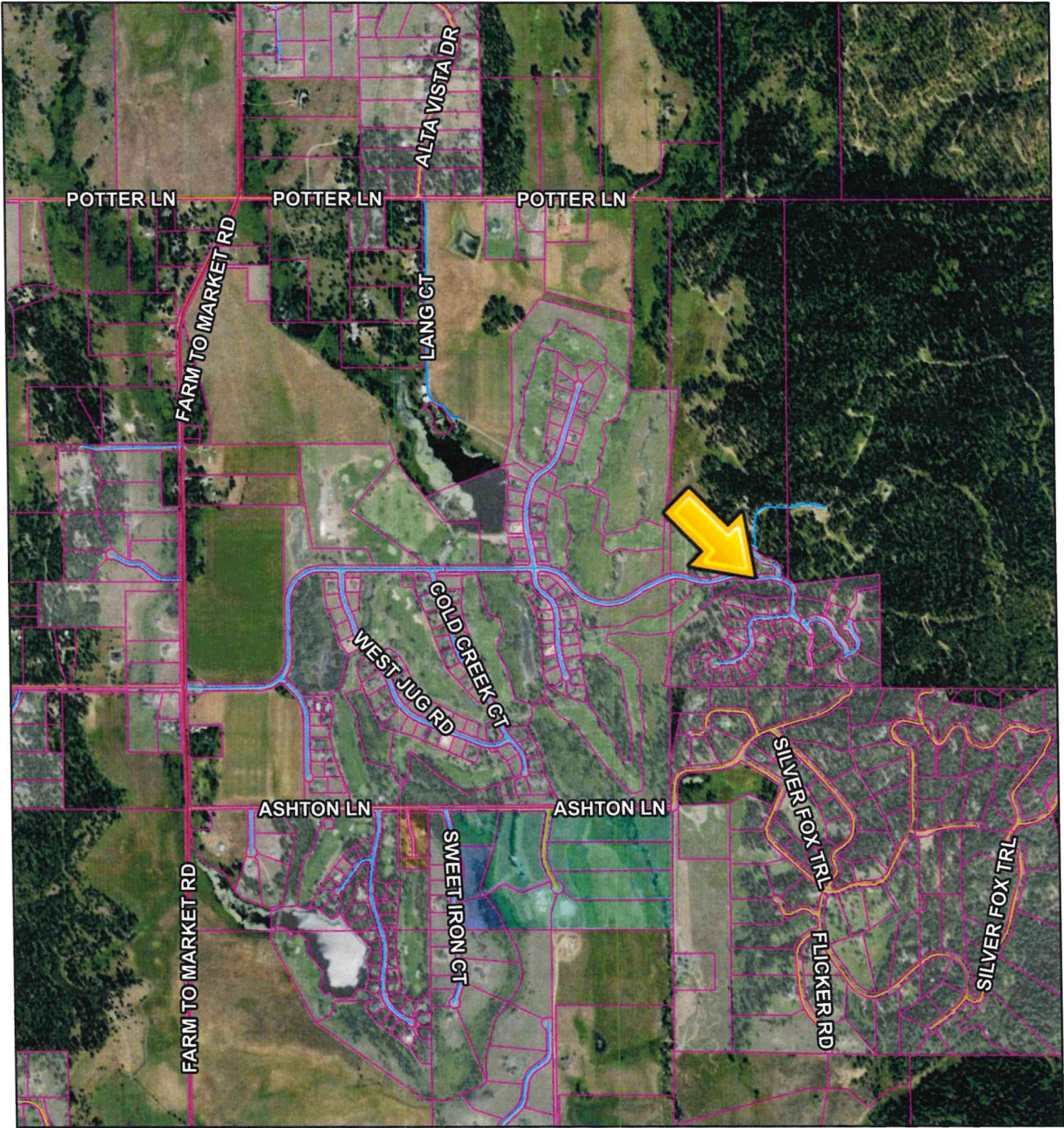
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- | | |
|---|---|
|  Airstrips |  COLLECTOR |
|  Municipalities |  URBAN/RURAL |
|  Parcel Boundaries |  USFS |
| Roads |  PRIVATE |
|  MAJOR | OTHER |



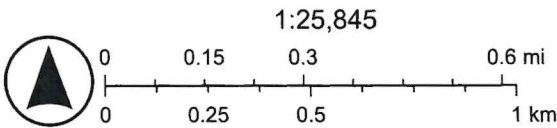
Earthstar Geographics

C.U.P. 21-38 - Location Map 2



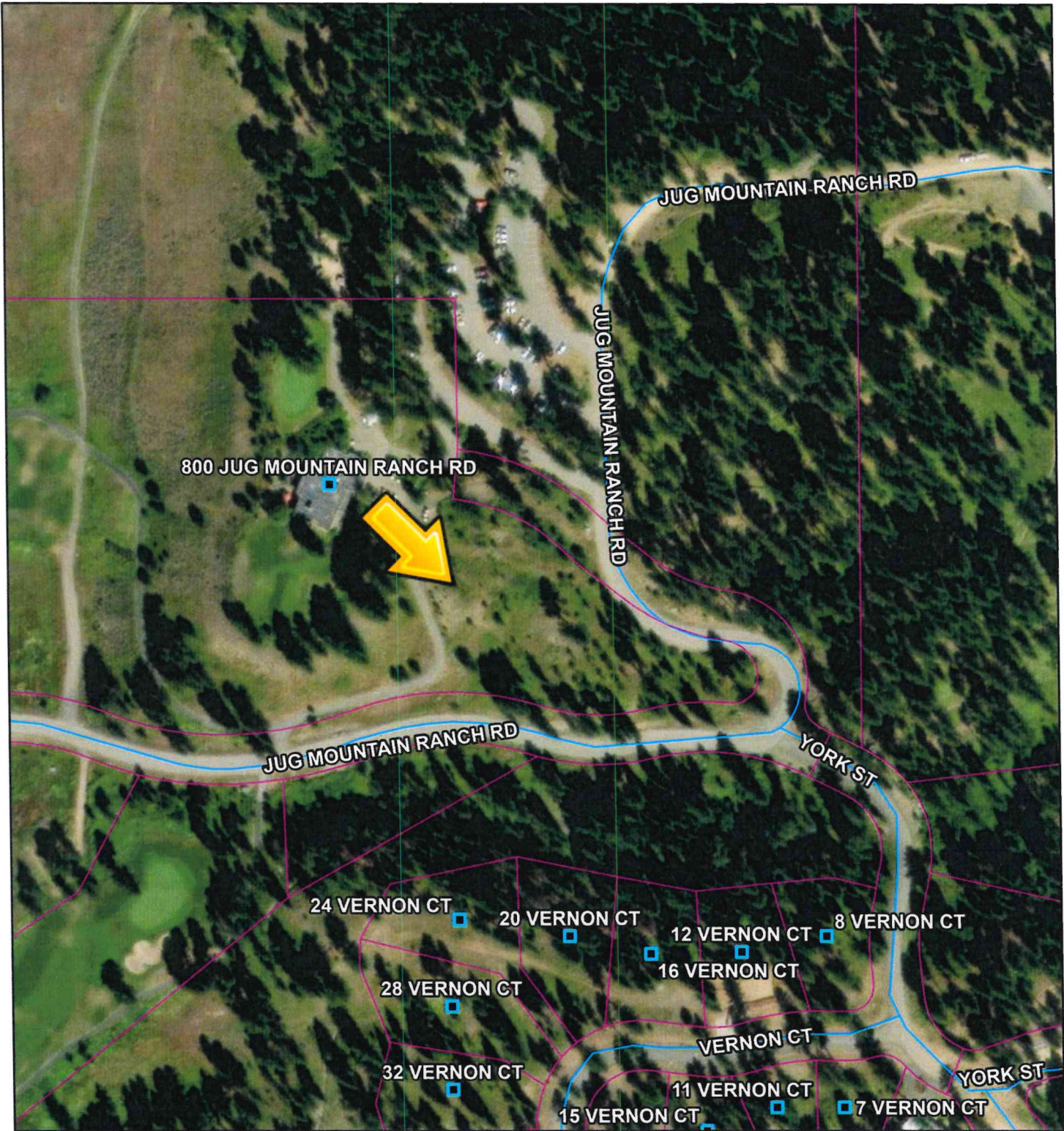
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- Parcel Boundaries
- Roads
 - COLLECTOR
 - URBAN/RURAL
 - PRIVATE



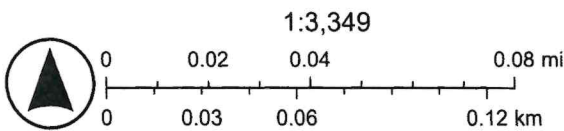
Vantor

C.U.P. 21-38 - Aerial map



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- Address Points
- Parcel Boundaries
- Roads
- PRIVATE



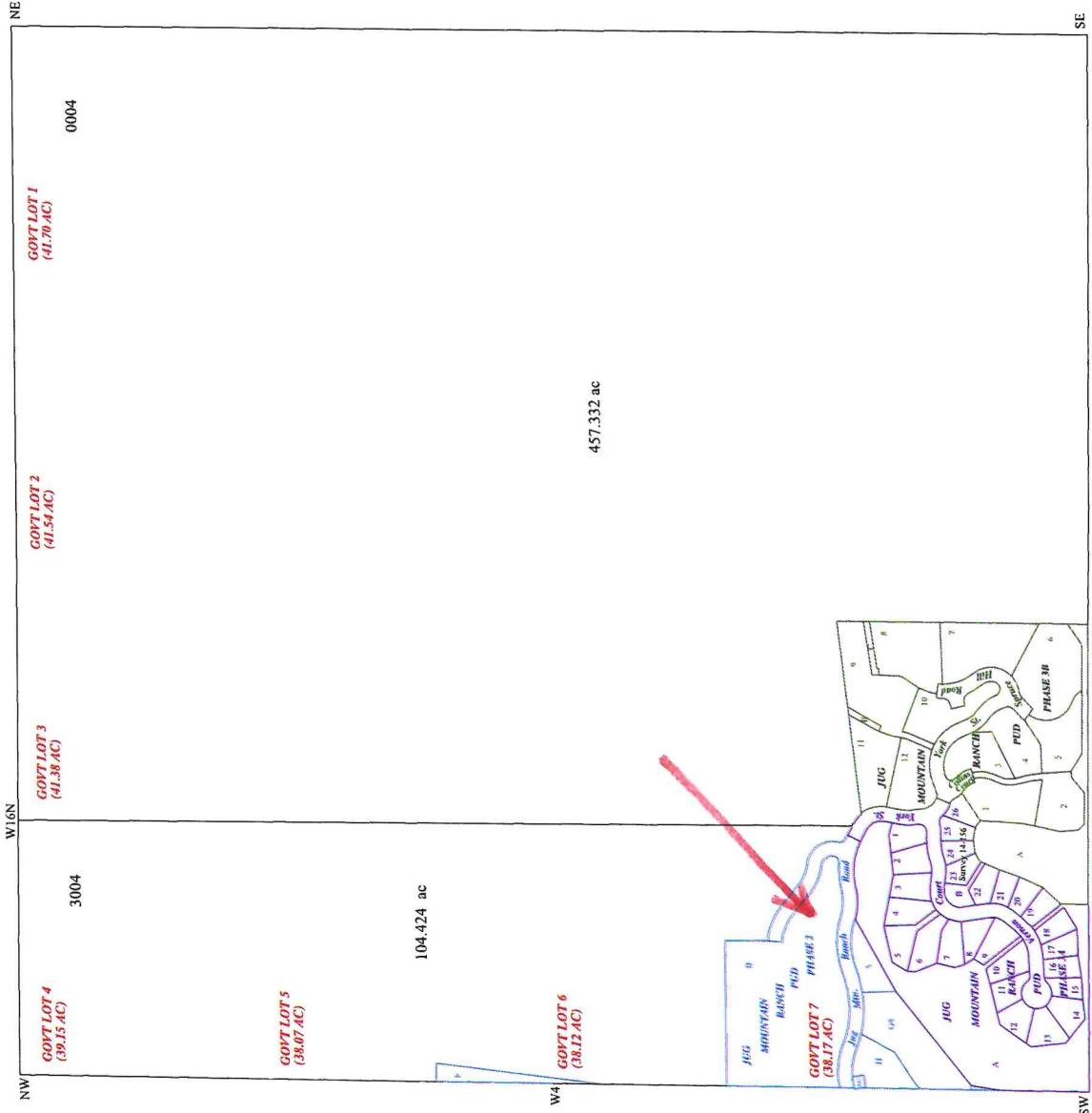
Vantor

PLAT TITLE

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

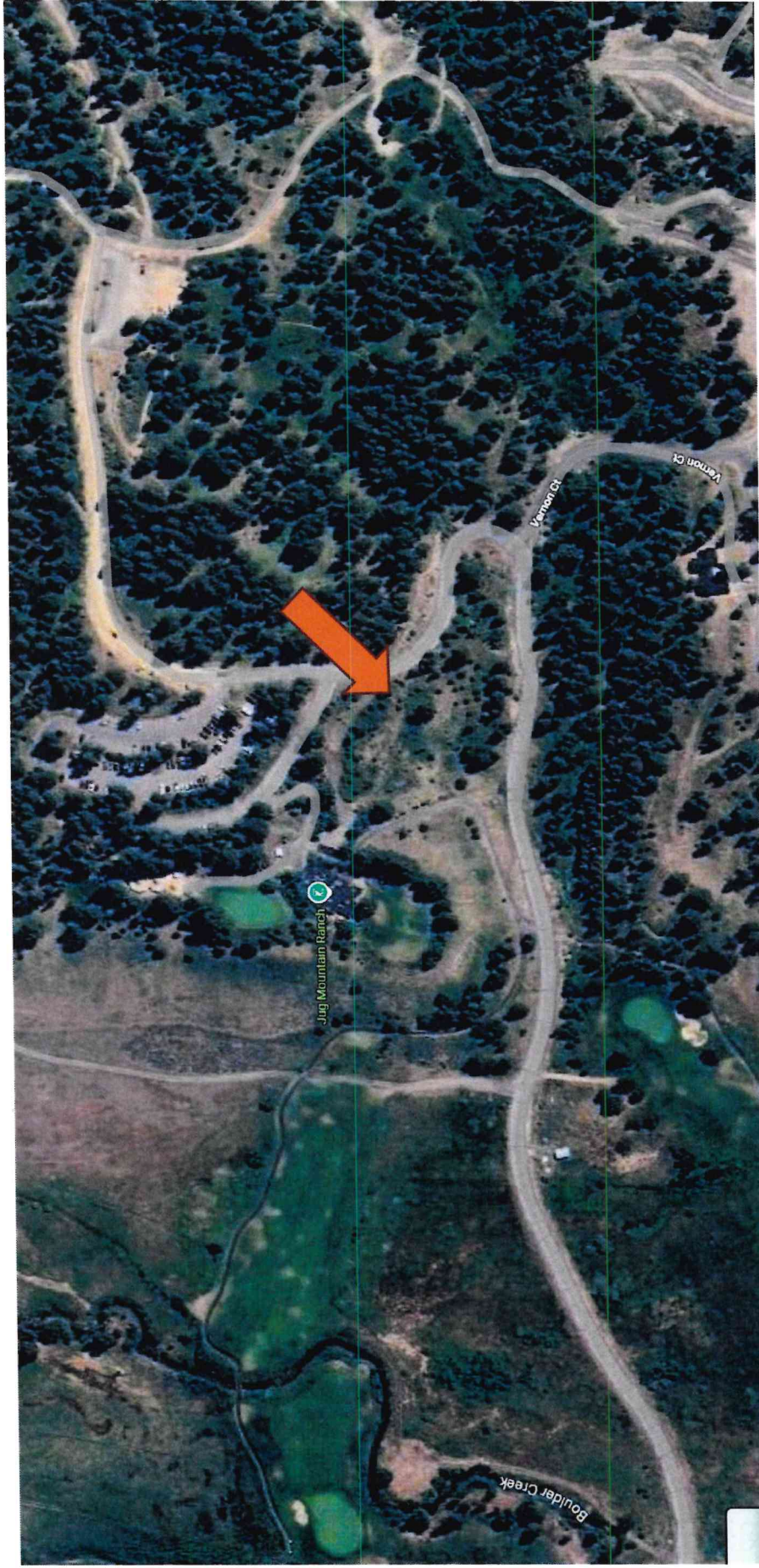
VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:
Valley County Base Map
Scale: ~~1"=1000 ft.~~
Date: 1/7/2025
Drawn by: L. Frederick



This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for any Inaccuracies Contained Herein.

Google Maps – Aerial View - 2025



Looking Westwardly from Jug Mountain Ranch Road (Source Google Maps – Street View, August 2024)



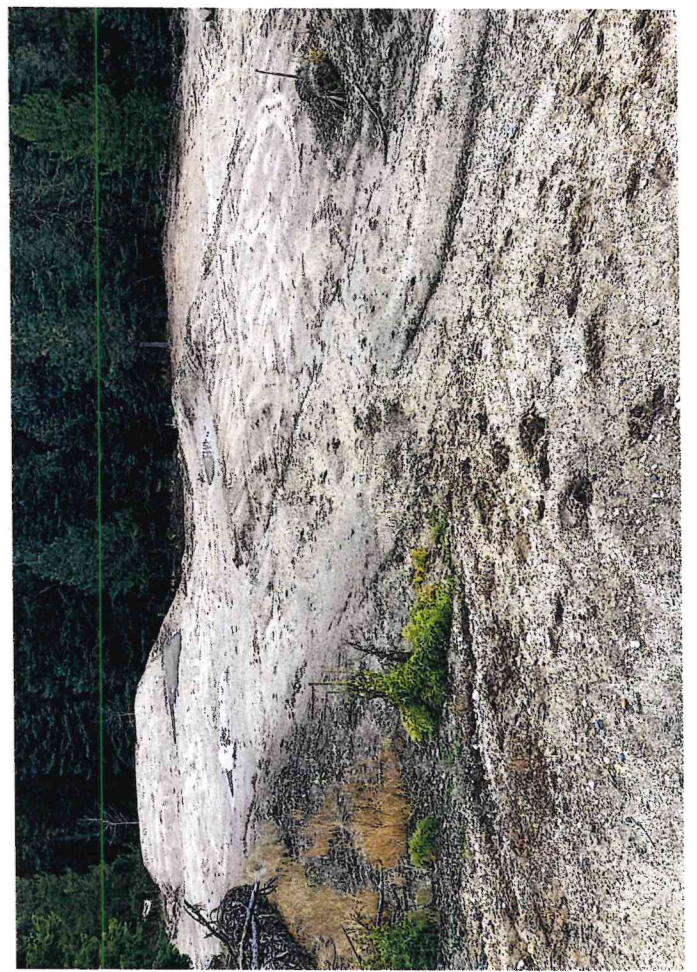
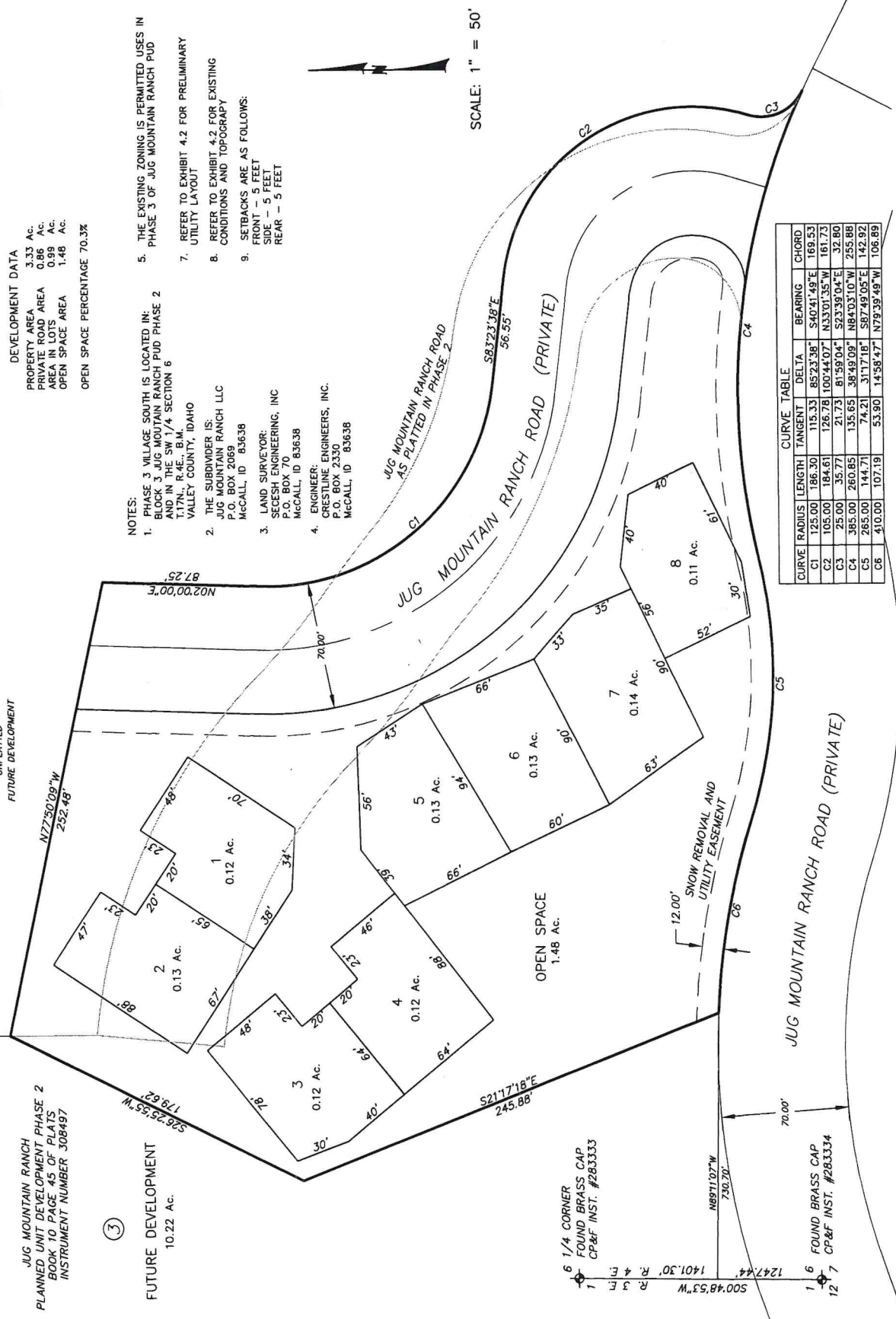


EXHIBIT 1



JUG MOUNTAIN RANCH
PLANNED UNIT DEVELOPMENT PHASE 2
BLOCK 10, PAGE 45 OF PLATS
INSTRUMENT NUMBER 308497

③

FUTURE DEVELOPMENT
10.22 Ac.

6 1/4 CORNER
FOUND BRASS CAP
CP&F INST. #283333

1 6 FOUND BRASS CAP
CP&F INST. #283334

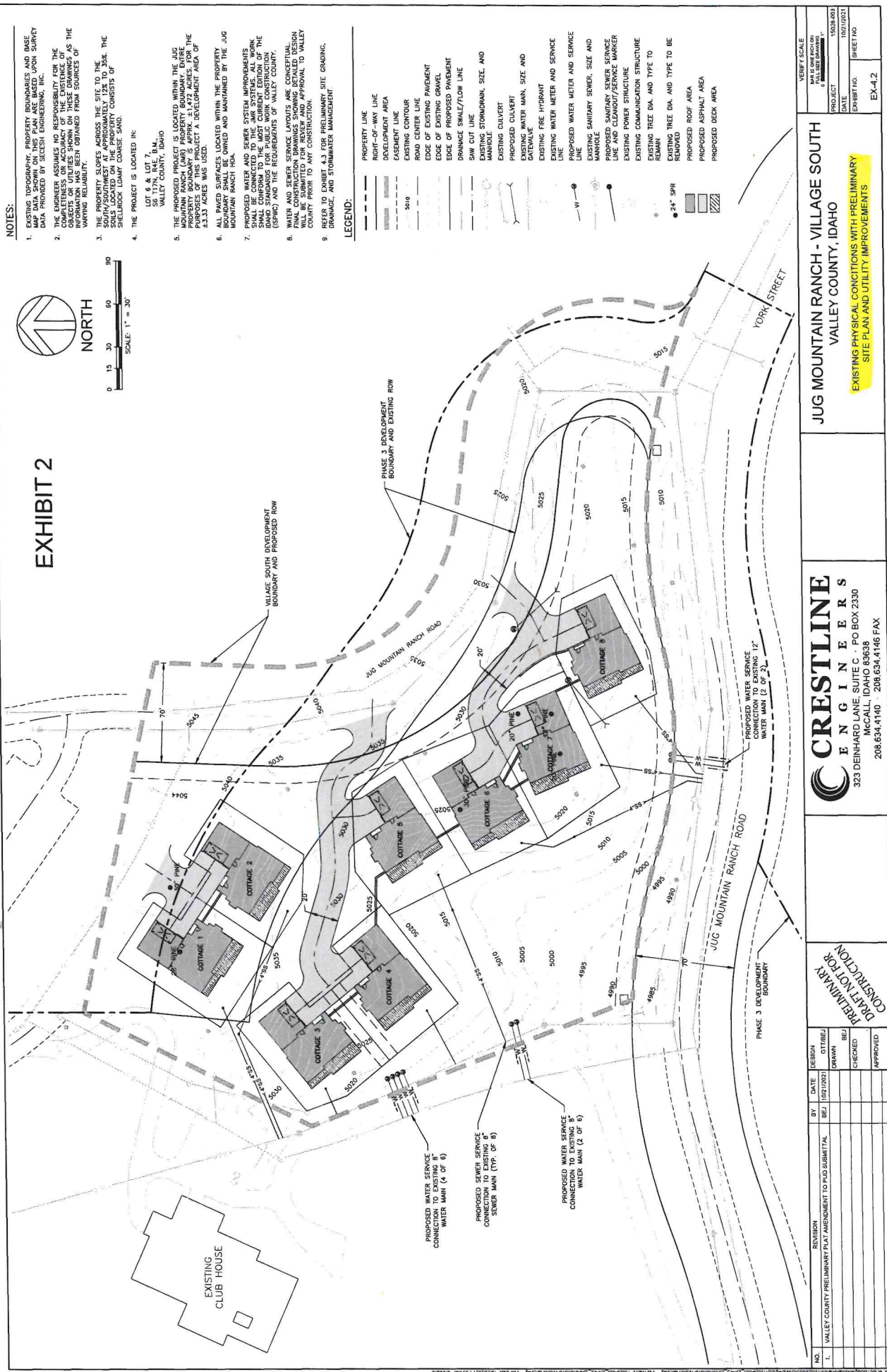
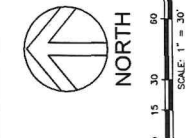


EXHIBIT 2



- NOTES:
- EXISTING TOPOGRAPHY, PROPERTY BOUNDARIES AND BASE LINES SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY SEECH ENGINEERING, INC.
 - THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF UTILITIES SHOWN ON THIS PLAN. THE ENGINEER HAS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
 - THE PROPERTY SLOPES ACROSS THE SITE TO THE SOUTHWEST. THE PROPOSED DEVELOPMENT IS LOCATED ON THE SOUTHWEST CORNER OF THE PROPERTY. THE SHELL ROCK LOAMY CORSE SAND.
 - THE PROJECT IS LOCATED IN:
LOT 6 & LOT 7,
S8 117N, R4E, B.M.,
VALLEY COUNTY, IDAHO
 - THE PROPOSED PROJECT IS LOCATED WITHIN THE JUG MOUNTAIN RANCH DEVELOPMENT. THE PROPERTY BOUNDARY IS APPROX. 2.1472 ACRES. FOR THE PURPOSES OF THIS PROJECT A DEVELOPMENT AREA OF 0.53 ACRES WAS USED.
 - ALL DRAIN SURFACES LOCATED WITHIN THE PROPERTY BOUNDARY SHALL BE OWNED AND MAINTAINED BY THE JUG MOUNTAIN RANCH HOA.
 - PROPOSED WATER AND SEWER SYSTEM IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE IBC AND STANDARDS FOR PUBLIC WORK CONSTRUCTION (SPWC) AND THE REQUIREMENTS OF VALLEY COUNTY.
 - WATER AND SEWER SERVICE LAYOUTS ARE CONFORMANT WITH THE REQUIREMENTS OF THE IBC AND STANDARDS FOR PUBLIC WORK CONSTRUCTION (SPWC) AND THE REQUIREMENTS OF VALLEY COUNTY. REFER TO EXHIBIT 4.3 FOR PRELIMINARY SITE GRADING, DRAINAGE, AND STORMWATER MANAGEMENT.

LEGEND:

- PROPERTY LINE
- ROUTE-OF-WAY LINE
- DEVELOPMENT AREA
- EASEMENT LINE
- EXISTING CONTOUR
- ROAD CENTER LINE
- EDGE OF EXISTING PAVEMENT
- EDGE OF EXISTING GRAVEL
- EDGE OF PROPOSED PAVEMENT
- DRAINAGE SWALE/FLOW LINE
- SAW CUT LINE
- EXISTING STORMWATER, SIZE, AND MANHOLE
- EXISTING CULVERT
- PROPOSED WATER MAIN, SIZE AND GATEWAY
- EXISTING FIRE HYDRANT
- EXISTING WATER METER AND SERVICE LINE
- PROPOSED WATER METER AND SERVICE LINE
- EXISTING SANITARY SEWER, SIZE AND MANHOLE
- PROPOSED SANITARY SEWER SERVICE LINE AND CLEANOUT/SERVICE MARKER
- EXISTING POWER STRUCTURE
- EXISTING COMMUNICATION STRUCTURE
- EXISTING TREE DIA. AND TYPE TO REMAIN
- EXISTING TREE DIA. AND TYPE TO BE REMOVED
- PROPOSED ROOF AREA
- PROPOSED ASPHALT AREA
- PROPOSED DECK AREA

NO. 1		SUBMISSION		BY	DATE	DESIGN	PRELIMINARY FOR CONSTRUCTION		CRESTLINE ENGINEERS 323 DEINHARD LANE, SUITE C • PO BOX 2330 MCALL, IDAHO 83638 208.634.4140 • 208.634.4146 FAX		JUG MOUNTAIN RANCH - VILLAGE SOUTH VALLEY COUNTY, IDAHO		VERIFICATION DATE: 10/1/2021 PROJECT: 15028-003 SHEET NO. EX-4.2	
1. VALLEY COUNTY PRELIMINARY PLAN AMENDMENT TO SUBMITTAL		BEJ		BEJ	10/1/2021	OT/BEJ	DRAWN		CHECKED		APPROVED		DATE: 10/1/2021 PROJECT: 15028-003 SHEET NO. EX-4.2	

Valley County Planning and Zoning Commission

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



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

Katlin Caldwell, Chairman
Ken Roberts, Vice-Chairman

Sasha Childs, Commissioner
Scott Freeman, Commissioner
Gary Swain, Commissioner

MINUTES

Valley County Planning and Zoning Commission
November 9, 2023
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Caldwell. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Sasha Childs:	Excused
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Gary Swain:	Present
PZ Planner II – Lori Hunter:	Present

B. MINUTES: Commissioner Swain moved to approve the minutes of October 19, 2023. Commissioner Caldwell seconded the motion. Commissioner Freeman and Commissioner Roberts abstained from voting as they were not at the October meeting. Motion passed unanimously.

C. NEW BUSINESS:

1. C.U.P. 21-38 Jug Mountain Ranch P.U.D. 97-1 – Phase 3 Village South – Extension

Request: Jug Mountain Ranch LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval that expire on December 21, 2023. The original approval was for 8 single-family residential lots plus 1.48 acres of open space. Lots will be accessed from Jug Mountain Ranch Road, private, onto Farm-to-Market Road, public. The 3.33-acre site is located in the SW ½ Section 6, T.17N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Caldwell introduced the item and opened the public hearing. Chairman Caldwell asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the preliminary plat and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Amy Pemberton's response to Jon Carter's letter in the staff report. (Nov. 3, 2023)

Chairman Caldwell asked for the applicant's presentation.

David Carey, McCall, this is a straightforward submittal. As has been stated, an extension is requested to allow additional time to work with Idaho Department of Environmental Quality

(DEQ) to bring the sewer system up to their requirements. The timeline is unknown; it will be determined by DEQ. Jug Mountain Ranch has been approved for a pilot program which changes the operation of sewer system. This is the same system that was approved in 2003. It has always passed inspections and is a functional operating system. DEQ and Central District Health approved 163 lots for the system. The system is operated by a licensed operator, inspected annually, and tested weekly.

Chairman Caldwell asked for proponents. There were none.

Chairman Caldwell asked for undecided. There were none.

Chairman Caldwell asked for opponents. There were none.

Chairman Caldwell closed the public hearing. The Commission deliberated. Commissioner Roberts stated capacity is a concern with these types of systems. However, these systems must be licensed and operated correctly, or they will be shut down for noncompliance. Thus, he does not think this is a big issue. He has no problem approving the extension request.

Commissioner Swain moved to approve a two-year extension for C.U.P. 21-38 Jug Mountain Ranch P.U.D. 97-1 – Phase 3 Village South. Commissioner Freeman seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

6:10 p.m.

2. C.U.P. 23-39 Morgan Acres Subdivision – Preliminary and Final Plat: Jeff and Brenda Morgan are requesting a conditional use permit for a 2-lot single-family residential subdivision on 20 acres. Individual septic systems and individual wells are proposed. The lots would be accessed from Willey Lane and Farm to Market Road, both public roads. The site is parcel RP17N03E135555, located in the NWSW Section 13, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Caldwell introduced the item and opened the public hearing. Chairman Caldwell asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site, preliminary plat, and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Wildland Urban Interface Fire Protection Plan (Nov. 6, 2023)

Director Herrick described proposed changes to the plat removing the flag portion of Lot 2. There will be no shared access. Lot 1 will be accessed from Willey Lane; Lot 2 will be accessed from Farm to Market Road.

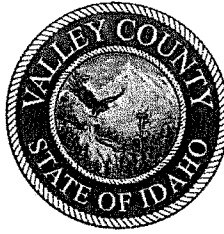
Chairman Caldwell asked for the applicant's presentation.

Jeff Morgan, Middleton, ID, stated after a conversation with Jeff McFadden, a driveway site for Lot 2 was approved directly onto Farm to Market Road. Thus, the panhandle portion of the lot with access to Willey Lane would be removed from Lot 2 and become part of Lot 1.

Commissioner Roberts stated it appears that the driveway would cross the wetland swale area. Mr. Morgan concurred; he has been working with Jeff McFadden, Valley County Road Superintendent. Director Herrick stated a permit from U.S. Corps of Engineers would be required. Valley County does not have jurisdiction over wetlands. This decision could be revisited prior to recording the plat. An access easement could be added through Lot 1 if access is not available from Farm to Market Road.

Valley County Planning and Zoning Commission

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

, Chairman
Neal Thompson, Vice-Chair

Brian Benton, Commissioner
Katlin Caldwell, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission
December 9, 2021

Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Acting Chairman Thompson. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brian Benton:	Excused
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Neal Thompson:	Present
PZ Assistant Planner – Lori Hunter:	Present

B. MINUTES: Commissioner Caldwell moved to approve the minutes of November 10, 2021. Commissioner Freeman seconded the motion. Motion carried unanimously.

C. OLD BUSINESS:

- 1. C.U.P. 21-03 Tamarack Resort P.U.D. Phase 3.1 Aspen Glade Subdivision – Final Plat:** Tamarack Resort Two LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. The plat includes 18 single-family residential lots, a new private road, a shared driveway, and open space lots. The 16.6-acre site is in the NE ¼ Section 5, T.15N, R.3E, B.M., Valley County, Idaho. Action Item. [Not a public hearing.]

Acting Chairman Thompson introduced the item and stated this is not a public hearing. Acting Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. Commissioner Caldwell recused herself from participating in deliberations and this decision due possible conflict of interest caused by a family member's contract with the applicant.

Acting Chairman Thompson asked for the staff report. Director Herrick presented the report, displayed the site and GIS map on the projector screen, and summarized the following exhibit:

- Exhibit 1** – Letter and email correspondence from Donnelly Rural Fire Protection District. "No Parking – Fire Lane" signs shall be posted on both side of fire apparatus access roads in Tamarack Resort. (December 2021)

CV42-21-00166 Petition for Judicial Review affects this proposed subdivision. A stay and suspension has been signed by the judge. The Commissioners may make a recommendation to approve the final plat at this time. However, the plat will not go to Board of County Commissioners for final plat approval and recording until after the court case has been dismissed by the judge.

Commissioner Freeman moved to approve the final plat of C.U.P. 21-03 after CV42-21-00166 Petition for Judicial Review has been dismissed by the judge and authorize the Chairman to sign the plat. Commissioner Thompson seconded. Motion carried unanimously

Acting Chairman Thompson asked for the applicant's presentation.

David Carey, Lang Court, McCall, is asking for a similar development to C.U.P. 21-35 that was approved tonight. This is a small portion of 107-acre parcel that is currently grazed by cattle. This one-lot subdivision will allow one home for a local family. He purposely chose to not put the lot directly on Farm-to-Market Road nor on the top of the knoll. Mr. Carey desires to keep the majority of the area in pasture.

Acting Chairman Thompson asked for proponents.

Colby Rampton, McCall, owns property to the north that he is building on and overlooks this property. This is a reasonable request.

Acting Chairman Thompson asked for undecided. There were none.

Acting Chairman Thompson asked for opponents.

Kelly Martin, Finn Church Lane, opposes the proposal. She is opposed to any development with less than 5-acre lot sizes in all rural area of Valley County. Concerns include impacts to well water and ditch water as well as separation between well sources and septic systems. Allowing small parcels in rural area is setting a negative precedent. She does not want high density lot development in rural areas of Valley County.

Acting Chairman Thompson asked for rebuttal from the applicant.

David Carey, understands Ms. Martin's concerns but does not believe her concerns are valid for this proposal. This is why the subdivision regulations exist. This proposal will result in a 2-acre lot and a 105-acre parcel. He carefully chose the location to lessen impact to neighborhood and views. This proposal meets Valley County subdivision requirements.

Acting Chairman Thompson closed the public hearing. The Commission deliberated. Minimum acre size was discussed. This will provide a home for a local work-force family. The home will have the appearance of being connected to the 105-acre grazing pasture. Valley County Code does encourage clustering of homes to promote open space and view corridors.

Commissioner Caldwell moved to approve preliminary and final plats of C.U.P 21-39 with the stated conditions and authorize the chairman to sign. Commissioner Freeman seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

8:37 p.m.

7. **C.U.P. 21-38 Jug Mountain Ranch P.U.D. – Phase 3 Village South – Preliminary Plat:** Jug Mountain Ranch LLC is requesting a conditional use permit to amend C.U.P. 04-34 and approve a preliminary plat in a part of Part of Jug Mountain Ranch Planned Unit Development 97-1 Block 3, Phase 2, and a portion of RP17N04E063004. The plat would include 8 single-family residential lots and approximately 1.5 acres of open space on 3.33 acres. The following variances are requested: shared driveways; setbacks of 5-ft for the front, rear, and sides; 0.10-acre minimum lot size; 70% maximum lot cover; and 0-ft minimum street frontage. Lots will be accessed from Jug Mountain Ranch Road, private, onto Farm-to-Market Road, public. The homes would use the existing central sewer and water systems for Jug Mountain Ranch. The site is in the SW ½ Section 6, T.17N, R.4E, B.M., Valley County, Idaho. Action Item.

Acting Chairman Thompson introduced the item and opened the public hearing. Acting Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. There was none.

Acting Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report; displayed the site and GIS map on the projector screen; and summarized the following exhibits:

- **Exhibit 1** – Emails and attachments between Amy Pemberton and Cynda Herrick. Road development agreement details are being discussed between the applicant, Road Department Director, and the Valley County Clerk. (Dec. 7, 2021)
- **Exhibit 2** – Lenard Long email regarding Jug Mountain Subdivision wastewater treatment. (Dec. 4, 2021)

Staff clarified the wastewater treatment requirements.

Acting Chairman Thompson asked for the applicant's presentation.

David Carey, Jug Mountain Ranch, McCall, stated that Jug Mountain Ranch is a P.U.D. This is the Village site where the higher density will be near the clubhouse. The approved P.U.D. allows a hotel, retail uses, and higher density. There is a large percentage of open space in this development. Water pollution is a concern. Removing the cows from the Boulder Creek area and the Jug Mountain sewer system has a positive impact on the water quality. Direct discharge is tested constantly and there has only been two minor violations in 17 years. The site is 82 feet above the meadow and out of the floodplain.

Acting Chairman Thompson asked for proponents. There were none.

Acting Chairman Thompson asked for undecided. There were none.

Acting Chairman Thompson asked for opponents. There were none.

Acting Chairman Thompson closed the public hearing. The Commission deliberated. The Commissions like the clustering and location of the higher density near the clubhouse. The application is complete. This provides another variety of housing in Valley County. The floodplain requirement is included in the conditions of approval.

Commissioner Freeman moved to approve C.U.P. 21-38 with the stated conditions and the preliminary plat. Commissioner Benton seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

8:57 p.m.

- 8. C.U.P. 21-21-40 Jug Mountain Ranch P.U.D. – Phase 3B – Preliminary Plat:** Jug Mountain Ranch LLC is requesting a conditional use permit to amend C.U.P. 04-34 and approve a preliminary plat in a part of Part of Jug Mountain Ranch Planned Unit Development 97-1. The plat would include 16 single-family residential lots and 4.19 acres of open space on 29.37 acres. No change in approved uses or densities is requested. Shared driveway variances are requested. The lots will be accessed from private roads onto Jug Mountain Ranch Road, an existing private road, and then onto Farm-to Market Road, public. The homes will use the existing central sewer and water systems for Jug Mountain. The site is in the SW ½ Section 6, T.17N, R.4E, B.M., Valley County, Idaho. Action Item.

Acting Chairman Thompson introduced the item and opened the public hearing. Acting Chairman Thompson asked if there was any *ex parte* contact or conflict of interest. There was none.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat _____

CuP 21-38 Jug Mountain Ranch Phase 3 Village South

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

Reviewed By: Brian W. Copel

Date: 11/26/25



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat Jug Mountain Ranch Phase 3
Village South PUA

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☒ 14. COH has no record of the Jug Mountain Ranch Phase 3 Village
South Subdivision. For COH Subdivision approval please submit a Subdivision
application, pay fees and submit an engineering report. Other documents may be required.
Reviewed By: Brett Cooper
Date: 6/12/2012



MILLEMANN PEMBERTON & HOLM LLP
ATTORNEYS AT LAW

Mailing Address: P.O. Box 1066, McCall, ID 83638
Physical Address: 706 North First St., McCall, ID 83638

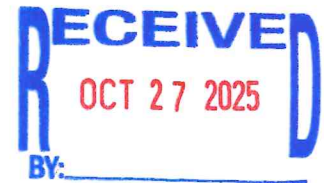
AMY K. HOLM
EMAIL: aholm@mpmplaw.com

TELEPHONE (208) 634-7641
FACSIMILE (208) 634-4516

October 27, 2025

VIA: Email cherrick@co.valley.id.us & lhunter@valleycountyid.gov

Cynda Herrick
Valley County
Planning and Zoning Director
PO Box 1350
Cascade, ID 83611



Re: Extension Request - Jug Mountain Ranch PUD Phase 3 Village South

Dear Cynda:

This letter is an extension request for Conditional Use Permit 21-38 ("CUP 21-38"). On December 21, 2021, Jug Mountain Ranch LLC ("JMR") received preliminary plat approval for an eight lot, single family subdivision ("Phase 3 Village South"), CUP 21-38. On November 21, 2023 an extension was granted by the Valley County P&Z Commission during a public hearing on November 9, 2023 for a two year extension set to expire December 21, 2025. As described in more detail below, due to unforeseen rule changes by the Idaho Department of Environmental Quality ("DEQ"), the final plat of Phase 3 Village South cannot be recorded within two years from CUP 21-38's approval. Accordingly, JMR is requesting an extension.

A. Summary of Phase 3 Village South

Phase 3 Village South will provide eight single family residential lots, that are smaller lots and higher density than other lots in Jug Mountain Ranch. Total acreage of Phase 3 Village South is 3.33 acres, of which there are 1.48 acres of open space that will be reserved for use of the owners in Phase 3 Village South. Phase 3 Village South will contain no commercial lots. The Preliminary Plat is attached as **Exhibit 1**.

It is anticipated that JMR will construct the homes on the lots of Phase 3 Village South. The square footage of the homes will be up to 2,400 square feet of heated livable space. See **Exhibit 2** for the Site Plan which depicts preliminary locations of the homes that will be constructed.

The density approved in CUP 04-34 includes commercial uses, plus 125 residential lots, 26 lots were platted in Phase 3A and 12 lots were platted in 3B. No changes are requested to the approved uses and densities.

B. Reasons Extension is Needed

As a condition of approval, the final plat of Phase 3 Village South was to be recorded by December 21, 2025 pursuant to the extension granted. However, prior to approving any additional final platting in Jug Mountain Ranch, DEQ is requiring the implementation of improvements to a Wastewater Facilities Plan approved in January of 2023. This requirement was imposed due to new testing rules in the sewer facility, which were not previously required, and which reduced the approved equivalent dwelling units ("EDUs") for the system.

JMR has submitted all the required permitting plans to IDEQ and is awaiting the feedback from IDEQ to move forward. This has been an ongoing issue for many years to move JMR platting forward.

With the approval of the Phase 3A plat, recorded in September of 2018, there were still available EDUs for Phase 3 Village South. Due to these changes in the rules, the final plat could not be recorded until DEQ approves the upgraded sewer system, which we hope will be given sometime in early 2026. The final plat therefore cannot be filed prior to the expiration of the preliminary plat approval on December 21, 2025.

C. Overview of What Has Been Completed to Date

Phase 3 Village South will utilize the central sewer and central water systems for Jug Mountain Ranch. The main water and sewer lines are already in place and the utilities will be completed prior to recording the final plat. Phase 3 Village South will be accessed from Jug Mountain Ranch Road, which is a private, completed road.

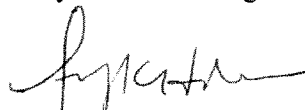
D. Updated Completion Date, Phasing Plan and Timeline

It is anticipated that application for final plat for Phase 3 Village South will be made in the spring or summer of 2026, and that construction will commence prior to that time. To the extent that utilities and roads are not completed prior to recordation of the final plat, the cost to complete will be escrowed in accordance with the VCLUDO.

- A list of owners of property within 300' of Phase 3 Village South is attached as **Exhibit**
- 3.

Please let us know if you have questions or need any additional information.

Thank you and best regards,



AMY K. HOLM

Enclosures:

- Exhibit 1 – Preliminary Plat
- Exhibit 2 – Site Plan
- Exhibit 3 – Owners' within 300'
- \$250 Extension Request Fee Paid Receipt

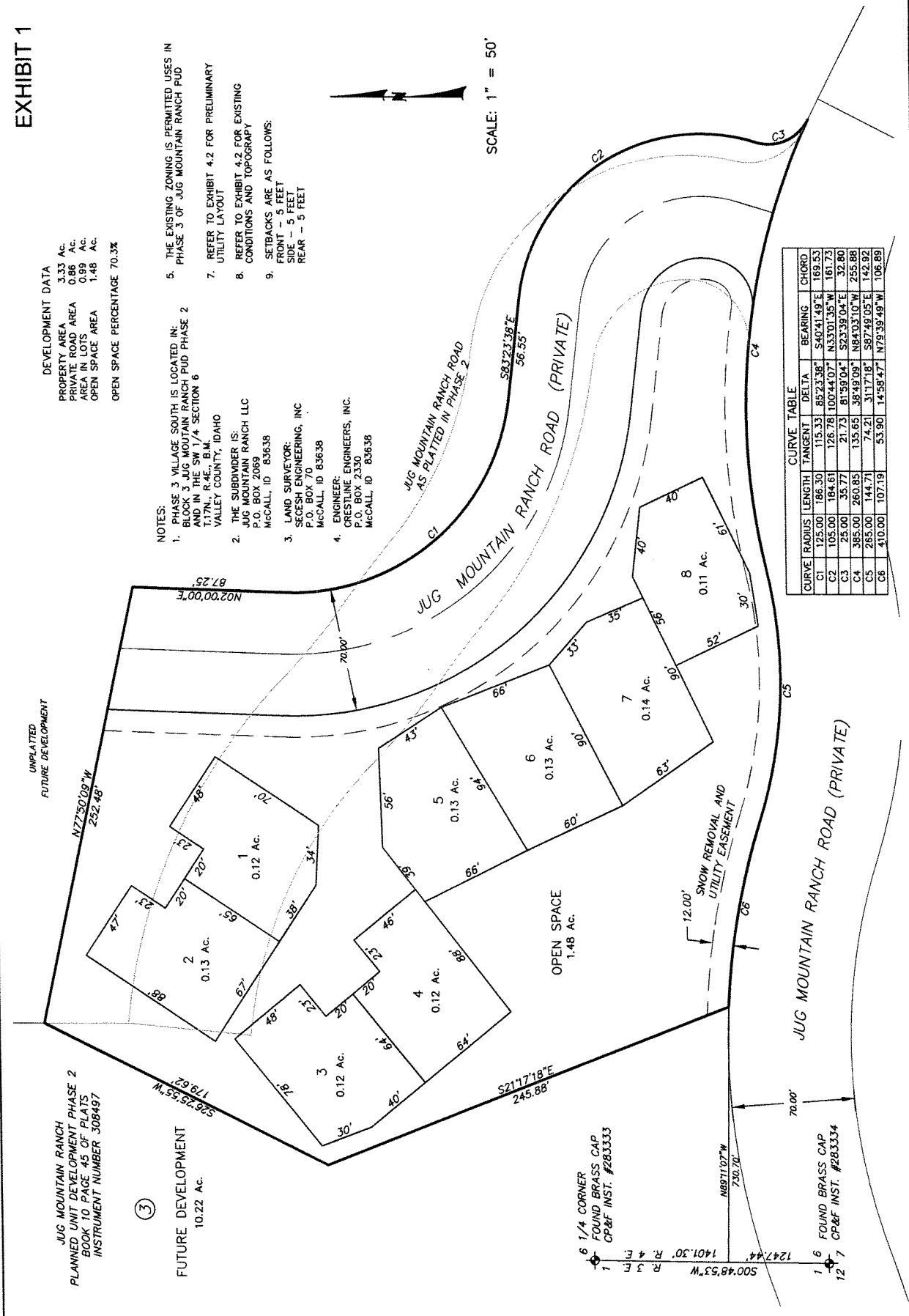


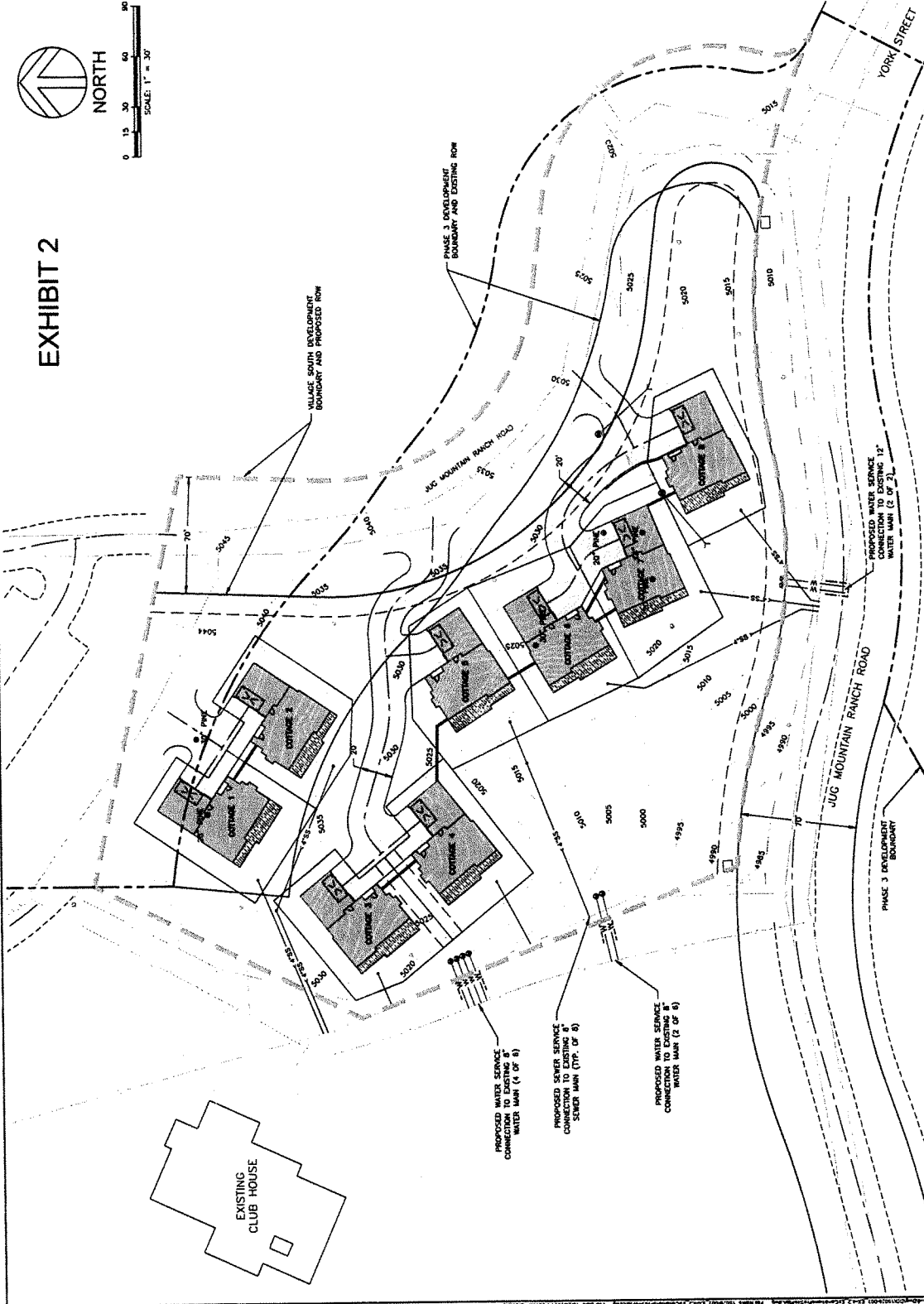
EXHIBIT 2



- NOTES:**
1. EXISTING PROPOSED PROPERTY BOUNDARIES AND BASE MAP DATA SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY SUTHER ENGINEERING, INC.
 2. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETION OR ACCURACY OF THE EXISTING SURVEY INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
 3. THE PROPERTY SLOPES ACROSS THE SITE TO THE SOUTHWEST. THE PROPOSED DEVELOPMENT SHALL BE LOCATED ON THE SLOPES LOCATED ON THE PROPERTY CONSISTS OF SHELLYARD LOT 40 AND LOT 41.
 4. THE PROJECT IS LOCATED IN:
LOT 6 & LOT 7,
S8 177N, R1E, B1M,
VALLEY COUNTY, IDAHO
 5. THE PROPOSED PROJECT IS LOCATED WITHIN THE ASSESSMENT OF THE PROPERTY BOUNDARY. EXISTING PROPOSED PROPERTY BOUNDARY IS APPROX. 3.1472 ACRES. FOR THE PURPOSES OF THIS PROJECT A DEVELOPMENT AREA OF 1.133 ACRES WAS USED.
 6. ALL PAVED SURFACES LOCATED WITHIN THE PROPERTY BOUNDARY SHALL BE OWNED AND MAINTAINED BY THE JUG MOUNTAIN RANCH HOA.
 7. PROPOSED WATER AND SEWER SYSTEM IMPROVEMENTS SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE 2015 IBC AND THE 2015 IFC. THE DESIGN SHALL CONFORM TO THE LATEST CURRENT EDITION OF THE 2015 IBC AND THE 2015 IFC. THE DESIGN SHALL CONFORM TO THE LATEST CURRENT EDITION OF THE 2015 IBC AND THE 2015 IFC.
 8. THE PROPOSED DEVELOPMENT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE 2015 IBC AND THE 2015 IFC. THE DESIGN SHALL CONFORM TO THE LATEST CURRENT EDITION OF THE 2015 IBC AND THE 2015 IFC.
 9. REFER TO EXHIBIT 4.3 FOR PRELIMINARY SITE GRADING, DRAINAGE, AND STORMWATER MANAGEMENT.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- DEVELOPMENT AREA
- EASEMENT LINE
- EXISTING CONTOUR
- ROAD CENTER LINE
- EDGE OF EXISTING PAVEMENT
- EDGE OF EXISTING GRAVEL
- EDGE OF PROPOSED PAVEMENT
- DRAINAGE SWALE/FLOW LINE
- SAW CUT LINE
- EXISTING STORMWATER, SIZE, AND
- EXISTING CULVERT
- PROPOSED CULVERT
- EXISTING WATER MAIN, SIZE, AND
- EXISTING FIRE HYDRANT
- EXISTING WATER METER AND SERVICE
- EXISTING WATER METER AND SERVICE
- EXISTING SANITARY SEWER, SIZE AND
- EXISTING SANITARY SEWER, SIZE AND
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED SANITARY SEWER SERVICE
- EXISTING POWER STRUCTURE
- EXISTING COMMUNICATION STRUCTURE
- EXISTING TREE DIA. AND TYPE TO BE
- EXISTING TREE DIA. AND TYPE TO BE
- EXISTING TREE DIA. AND TYPE TO BE
- PROPOSED ROOF AREA
- PROPOSED ASPHALT AREA
- PROPOSED SEED AREA



CRESTLINE ENGINEERS				JUG MOUNTAIN RANCH - VILLAGE SOUTH VALLEY COUNTY, IDAHO				EXISTING PHYSICAL CONDITIONS WITH PRELIMINARY SITE PLAN AND UTILITY IMPROVEMENTS							
323 DEINHARD LANE, SUITE C - PO BOX 2330 MCALL, IDAHO 83638 208.634.4140 • 208.634.4146 FAX				PROJECT NO. 1502-003 DATE 10/27/2015 SHEET NO. EX-4.2				VERIFY SCALE 1" = 30'							
REVISION				BY				DATE				DESIGN			
1. VALLEY COUNTY PRELIMINARY PLAT AMENDMENT TO PUD SUBMITTAL				[Signature]				10/27/2015				DRAWN			
												CHECKED			
												APPROVED			

PRELIMINARY
DRAFT NOT FOR
CONSTRUCTION

M E M O R A N D U M

TO:	Cynda Herrick Valley County Planning and Zoning Administrator
FROM:	David Carey and Amy Pemberton
DATE:	October 16, 2024
RE:	Jug Mountain Ranch PUD Status Update

Hello Cynda,

Following is a status update for Jug Mountain Ranch PUD. If you have any questions, or would like additional information, please let us know.

A. PROJECT OVERVIEW

The Jug Mountain Ranch Planned Unit Development (“the PUD”) consists of 1,430 acres of which 1,104 acres are to be platted recreation / open space, including an 18-hole golf course.

Following is a summary of the current status of Jug Mountain Ranch PUD:

1. The PUD as a whole is currently approved for the following primary land uses:
 - a. 325 Residential and mixed residential units, 173 of which have been platted to date.
 - b. 18-hole golf course with driving range, which are complete and currently operating
 - c. A Golf Clubhouse, which is completed
 - d. Golf Maintenance facilities, which are complete
 - e. Mixed commercial in Phase 3
 - f. Nordic trails and facilities. which are in place and are located in both the platted portions of the PUD, as well as unplatted portions of the PUD that are owned by the developer.
 - g. Hiking and riding trails, which are in place, also within the platted and unplatted portions of the PUD.
 - h. Related recreational amenities
2. Currently Platted Lots in Jug Mountain Ranch PUD are as follows:
 - a. Phase 1 Stage 1 – 45 residential lots (Recorded 11/30/2004)
 - b. Phase 1 Stage 2 – 44 residential lots (Recorded 5/24/2004)
 - c. Phase 2 – 46 residential lots; plus, Block 3, which is a “Village Lot” (Recorded 5/4/2006)
 - d. Phase 3A – 26 residential lots (Recorded 9/10/2018)

- e. Phase 3B – 12 residential lots (Recorded 5/20/2024)
- f. Total Units Currently Platted: 173 residential lots plus the Village Lot (club house and surrounding property)
- g. There are currently approximately 403 acres of open space platted in Jug Mountain Ranch, which includes the approximately 158 acre golf course. Open space makes up approximately 70% of the platted property.

3. Sales

- a. All of the lots in in Phase 1 Stage 1, Phase 1 Stage 2, Phase 2 and Phase 3A have been sold. There are currently 12 lots in Phase 3B available for sale by the developer.

4. Phase 3 as a Whole

- a. The Phase 3 preliminary plat approval provides for the following:
 - i. 125 residential units
 - ii. Mixed uses including the following “Village” uses:
 - 1. Golf Course Clubhouse
 - 2. Lodge
 - 3. Approximately 5000 sq. ft. of restaurant space, independent of the Clubhouse and Lodge
 - 4. Approximately 10,000 sq. ft. of retail space, independent of the Clubhouse and Lodge
 - 5. Recreational amenities and facilities
 - 6. Owner service amenities, such as storage facilities
 - 7. Utilities and utility structures and facilities
- b. Phase 3 is planned to be platted in stages, with Phase 3A recorded in 2018, and Phase 3B recorded in 2024. Additionally, the preliminary plat has been approved for Phase 3 Village South (8 single family residential lots near the current Golf Club House). The updated Phasing Plan approved as part of the preliminary plat approval for Phase 3 Village South is as follows: The platting of the balance of Phase 3 will be market driven. It is currently anticipated that the balance of Phase 3 will be platted in sub-phases. Phase 3C will include the remainder of Phase 3, and will likely be divided into sub phases as well. As provided in CUP 04-34, the land uses in these sub-phases will be mixed use, mixed residential, single family residential, open space and recreation.
- c. The Blue Moon Yurt is located within Phase 3, on a large deck platform, and is a beautiful amenity. The Blue Moon Yurt began operations in early 2020, and continues to be a unique and fun mainstay of the community.

5. Phases 4 and 5

- a. A preliminary plat CUP will need to be applied for in order to proceed with development of additional residential lots in these phases, and then it will be necessary to proceed to final plat.
- b. The remaining available residential Units after Phases 1, 2 and the maximum residential density in Phase 3, is 65 Units. If fewer than 125 Units are utilized in Phase 3, they could be used in Phases 4 and 5.
- c. The current land uses permitted in Phases 4 and 5 are single family residential, recreation and open space.
- d. The current approved Phasing Plan for Phases 4 and 5 is that it will be market driven.

6. Roads

- a. All roads within the project are private roads and are maintained by the Jug Mountain Ranch Association, Inc., which is the property owners' association for the PUD. The Association is formed and operational. All roads in the subdivision are completed and paved (Phase 1, Stages 1 and 2, Phase 2, and Phases 3A and 3B).

7. Utilities

- a. The project is serviced with a central potable water system and a central sewage treatment system, both of which are fully permitted, complete and operational. All lots in Jug Mountain Ranch utilize both the central water and systems, except for Phase 3B, which utilizes the central water system, but not the central sewer system. Sewage disposal for each lot in Phase 3B is supplied by means of individual septic systems, in accordance with Central District Health requirements, applicable Valley County Ordinances and other applicable restrictions. Installation and maintenance of the septic systems is the responsibility of Lot Owners in Phase 3B.
- b. Jug Mountain Ranch LLC recently submitted a Wastewater Treatment Plant Preliminary Engineering Report ("PER") to DEQ. The PER proposes improvements to the 2023 Wastewater Facility Plan that was approved by DEQ. If approved, the PER will allow JMR to proceed with additional development in JMR in accordance with the terms of the PER, including the 8 lots shown in the preliminary plat for Phase 3 Village South.

8. Storage Units

- a. On April 20, 2021, Valley County issued Conditional Use Permit No. 21-07, for the construction of up to four RV storage unit buildings on Lot 55, Block 4, Jug Mountain Ranch PUD, Phase 1 Stage 2. Lot 55 is a large lot, over 22 acres in size. The storage units will be primarily rented to the Jug Mountain Ranch property owners, but also for use by the developer and the golf course. There will be no rental of units to owners outside of Jug Mountain Ranch. The units will be owned by the developer. One of the

buildings has been constructed, and was very quickly rented out to JMR owners. The CUP requires that the remaining three buildings be constructed by April 20, 2026, or the CUP will become null and void without an amendment or extension. The remaining three buildings will only be constructed if demand for the units exists.

B. CURRENT THOUGHTS ON DEVELOPMENT FOR THE NEXT FEW YEARS

1. Phase 3 Village South has been approved for preliminary plat, pursuant to CUP 21-38. The developer had planned to proceed with construction of infrastructure and obtaining final plat approval in the spring of 2022, but is awaiting approval from DEQ with regard to the PER recently submitted. (See #A.7(b) above regarding utilities for more detail on the PER.)
2. There are no current plans for development of residential lots in Phases 4 and 5 at this time. The mountain biking trail system is located in these Phases and continues to be expanded each year. This is very well received by the community and Jug Mountain Ranch residents alike.

C. PRIOR APPROVALS AND DECISIONS

1. **Valley County Concept Approval of PUD 97-1, Jug Mountain Ranch Planned Unit Development.** On September 4, 1998, Valley County granted concept approval for the Jug Mountain Ranch Planned Unit Development ("PUD"). This approval provides conceptual approval of the implementation of the Jug Mountain Ranch Planned Unit Development, and was amended by Conditional Use Permit No. 01-05, described below. This approval was amended in 2004, to expand the northern PUD. Boundary, to incorporate approximately 51 acres of Carey Ranch into the PUD, to modify the Phase 2 boundary according, and to clarify that Phase 3 would be platted in phases. As amended, the Concept Approval for Jug Mountain Ranch consists of approximately 1,430 acres, 1,104 of which are platted recreation / open space, including an 18-hole golf course. It consists of 5 phases. The first phase was divided into 2 stages. Phase 2, as well as Phase 1 Stage 1 and Phase 1 Stage 2, have received a Conditional Use Permit and Preliminary Plat Approval (CUP 99-12 for Phase 1 Stage 1, CUP 01-05 for Phase 1 Stage 2, and CUP 04-34 for Phase 2).
2. **Valley County Conditional Use Permit No. 99-11, Central Sewage Facility.** On September 24, 1999, Valley County issued Conditional Use Permit No. 99-11, for the Jug Mountain Ranch Central Sewage Facility.
3. **Valley County Conditional Use Permit No. 99-12, Phase 1 Stage 1.** On September 24, 1999, Valley County issued Conditional Use Permit No. 99-12, for Jug Mountain Ranch – Phase 1 Stage 1, which is part of PUD 97-1 Jug Mountain Ranch Planned Unit Development. This CUP provided preliminary plat approval

for Phase 1 Stage 1 of Jug Mountain Ranch. The final plat for Phase 1 Stage 1 was recorded with the Valley County, Idaho Recorder on November 30, 2004 as Instrument No. 289988.

4. **Valley County Conditional Use Permit No. 01-05, Phase 1 Stage 2.** On July 25, 2001, Valley County issued Conditional Use Permit No. 01-05, for Jug Mountain Ranch – Phase 1 Stage 2, which is part of PUD 97-1 Jug Mountain Ranch Planned Unit Development. This CUP provided preliminary plat approval for Phase 1 Stage 2 of Jug Mountain Ranch. The final plat for Phase 1 Stage 2 was recorded with the Valley County, Idaho Recorder on May 24, 2004 as Instrument No. 283337. CUP 01-05 also incorporated the central sewage facility into Phase 1, Stage 2, and confirmed minor amendments to the Concept Approval for PUD 97-1.
5. **Valley County Conditional Use Permit No. 04-34, Phases 2 and 3.** On October 14, 2004, Valley County issued Conditional Use Permit No. 04-35, for Jug Mountain Ranch – Phases 2 and 3, which is part of PUD 97-1 Jug Mountain Ranch Planned Unit Development. This CUP provided preliminary plat approval for Phases 2 and 3 of Jug Mountain Ranch. The final plat for Phase 2 was recorded with the Valley County, Idaho Recorder on May 4, 2006 as Instrument No. 308497. The final plat for Phase 3A was recorded with the Valley County, Idaho Recorder on September 10, 2018 as Instrument No. 416129.
6. **Valley County Conditional Use Permit No. 21-07, Jug Mountain Ranch Storage Units.** On April 20, 2021, Valley County issued Conditional Use Permit No. 21-07, for Jug Mountain Ranch Storage Units, which is part of PUD 97-1 Jug Mountain Ranch Planned Unit Development. This CUP provided approval for the construction of 4 storage unit buildings on Lot 55, Block 4 of Jug Mountain Ranch. One of the four buildings has been constructed. The remaining three buildings must be constructed by April 20, 2026, or the CUP will become null and void without an amendment or extension.
7. **Valley County Conditional Use Permit No. 22-55, Phase 3B.** On February 22, 2023, Valley County issued Conditional Use Permit No. 22-55 (Amended CUP 21-40), for Jug Mountain Ranch Phase 3B, which is part of PUD 97-1 Jug Mountain Ranch Planned Unit Development. This CUP provided preliminary plat approval for Phase 3B of Jug Mountain Ranch. The final plat for Phase 3B was recorded with the Valley County, Idaho Recorder on May 20, 2024 as Instrument No. 463083.
8. **Valley County Conditional Use Permit No. 21-38, Phase 3 Village South.** On December 21, 2021, Valley County issued Conditional Use Permit No. 21-38, for Jug Mountain Ranch Phase 3 Village South, which is part of PUD 97-1 Jug Mountain Ranch Planned Unit Development. This CUP provided preliminary plat approval for Phase 3 Village South of Jug Mountain Ranch. The final plat for Phase 3 Village South must be recorded by December 21, 2025, or the CUP will become null and void without an amendment or extension.