

Valley County Planning and Zoning

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STAFF REPORT:	C.U.P. 24-22 - Lake Fork Village Mixed Use - Extension Request and SUB 25-020 Lake Fork Crossing Preliminary and Final Plat
MEETING DATE:	December 11, 2025
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	2 North Homes LLC PO Box 140798, Boise, ID 83714
SURVEYOR:	Dan Dunn, Dunn Land Surveys, 25 Coyote Trail, Cascade, ID 83611
LOCATION:	4 Pleasant Acres DR - Pleasant Acres Subdivision Tax No. 165 in Lot 8 in Section 3, T.16N, R.3E, Boise Meridian, Valley County, Idaho
SIZE:	1.6 acres
REQUEST:	Extension of Approval for Mixed Use Buildings and Approval of a Mixed-Use Subdivision

Pleasant Acres Subdivision was platted as Instrument #79447, Book 4 Page 40, on June 25, 1973. Lot 8 has since been split into Lot 8B (this site) and Lot 8A (with a single-family residence).

The applicant is requesting:

- A one-year extension of the conditional use permit for two office/residential buildings and an 8-unit storage building; approval expires on December 31, 2025; and
- Approval of a mixed-use subdivision containing 4 live/work apartment units, 8 storage units, and common areas.

Each residential unit would include a commercial bathroom and work space on the first floor coupled with a residential apartment with kitchen and bathroom facilities on the second floor. The units would allow owners to store materials, house workers, and have administrative space.

The applicant stated they initially planned to submit this as a condominium plat but have changed the plat to a townhome development.

A shared well and individual septic systems are proposed.

An underground water storage tank for fire suppression is proposed. Snow storage areas and landscaping are shown on the site plan. Building schematics and exterior designs are included in the application. A mix of trees, boulders, and berms are proposed along Highway 55 and Pearson Lane. The Lake Fork Crossing Owners Association LLC would maintain the common areas per the CCRs.

FINDINGS:

1. Approval of C.U.P. 24-22 was effective September 24, 2024. Recorded conditional use permit is attached.
2. The use was to be established by December 31, 2025 (COA #4).
3. An extension request was submitted on September 29, 2025.
4. The application for a subdivision was submitted on September 29, 2025. However, a neighborhood meeting had not been held.
5. A neighborhood meeting, as required by VCC 9-5H-1.D, was held on October 20, 2025, via Zoom. A summary is in the application.
6. 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.
7. Agency comment received:

Paul Ashton, Parametrix and Valley County Engineer, stated the plans and stormwater analysis meet the required standards and recommended approval. (August 20, 2025)

Laurie Frederick, Valley County Cadastral Specialist III, reviewed the proposed plat and found no discrepancies. (November 4, 2025)

Ryan Garber, McCall Fire & EMS, has no concerns with the extension request. All previous requirements for the development still apply. (November 17, 2025; September 4, 2025)

Mara Hiwatschek, Valley County Wildfire Mitigation Program Director, stated the subdivision does not pose additional wildfire risk and no further comment for fuel mitigation is required. (November 18, 2025)

Paul Wagner, Southern Idaho Timber Protective Association Fire Warden, stated SITPA should be added to the Wildland Urban Interface Protection Plan under "Current structural and wildland fire jurisdictional agencies." He doesn't think that this subdivision will contribute much to the current wildfire risk. (November 12, 2025)

Brent Copes, Central District Health, has no objection to the one-year extension. A subdivision application, payment, and an engineering report is required for the subdivision. The active permits for this property will be stalled until sanitary restrictions are released. (November 26, 2025)

Kendra Conder, Idaho Transportation Department, stated the approach on Highway 55 is unpermitted and will need to be closed. Due to the request for additional site use, ITD needs to review anticipated trip generation information. (December 2, 2025)

8. Public comment received: *none*
9. Physical characteristics of the site: Relatively Flat (2-4% slope) with no wetlands.
10. The surrounding land use and zoning includes:
 - North: Irrigated Grazing Land
 - South: Currently bare land – approved for C.U.P. 21-05 Lake Fork Industrial Area which is to

be established by April 20, 2026

East: Single-Family Residential Lots

West: Sands 55 Mixed Use Subdivision (recorded 2024) and Single-Family Residential Parcel

11. Valley County Code (Title 9) in Table 9-3-1. This proposal is categorized under:

- 2. Residential Uses – f. Condominium, Townhouse, or Other Multi-Family Residence
- 5. Commercial Uses – d. Area Business

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

9-1-10: DEFINITIONS

CONDOMINIUM: A development in which individual dwelling units are platted and owned or are intended to be owned in severalty, while the land and at least the structural components and exterior surfaces of the buildings are owned in common by the owners of the dwelling units.

(Townhouse is not defined in Valley County Code)

9-5-3: STANDARDS:

The provisions of this chapter shall apply to the various buildings and uses designated herein as conditional uses.

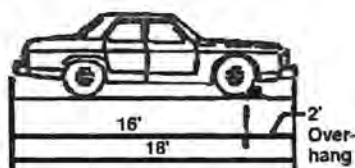
B. Setbacks:

1. Structures Exceeding Three Feet In Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.
2. Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.
3. High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.
4. Front Yards: Front yards shall be determined by the structure establishing the principal use on the property and the location of the access street or road.
5. Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.
6. Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs.

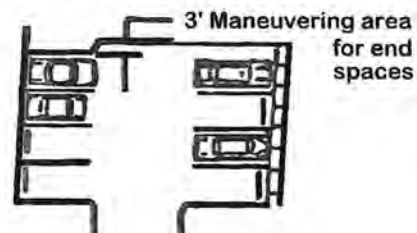
TABLE 5-A STANDARDS FOR CONDITIONAL USES

Use Description	Building Setbacks (feet)							
	Front	Side	Side Street	Rear	Max. Lot Cover	Minimum Street Frontage	Max. Building Height	Minimum Parking Spaces
Commercial uses:								
Area business	30	10	30	30	40 %	75 ft	35 ft	1+1/250 square feet
Residential uses:								
Condominium, townhouse, or multi-family residence	30	15	30	30	40 %	30 ft	35 ft	2/residential unit

STANDARD PARKING SPACE
8'6" X 18'

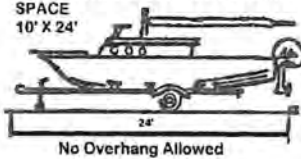


B. END PARKING SPACE MANEUVERING

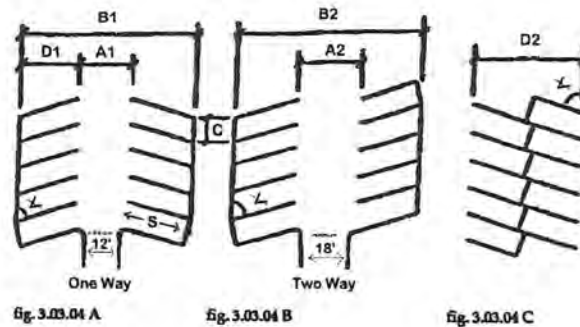


C. VEHICLE OVERHANG

RECREATIONAL VEHICLE PARKING SPACE
10' X 24'



9-5A SITE



IMPROVEMENTS

9-5A-1: GRADING:

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

9-5A-2: ROADS AND DRIVEWAYS:

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance and any policies adopted by the board of county commissioners.
- D. Cattle Guards: Cattle guards shall not be installed in public roads within residential developments.
- E. Access To Highway 55: Access to Highway 55 shall be limited at all locations and may be prohibited where other access is available. An access permit from the Idaho transportation department may be required.

9-5A-3: PARKING AND OFF STREET LOADING FACILITIES:

- A. Site Plan: The site plan for a conditional use permit shall include a detailed scale drawing showing the parking area plan including driveways, parking spaces, setbacks, landscaping, buildings, vehicle maneuver areas including firetrucks and refuse collection trucks, snow storage, and drainage.
- B. Accessory Parking And Loading Facilities Required: Accessory parking and loading facilities shall be provided as required herein for every building and structure erected, and every land use established after the effective date hereof; unless the commission or the board determines that the proposed parking is adequate.
- C. Required Spaces: The minimum number of spaces required is specified herein under the site and development standards for the specific use.
- D. Parking Space, Maneuvering Area And Aisle Dimensions: All parking spaces and on site vehicular circulation areas shall comply with the following minimum sizes¹:
 - 1. Parking Area Dimensions:
 - a. Minimum size parking spaces shall measure eight feet six inches by eighteen feet (8'6" x 18').
 - b. All parallel parking spaces shall measure a minimum of eight feet six inches by twenty two feet (8'6" x 22').
 - c. Recreational vehicle parking spaces shall measure a minimum of ten feet by twenty four feet (10' x 24').
 - 2. End Parking Space Maneuvering: A three foot (3') wide maneuvering area shall be provided for end parking spaces in single access parking areas as shown below.
 - 3. Vehicle Overhang:
 - a. Recreational Vehicles And Parking Spaces: Recreational vehicles and parking spaces are not allowed to overhang sidewalks, curbs or landscape areas.
 - b. Standard Size Parking Spaces:
 - (1) Landscaped Areas: Standard size parking spaces are allowed to overhang landscaped areas and curbs but this overhang shall not encroach into any required setback and this area shall not be considered in meeting any required percentage of lot to be landscaped.
 - c. Access To And From Streets: Parking areas must have safe, convenient, and unobstructed access to and from streets by means of a driveway not less than ten feet (10') wide nor more than forty feet (40') wide that extends onto the private property at least twenty feet (20') beyond the property line. Driveways to loading facilities will enable vehicles to leave and enter streets in a forward direction.
 - d. Driveways: All driveways shall be designed and constructed in accordance with the county approach policies.
 - e. Surface: Parking areas and driveways shall be surfaced with asphalt, concrete, compacted gravel, and crushed rock, or other dust free, durable material.
 - f. Surface Water Drainage: Drainage of surface water shall be provided that will be adequate to drain the surface of the parking area while preventing flows of water onto adjacent properties. Surface waters shall be managed in accordance with best management practices to protect or improve water quality.
 - g. Screening: Parking areas containing more than ten (10) spaces shall be effectively screened on all sides adjoining residential uses by a wall, fence, or plantings not less than four feet (4') in height.
 - h. Prohibited In Setback Zone: No part of a parking area shall be located within a required setback zone such as a side, front, or rear yard.
 - i. Off Street Loading Facilities: Off street loading facilities shall be provided separately from parking spaces for commercial, industrial, and institutional uses. The facilities shall be adequate to provide loading and unloading without obstruction to the street or parking areas.
 - j. Maintenance: Parking areas and off street loading facilities shall be maintained in good order, clear of debris, and shall not be used for any other use that interferes with or limits the intended use.
 - k. Lighting: Only indirect lighting may be used to illuminate a parking area. See other lighting regulations in section 9-5B-2 of this chapter.

9-5A-4: LANDSCAPING:

B. Landscaping; Standards Of Design:

1. Minimum Requirements: Each site to be developed under a conditional use permit shall be required to provide landscape areas equal to or exceeding the following minimum amounts:
 - a. Multi-Family Use: Each site for a proposed multi-family use shall have a minimum of thirty percent (30%) of the net site/lot area in landscaping.
 - b. Service/Commercial Use: Each site for proposed service/commercial use shall have a minimum of fifteen percent (15%) of the net site/lot area in landscaping.
 - c. Industrial Use: Each site for a proposed industrial use shall have a minimum of ten percent (10%) of the net site in landscaping.
 - d. Additional Landscaping: In addition to the minimum on site landscaping, there shall be landscaping in the entire area of the right of way, between street property line and back of street curb, road, back slope, or fill slope, except for approved driveways, walkways, bike paths, and snow storage areas.
2. Future Commercial And Industrial Development: Future commercial and industrial development sites shall be landscaped in the first phase of construction, unless a phased plan is approved by the commission.
4. Use Adjacent To Single-Family Residential Development: Where multi-family, commercial, office or industrial uses are adjacent to or separated by an alley or lesser separation from a single-family residential development, such trees shall be planted at ten feet (10') on center, with every other tree being a minimum twenty four inch (24") box size.
5. Commercial, Office Or Industrial Use Adjacent To Residence: Where a commercial, office or industrial user of over fifty thousand (50,000) square feet building area is located adjacent to a residence, the landscape buffer described in subsection B3 of this section shall be increased to fifteen feet (15') (adjacent to that user), with two (2) rows of trees along the interior side of the property line. Each row is to contain minimum fifteen (15) gallon trees spaced fifteen feet (15') on center, staggered for maximum effect in buffering the two (2) uses.
6. **Criteria For Trees Along Street Frontage:** Trees shall be required along all street frontages according to the following criteria:
 - a. A minimum of one tree shall be planted for every twenty five feet (25') of linear street frontage. The trees may be grouped or planted in groves;
 - b. Fifty percent (50%) shall be twenty four inch (24") box size or larger with the balance being minimum fifteen (15) gallon size;
 - c. The trees selected shall be compatible with the overall site and landscape plan as well as adjacent sites.
7. Standard Tree Planting Detail: All trees shall be planted and staked in accordance with the "Standard Tree Planting Detail" diagram in section 9-5-4 of this chapter. Plant sizes to be in accordance with Nurseryman Association standards.
8. On Site Water Retention Areas: All on site water retention areas, other than paved surfaces, shall be entirely landscaped and shall comply with the following criteria:
 - a. The retention areas shall not occupy more than sixty seven percent (67%) of the on site street frontage landscape area;
 - b. All retention areas shall maintain slopes no steeper than three to one (3:1).
9. **Mounding And Berming:** All mounding and berming shall have slopes no steeper than three to one (3:1).
10. Ground Cover: A minimum of fifty percent (50%) of the landscaped areas is to be planted with vegetative ground cover. Minimum size and spacing to be one gallon size plants at a maximum three feet (3') on center.
11. Landscape Designs: Landscape designs shall be compatible with adjacent properties. Selected stock shall be especially suited for this climate or shall be from native stock.

9-5A-5: FENCING:

- A. **Substituted For Planting Screens:** Fencing may be substituted for planting screens subject to the approval of the staff and the commission.
- B. Separation Or Screening: Fencing shall be installed to provide separation or screening as specified in the site or development standards for the specific use. A sight obscuring fence required by the commission for any conditional use shall be stained or painted a single solid color, shall not be used for advertising, and shall be maintained in good repair.

- E. Construction And Materials: Fence construction and materials shall be in accordance with commonly accepted good practices to produce a neat appearing durable fence. The location, height, and materials used for constructing a fence shall be approved by the commission and specified in the conditional use permit. Fences required for any conditional use shall be maintained in good repair.
- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed.

9-5A-6: UTILITIES:

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

9-5B PERFORMANCE STANDARDS

9-5B-1: NOISE:

- A. Commercial Or Industrial Activity: The noise emanating from any commercial or industrial activity shall be muffled so as not to become objectionable due to intermittent beat, frequency or shrillness, and shall not exceed forty (40) decibels between the hours of seven o'clock (7:00) P.M. and seven o'clock (7:00) A.M., and sixty (60) decibels at other hours at the property line if adjacent uses are not the same.

9-5B-2: LIGHTING:

- C. Standards:
 - 2. Turn Off Required: All nonessential exterior commercial and residential lighting is encouraged to be turned off after business hours and/or when not in use. Lights on a timer are encouraged. Sensor activated lights are encouraged to replace existing lighting that is desired for security purposes.
 - 3. Recreational Facilities: Recreational facilities such as baseball, softball, soccer, volleyball or football fields; driving ranges; outdoor arenas and amphitheaters; ski trails; or other outdoor field recreation facilities are exempt from height restrictions provided the lights are used only while the field is in use.
 - 4. All Other Outdoor Lighting: All other outdoor lighting shall meet the following standards and at a minimum the standards in title 6, chapter 2 of this code:
 - a. The height of any light fixture or illumination source shall not exceed twenty feet (20').

- b. All lighting or illumination units or sources shall be hooded or shielded in a downward direction so they do not produce glare or cause light trespass on any adjacent lot or real property as depicted in section 9-5-4 of this chapter.
 - c. Lights or illumination units shall not direct light, either directly or through a reflecting device, upon any adjacent lot or real property. Lighting should not illuminate the sky or reflect off adjacent water bodies or produce glare or cause light trespass on any adjacent lot or real property.
 - d. External lighting of the face of signs shall be placed above the sign and shielded and directed in a manner that the illumination source shall not be visible from any adjacent lot or real property. Sign lighting shall not reflect or glare beyond the face of the sign and immediately below the sign 1.
5. **Parking Areas, Walkways Or Similar Uses:** All outdoor lights used for parking areas, walkways, and similar uses mounted on poles eight feet (8') or greater in height shall be directed downward. The light source shall be shielded so that it will not produce glare or cause light trespass on any adjacent lot or real property.
 6. **Searchlights:** Searchlights shall only be operated for special events or grand openings for a maximum of one week. Searchlights shall not be operated on residential or agricultural property.
 7. **Mercury Vapor Lights:** The installation of mercury vapor lamps is hereby prohibited.
 8. **Flashing, Intermittent Or Moving Lights Prohibited:** Flashing or intermittent lights, lights of changing degree of intensity, or moving lights shall not be permitted. This subsection shall not be construed so as to prohibit the flashing porch light signal used only while emergency services are responding to a call for assistance at the property, or holiday lights.
 9. **Industrial And Exterior Lighting:** Industrial and exterior lighting shall not be used in such a manner that produces glare on public highways and neighboring property. Arc welding, acetylene torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the property line. Exceptions will be made for necessary repairs to equipment.
 10. **Sensor Activated Lights:** Sensor activated lights, provided:
 - a. They are located in such a manner as to prevent glare and lighting onto properties of others or into a public right of way.
 - b. They are set to only go on when activated and to go off within five (5) minutes after activation has ceased.
 - c. They shall not be triggered by activity off the property.
 11. **Towers, Power Lines And Power Poles:** Lighting of radio, communication and navigation towers along with power lines and power poles, provided the owner or occupant demonstrates that the federal aviation administration (FAA) regulations can only be met through the use of lighting.
 12. **Outdoor Lighting Plan:** All applications for a conditional use permit shall include an outdoor lighting plan for the entire site which indicates how the above standards are to be met. The approved permit shall be a part of the conditional use permit and/or the building permit.

9-5B-4: EMISSIONS:

- A. **Obnoxious Odors; Toxic Or Corrosive Fumes Or Gases:** The emission of obnoxious odors of any kind shall not be permitted, nor the emission of any toxic or corrosive fumes or gases.
- B. **Dust:** Dust created by an industrial, commercial, or recreational operation shall not be exhausted or wasted into the air. All operations shall be subject to the standards in appendix C, fugitive dust 1. State air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.
- C. **Wood Burning Devices:** Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

9-5B-5: DUST:

- A. **Minimization Required:** Dust and other types of air pollution borne by the wind from such sources as storage areas and roads, shall be minimized by appropriate landscaping, paving, oiling, watering on a scheduled basis, or other acceptable means.
- B. **Created By Approved Operation:** Dust created by any approved operation shall not be exhausted or wasted into the air. The standards in appendix C, fugitive dust 1 along with state air quality permits, when required, may be a condition of approval of the conditional use permit or may be required to be a part of the conditional use permit at the discretion of the commission.

9-5B-6: OPEN STORAGE:

All storage shall be located within an area not closer than twenty feet (20') from the street right of way line and shall be enclosed with a heavy wire or board fence not less than six feet (6') high, or by plantings the same height. Lumber, coal, or other combustible material will be fully accessible to firetrucks at all times. Open storage of toxic or hazardous materials shall not be allowed.

9-5B-7: FIRE PROTECTION:

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

9-5C RESIDENTIAL USES**9-5C-1: COMPLIANCE REQUIRED:**

- D. Planned Unit Developments, Condominiums And Multi-Family Residential Developments: Planned unit developments, condominiums, and multi-family residential developments shall be platted in accordance with the regulations of this chapter, title 10 of this code, or as may be approved in accordance with chapter 9 of this title as a planned unit development prior to the sale or transfer of title to any lot, parcel, or unit.

9-5C-2: MINIMUM LOT AREA:

- B. New Subdivisions:
1. Single-Family Residences: New subdivisions for single-family residences shall provide the following minimum lot sizes:
 - a. One acre where individual sewage disposal systems and individual wells are proposed.
 - b. Twenty thousand (20,000) square feet where a central water supply system and individual sewage disposal systems are proposed.
 - c. Twelve thousand (12,000) square feet where a central sewage collection and disposal system and individual wells are proposed.
 - d. Eight thousand (8,000) square feet where both central systems are proposed.
 3. Planned Unit Developments: Lot sizes within new planned unit developments and new multi-family residential subdivisions may vary from these minimums because of reduced setbacks or other consideration in accordance with the provisions of chapter 9 of this title.
- C. Frontage On Public Or Private Road: Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90'). A PUD, condominium, or other cluster development may contain lots without frontage on a road and widths less than ninety feet (90') in accordance with the approved development plan or plat

9-5C-3: MINIMUM SETBACKS:

The minimum building setbacks shall be thirty feet (30') from front, rear, and side street property lines and fifteen feet (15') from all side property lines. Setbacks for mobile homes in subdivisions or parks shall be in accordance with title 12, chapter 1 of this code. A PUD, condominium or other cluster development may include zero lot line development and other reduced setbacks in accordance with the approved development plan or plat.

9-5C-5: SITE IMPROVEMENT:

- A. Off Street Parking Spaces: Two (2) off street parking spaces shall be provided for each dwelling unit. These spaces may be included in driveways, carports, or garages.
- B. Utility Lines: All utility lines, including service lines, that are to be located within the limits of the improved roadway in new residential developments must be installed prior to placing the leveling coarse material.

9-5C-6: DENSITY:

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term

- rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation.

9-5F-1: COMMERCIAL USES; SITE OR DEVELOPMENT STANDARDS:

Commercial uses requiring a conditional use permit shall meet the following site or development standards, except as may be modified by a PUD:

- A. Minimum Lot Area:
1. The minimum lot area shall be unlimited herein except for the provisions of subsection 9-5-3A2 of this chapter, and except the minimum area for a ski area shall be forty (40) acres.
 2. Frontage on a public or private road shall not be less than seventy five feet (75') for each lot or parcel.
 3. No frontage is required for recreation business.
- B. Minimum Setbacks:
1. The minimum setbacks for neighborhood businesses shall be thirty feet (30') from front, rear, and side street property lines and ten feet (10') from all side property lines.
 2. The minimum setbacks for service and recreation businesses shall be fifty feet (50') from rear, front, and side street property lines and thirty feet (30') from side property lines.
 3. The minimum setbacks for area businesses shall be the same as those for neighborhood businesses. Salvage yards, auto wrecking yards, or commercial agricultural businesses shall be located not less than one thousand feet (1,000') from any residential development, civic or community service use, or other noncompatible commercial use, unless the impacts are adequately mitigated by implementation of standards as approved by the commission. The setbacks will be determined in relation to impact mitigation.
- C. Maximum Building Height And Floor Area:
1. Building heights shall not exceed thirty five feet (35') above the lower of the existing or finished grade.
 2. The building size or floor area shall not exceed the limitations of subsections 9-5-3A and C of this chapter and title 6, chapter 1 of this code.
 3. No building or combination of buildings may cover more than forty percent (40%) of the lot or parcel, except recreation business buildings may not cover more than one percent (1%) of the lot and agricultural business buildings may not cover more than twenty percent (20%) of the lot or parcel.
- D. Site Improvements:
1. Where commercial uses are proposed on a lot or parcel having frontage on Highway 55 and a side street, the access shall be limited to the side street.
 2. Parking spaces for neighborhood and area businesses shall be provided at the rate of one, plus one per each two hundred fifty (250) square feet of floor area.

TITLE 10 SUBDIVISION REGULATIONS

10-4-3: LOTS:

- A. Size, Depth, Shape, Orientation And Setback Lines: The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Every lot shall abut upon a street. Corner lots for residential use shall have extra width to permit appropriate building setbacks from, and orientation to, both streets.
- B. Double Frontage And Reverse Frontage Lots: Double frontage, and reverse frontage lots, shall be avoided, except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A screening easement of at least ten feet (10'), and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.
- C. Side Lot Lines: Side lot lines shall be within twenty degrees (20°) of right angles or radial to street lines.

10-4-6: EASEMENTS:

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

10-5-1: STREET AND UTILITY IMPROVEMENTS:

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

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

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

10-5-3: DEPOSIT FOR COMPLETION OF IMPROVEMENTS:

- A. Surety Agreement: A subdivider or other interested party, in lieu of completion of the required minimum street and other improvements required by section 10-5-1 of this chapter and in compliance with the schedules of required street, utility, and other improvements set forth in section 10-5-2 of this chapter, or any portion thereof, may deposit with the county clerk, a surety bond or performance bond, or a certified check or cashier's check drawn on a bank qualified to do business in the state, or a cash deposit, or a letter of credit, or assignment of funds on deposit in a bank or building and loan association, qualified to do business in the state, and only when such financial institutions have

received a copy of the surety arrangements and have agreed in writing to abide by the conditions set forth therein and the amount of such surety called for to be equal to not less than one hundred twenty percent (120%) of the cost of required improvements according to the estimate made by the subdivider and verified by the Valley County engineer; and in all cases such surety shall be drawn in favor of, and payable to the order of, Valley County, in accordance with the provisions contained in the surety agreement by and between the guarantor and Valley County. Such surety agreement shall contain suitable provisions requiring the subdivider to construct all improvements in accordance with Valley County standards and specifications, subject to inspection and approval by the Valley County engineer and for completion within one year from date of recording of said plat.

- B. Right To Extend Period Of Construction: The county shall reserve the right to extend the period of construction for a year, or to construct the required improvements with county forces (or with contracted forces) and charge the sureties posted for such work.
- C. Correction Of Deficiencies At Later Date: In order to guarantee that the construction of the improvements will stand the test of time and to assure the public of a near maintenance free facility, the county shall retain a surety in the amount of twenty percent (20%) of the original surety for a period of two (2) years after the original construction has been accepted. If, during this two (2) year period, it is discovered that the original construction was deficient due to drainage, settling, defective or insufficient materials or other unforeseen circumstances, then the county engineer shall notify the subdivider to correct these deficiencies in the construction and repair the facility back to county standards. If deficiencies are not corrected within thirty (30) days, or such additional time as deemed reasonable by the county engineer, the county engineer may cause such deficiencies to be remedied and use the subdivider's surety funds to pay for such remediation upon approval of the board.

CHAPTER 7 WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-4: SUBMISSION REQUIREMENTS:

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

SUMMARY:

No Compatibility Rating was completed. The use has already been approved and there is an extension request.

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

STAFF COMMENTS / QUESTIONS:

1. This site is within the McCall Fire District and Lake Fork Irrigation District. It is not within a herd district.
2. Approval of an extension for C.U.P. 24-22 Lake Fork Village would allow site grading and construction to continue while the proposed subdivision goes through the approval process.
3. Building plans have been submitted and approved for the storage units.
4. A development agreement has been recorded for C.U.P. 24-22 (attached). This includes a provision that the applicant will pave approximately 225-ft of Pleasant Acres Drive.
5. Valley County Code 9-5C-6 allows 2.5 dwelling units per acre. This is a 1.6-acre lot; thus, 4 dwelling units would meet Valley County Code.
6. C.U.P. 24-22 contained condition of approval #21 stating "There shall be no short-term rentals (less than 30 days). Is this appropriate for the subdivision plat; will it be in the CCR's and regulated by the HOA?"
7. The "East Elevation" on the Chrysalis drawings shows a large blank wall that the neighbors will have to look at; staff recommends some more interesting features are added. It is odd that the "North Elevation" is where the garage doors are located.
8. The applicant has requested to use a bond process for uncompleted infrastructure. This would require approval from the Board of County Commissioners prior to final plat recordation. Staff would hesitate to approve final plat prior to any site work or Central District Health approval. With a townhome plat, there should be clearer understanding of who will manage the property and who will construct the buildings.
9. References to the ordinances of McCall City, Idaho, and Broken Ridge Subdivision shall be removed from CCRs, including, but not limited to, Article II Declaration, Article II Definitions, Article IV Section 5.24. The CCRs reference Exhibits A and B; these are not attached to the draft submitted.
10. A motion should include both the extension request and approval/denial of the subdivision, preliminary plat and final plat.

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation
- Location Map
- Aerial Map
- Assessor Plat – T.17N R.4E Section 6
- Assessor Plat – Pleasant Acres Subdivision
- ROS 7-068

- Google Maps - Aerial View
- Google Maps - Street View
- Photos taken November 18, 2023
- Proposed Final Plat for Lake Fork Crossing - Sheet 1
- Responses
- Extension Request for C.U.P. 24-22
- Conditional Use Permit 24-22, Instrument #2024-465403
- Development Agreement – Instrument 2025-005398
- Septic Permit Handout

Proposed Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The final plat shall be recorded within two years, or this permit will be null and void.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. The fee for engineering review shall be reimbursed at 105%.
6. Must comply with requirements of the McCall Fire District. A letter of approval is required prior to recording the final plat.
7. Must comply with requirements of the Lake Irrigation District. A letter of approval is required prior to recording the final plat.
8. Shall obtain Central District Health approval prior to issuance of building permits.
9. Lighting must comply with Valley County Code. All exterior lights shall be fully shielded so that there is not upward or horizontal projection of lights. Lights cannot project onto other properties.
10. The site must be kept in a neat and orderly manner.
11. Landscaping shall be installed prior to October 1, 2027. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
12. A minimum of one tree should be planted for every 25 feet of linear street frontage along the north, east, and west properties lines. The trees may be grouped or planted in groves.
13. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
14. The property owner association must maintain the fence along the east side property line into perpetuity.

15. There shall be only one ground-mounted sign in the 100-foot setback. Signage can also be located on the buildings.
16. Parking is not allowed in the 100' setback area, or any setback area.
17. Must have an approved approach permit from the Valley County Road Department from Pleasant Acres Drive.
18. Must place addressing numbers on each building and unit. Said numbers shall contrast with their background and be at least three and one-half inches (3 ½-in) height.
19. Shall contact McCall U.S.P.S. Postmaster to determine appropriate location of a Cluster Box Unit for mail delivery to this development.
20. Business hours of operation are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
21. A Development Agreement is required for mitigation of off-site impacts. The applicant shall work with Valley County Road Department on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners. The Board shall determine if the development agreement recorded for C.U.P. 24-22 is adequate for SUB 25-020.
22. All easements shall be shown on the final plat.
23. A Declaration of Installation of Utilities shall be recorded and noted on the face of the plat.
24. The location of the water storage tank for emergency response must be noted on the final plat.
25. Shall record a maintenance agreement for the water tank for fire protection or include information in recorded CCRs.
26. CCR's shall provide for long-term maintenance of requirements identified in the Wildland Urban Interface Fire Protection Plan and memorialize any buried tanks and their continued maintenance.
27. CCR's should address lighting, wildfire prevention, noxious weeds, prohibiting yews in landscaping, septic maintenance, water storage tank maintenance, fire wise wildland urban interface landscaping requirements, shared-driveway maintenance, and limit each lot to one wood burning device.
28. The following notes shall be placed in the notes on the face of the final plat:
 - "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
 - "All lighting must comply with the Valley County Lighting Ordinance."
 - "Only one wood burning device is allowed on each lot."
 - "Surrounding land uses are subject to change."
 - "There shall be no short-term rentals (less than 30 days) of any of the units."
 - "Development Agreement was recorded as Instrument # _____."
 - The floodplain designation note shall be included on the final plat.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use: _____

Prepared by: _____

YES/NO X Response
Value

Use Matrix Values:

(+2/-2) X 4 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 1 _____

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

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) X 3 _____

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

(+2/-2) X 1 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

(+2/-2) X 2 _____

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

Sub-Total (+) _____

Sub-Total (-) _____

Total Score _____

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

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

- A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.
- B. Purpose; Use:
1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
 2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.
- C. General Evaluation: Completing the compatibility questions and evaluation (form):
1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
 - Plus 2 - assigned for full compatibility (adjacency encouraged).
 - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
 - 0 - assigned if not applicable or neutral.
 - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
 - Minus 2 - assigned for no compatibility (adjacency not acceptable).
 2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
 - x4 - indicates major relative importance.
 - x3 - indicates above average relative importance.
 - x2 - indicates below average relative importance.
 - x1 - indicates minor relative importance.
- D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.
- E. Terms:
- DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and
1. Comprises at least one-half (1/2) of the adjacent uses and one-fourth (1/4) of the total adjacent area; or
 2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
 3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.
- LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.
- F. Questions 4 Through 9:
1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
 2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

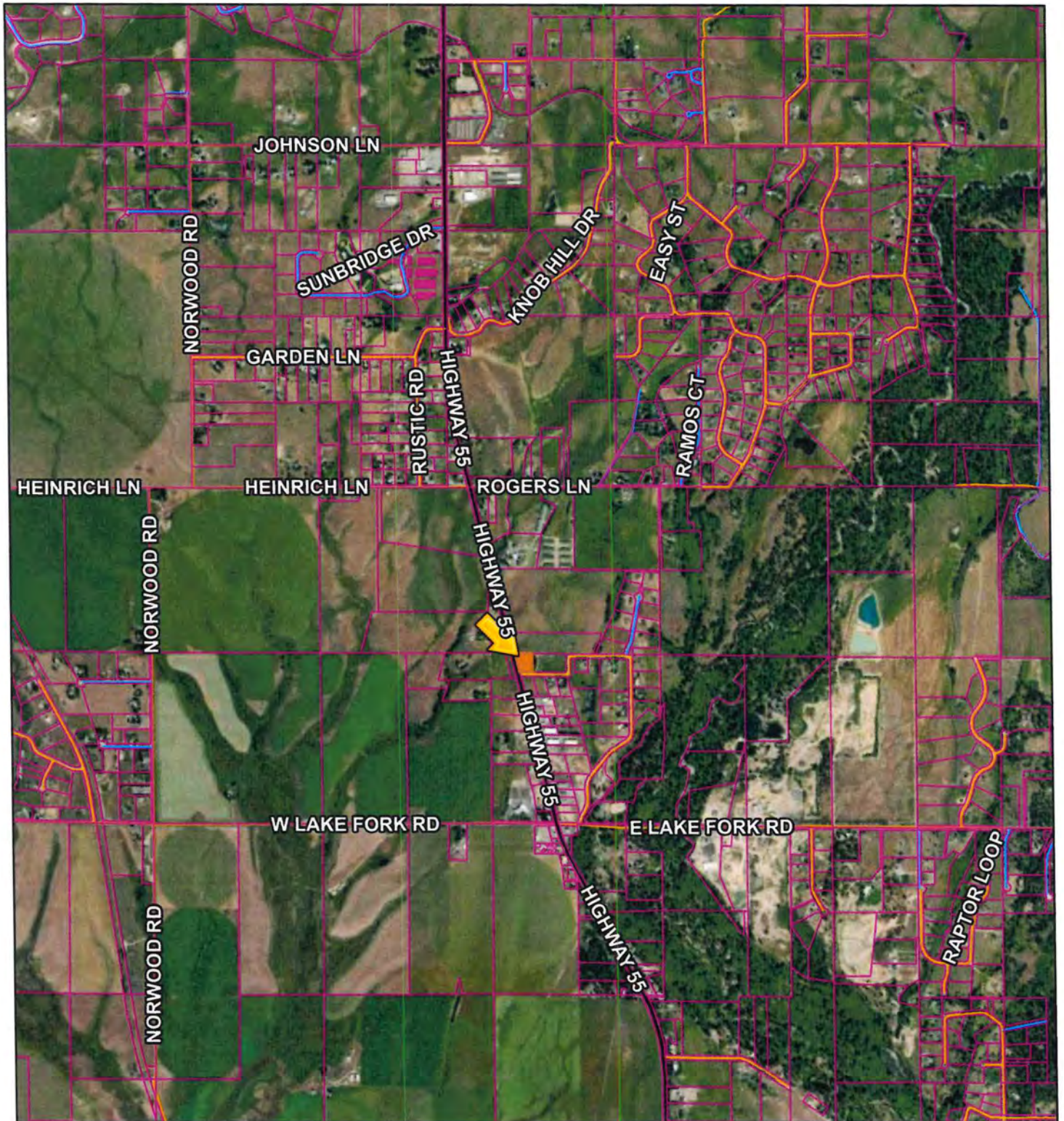
APPENDIX A

MATRIX FOR RATING QUESTIONS 1, 2, and 3

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

RATE THE SOLID SQUARES AS +2

SUB 25-020 Location Map



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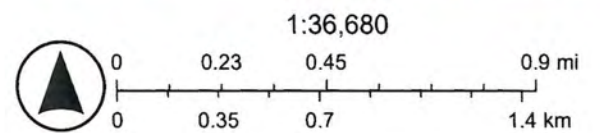
 Parcel Boundaries

Roads

 MAJOR

 URBAN/RURAL

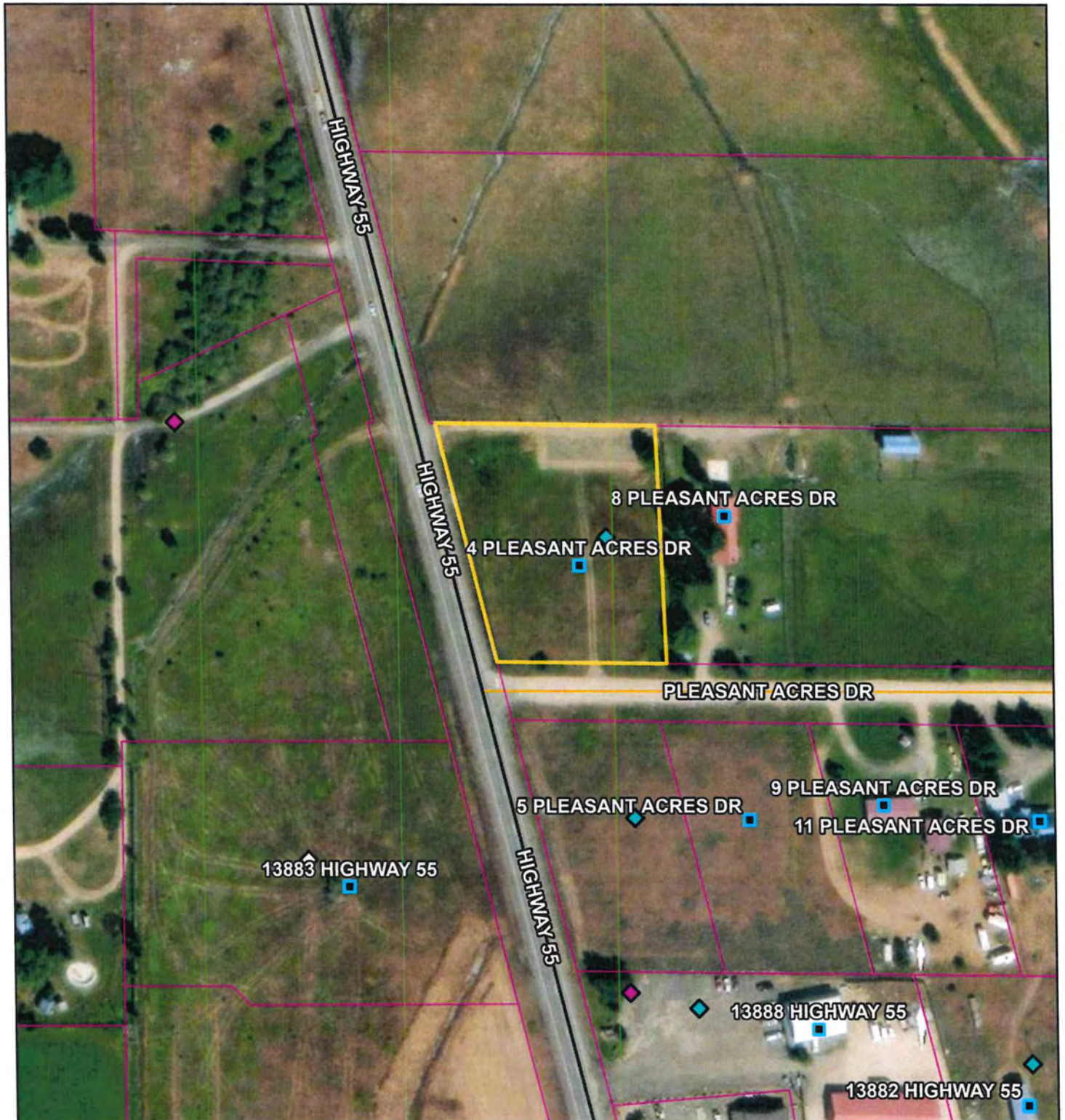
 PRIVATE



Earthstar Geographics

Created by Valley County

SUB 25-020 Aerial Map



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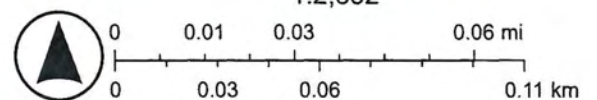
Permits

- ◆ CUP
- ◆ VAR
- ◆ PSP
- Address Points

Parcel Boundaries

Roads

- MAJOR
- URBAN/RURAL

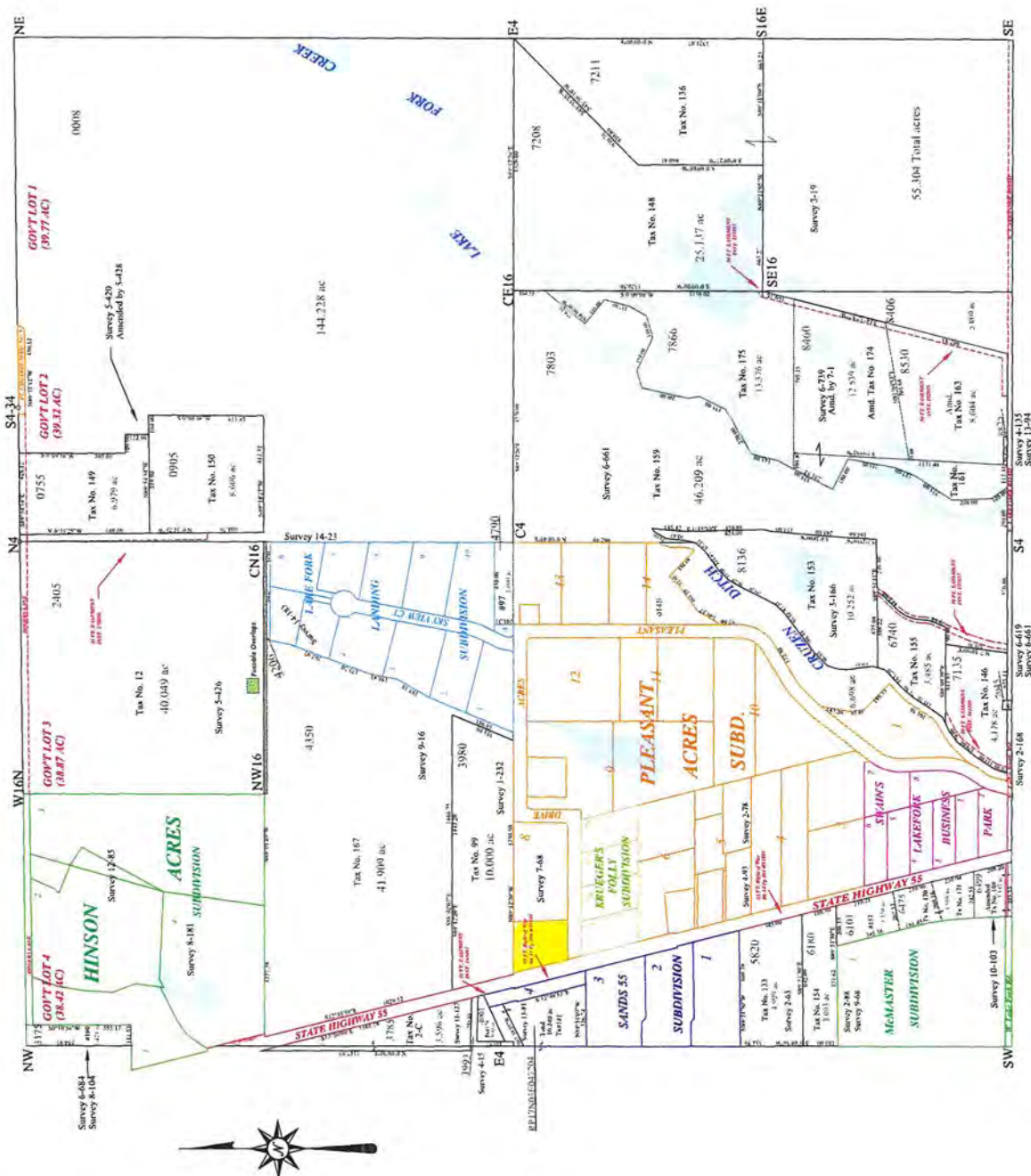


Vantor

T W P. 17 N R O S E S E C. 03

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

Filename:	Valley County Base Map
Scale:	1" = 100 ft
Date:	12/2/2024
Drawn by:	L. Frederick



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18-11, Reg. No. 19447
615173

PLEASANT ACRES SUBDIVISION

BEING A PORTION OF THE SW⁴ OF SECTION 3, T. 17 N., R. 3 E., B.M.

VALLEY COUNTY, IDAHO

CONSULTING ENGINEERS

MCCARTER & TULLER

1973

Streets & Public Ways as shown
devoted to the public use.
Accepted by County 9-23-73
Commenced 11th 8th & 9th
This map was filed 11th 8th & 9th

| CURVE DATA & ROAD | | | |
|-------------------|--------|-------|--------|
| STATION | CHORD | ANGLE | CHORD |
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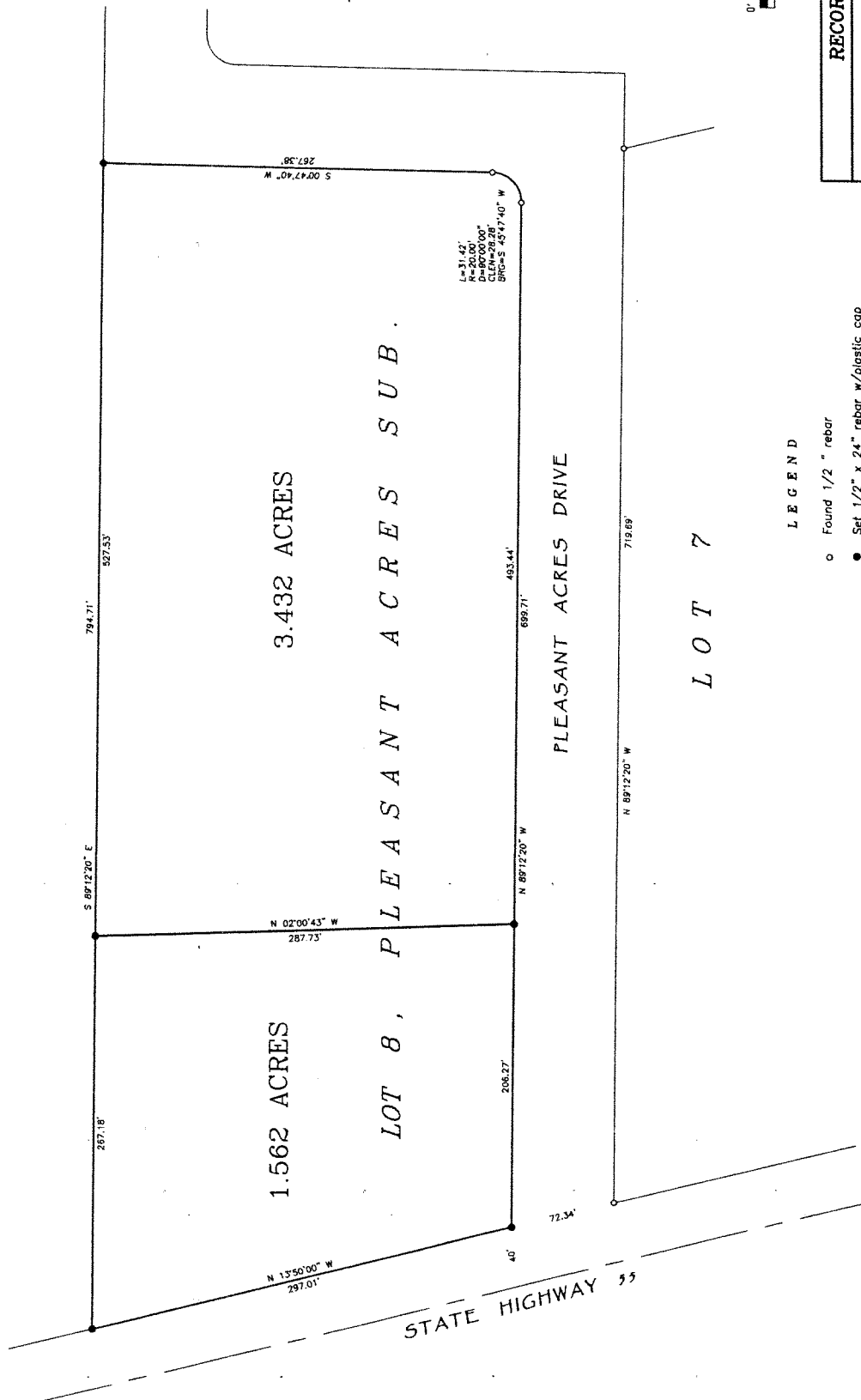


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- 162. 3/

Instrument # 248654
COUNTY, IDAHO
Recorded in: JOEL DROULARD
2001-11-27 03:30B
EX-0003a Return to Survey
Fee: \$48
Date: 11/27/01
Return to RECORD OF SURVEY

I, Joel W. Droulard, a Registered Land Surveyor, do hereby certify that this plat was prepared from the original field notes and that it correctly represents the points, courses and distances as recorded in said field notes.



RECORD OF SURVEY

situate in the
NW 1/4 of the SW 1/4 of Section 3, T. 17 N., R. 3 E., B.M.
Lot 8, Pleasant Acres Subdivision, Valley County, Idaho
for

JIM KERN

Google Maps – Aerial View - 2025



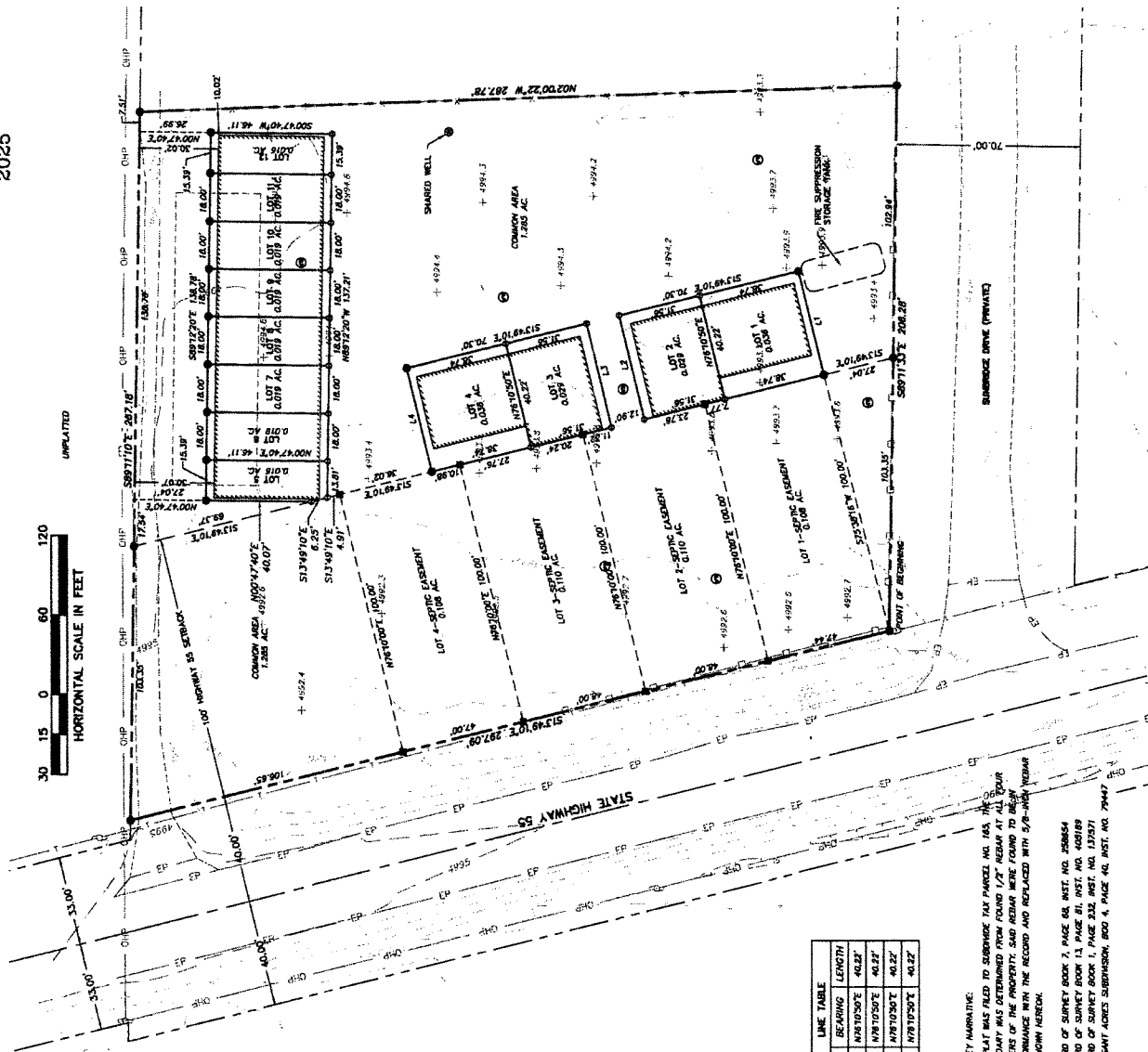
Looking Easterly from Highway 55 (Source Google Maps – Street View, August 2024)





A PORTION OF LOT 8, PLEASANT ACRES SUBDIVISION
IN THE SW1/4 OF SECTION 3
T.17N., R.3E., B.M., VALLEY COUNTY, IDAHO
2025

HORIZONTAL DATUM BASED ON IDAHO STATE PLANE,
IDAHO WEST ZONE 1103. DISTANCES ARE GROUND
DISTANCES AND ARE IN U.S. SURVEY FEET.



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N76°10'50"E | 40.22' |
| L2 | N78°10'50"E | 40.22' |
| L3 | N78°10'50"E | 40.22' |
| L4 | N78°10'50"E | 40.22' |

SURVEY NARRATIVE:

THE PLAT WAS FILED TO SUBDIVIDE TWO PARCELS, MAP NOS. 186 AND 187, LOCATED IN THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 36N, RANGE 10E, DISTRICT NO. 1. THE BOUNDARY WAS DETERMINED FROM FOUND 1/2" REBAR AT ALL FOUR CORNERS OF THE PROPERTY. SAID REBAR WERE FOUND TO BE IN CONFORMANCE WITH THE RECORD AND REPLACED WITH 5/8"-HIGH REBAR AS SHOWN HEREON.

RECORD OF SURVEY BOOK 7, PAGE 48, INST. NO. 25864A
RECORD OF SURVEY BOOK 11, PAGE 81, INST. NO. 40189
RECORD OF SURVEY BOOK 1, PAGE 132, INST. NO. 131271
RECORD OF SURVEY BOOK 1, PAGE 132, INST. NO. 131271
RECORD OF SURVEY BOOK 1, PAGE 132, INST. NO. 131271

ALL PROPERTIES SHOWN ON THIS PLAN ARE SUBJECT TO AND GOVERNED BY THE PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE FORK CROSSING ("DECLARATION"), AND THE ARTICLES OF INCORPORATION AND LAKE FORK CROSSING ("DECLARATION"), AND THE ARTICLES OF INCORPORATION AND LAKE FORK CROSSING ("DECLARATION"). THE PLANS FOR LAKE FORK CROSSING PROPERTY OWNERS' ASSOCIATION, INC. ("ASSOCIATION"), WHICH ARE RECORDED AS INSTRUMENT NO. 2023-

2. SEE DECLARATION OF INSTALLATION OF UTILITIES RECORDED AS INSTRUMENT 114,655.

COMMON AREA DEPICTED ON THIS PLAT IS DEDICATED FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE ASSOCIATION, TOGETHER WITH THEIR GUESTS, VISITERS, AND ASSOCIATES SUBJECT TO THE RULES, CONDITIONS, AND RESERVED DECLARATORY RIGHTS, AS FURTHER PROVIDED IN THE DECLARATION.

4. THERE SHALL BE NO DIVISION OF ANY LOT DEPICTED ON THIS PLAT, EXCEPT AS PERMITTED IN THE DECLARATION OR WITHOUT PRIOR APPROVAL OF THE HEALTH AUTHORITY.

IS NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEMS APPROVED IN ANY SANITARY RESTRICTION RELEASE.

DECLARATION OF WORKS BY THE CONTRACTOR

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.

1. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.

3. ALL LIGHTING MUST COMPLY WITH THE VALLEY COUNTY LIGHTING ORDINANCE.

IN AGRICULTURAL USES AND INDUSTRIAL ACTIVITY MAY BE ADJACENT ACTIVITIES

1. IN COMPLIANCE WITH THE DISCLOSURE REQUIREMENTS OF IDAHO CODE 31-3805(2), IRRIGATION WATER HAS NOT BEEN PROVIDED FOR BY THE OWNER, AND THE LOTS SHOWN ON THIS PLAT SHALL REMAIN SUBJECT TO ASSESSMENTS BY LAKE IRRIGATION DISTRICT.

2.2. DEMO FLOOD PANEL(S): 160HSC 100M

FROM EFFECTIVE DATE(S): 2/1/2019

FLUOR ZONE ZONE X

BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA
* ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN
IS REGULATED BY TITLE 9 AND TITLE 11 OF THE
VALLEY COUNTY CODES

LEGEND

SECRET

ASIA INBROS

3077 107

3M17 INEWSY3 EASEMENT LINE

--- SURVEY TIE LINE

● SET 5/8" X 24" REBAR WITH PLASTIC CAP

SET 1" BRASS PLUG IN CONCRETE L514217

- CALCULATED POINT

Exhibit

Press Building

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN PLACED ON FILE WITH THE COUNTY RECORDER OR THE COUNTY CLERK. IF THE APPLICANT HAS A CLIENT LISTING THE CONDITIONS OF APPROVAL, SANITARY RESTRICTIONS MAY BE PLACED ON THE PERMITS. IF THE APPLICANT HAS A CLIENT LISTING THE CONDITIONS OF APPROVAL, SANITARY RESTRICTIONS MAY BE PLACED ON THE PERMITS. IF THE APPLICANT HAS A CLIENT LISTING THE CONDITIONS OF APPROVAL, SANITARY RESTRICTIONS MAY BE PLACED ON THE PERMITS.

CENTRAL DISTRICT HEALTH EMS

INVESTMENT

SHEET 1 OF 2

25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6899
WWW.DINNIANDSURVEYS.COM



dunn
LAND SURVEYS, INC.



Parametrix No. 314-4875-001 – Task 02.134

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

Re: Lake Fork Village – Revised Grading and Drainage Plans and Stormwater Analysis

Dear Cynda:

We have reviewed the above-referenced revised documents for the Lake Fork Village against the current Valley County (VC) Private and Public Road standards. Per our review and in coordination with the engineer, the plans and stormwater analysis meet the required standards; therefore, we are recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX
Valley County Engineer



Paul Ashton, PE

cc: Jeff McFadden/Valley County Road Department

Antonio Conti P.E./Ackerman-Estvold

Tyler Arnold/ Ackerman-Estvold

Alex Sawyer



Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350
Phone (208) 382-7126 • Fax (208) 382-7187

SUE LEEPER

Assessor
sleeper@co.valley.id.us



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

DEEDEE GOSSI

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

November 4, 2025

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

RE: Final Plat Review " LAKE FORK CROSSING"

Dear Cynda,

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

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This proposed **2026** plat will encompass 2 parcels; referenced on the Assessment Roll as Tax No. 165 in PLEASANT ACRES Subdivision in Section 3 Township 17North, Range 3 East: the parcel number(s) and ownership are as follows:

RP **00204000008B** – 2 North Homes LLC

I have enclosed a copy of the GIS plat, **T17, R3E, Section 3** with this proposed plat highlighted. We have found no discrepancies within our review.

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

Sincerely,

Laurie Frederick
Cadastral Specialist III
Valley County Cartography Department

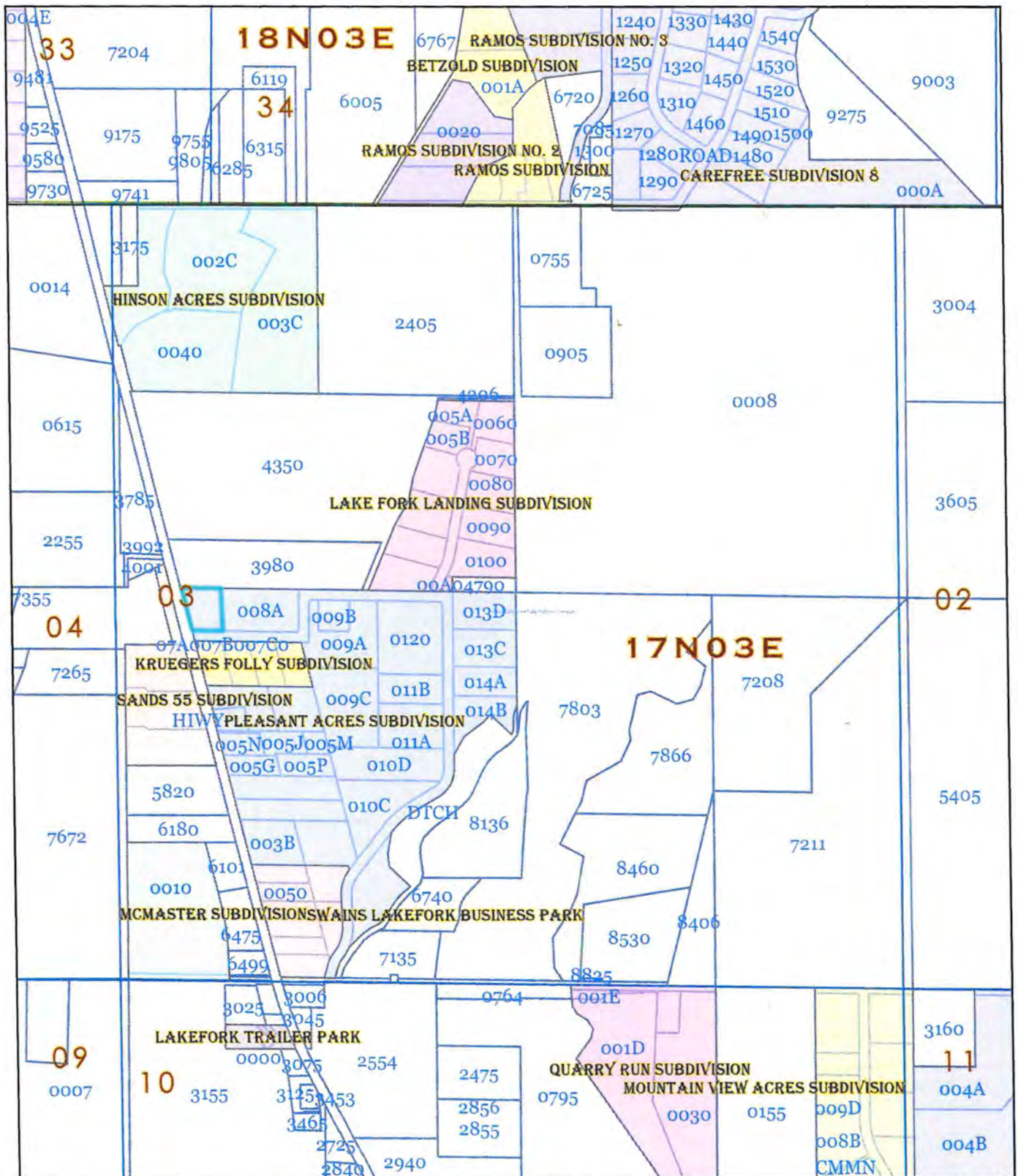
Enclosure

Cc: Ralph Miller, Secesh Engineering Inc.; Chip Bowers, Dunn Land Surveys, Inc.

/ljf



LAKE FORK CROSSING
RP00204000008B
2 North Homes LLC



Legend

- Township
- PLSS Section
- Parcels

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

Date: 11/4/2025
By: Ifrederick

From: Ryan Garber <ryan@mccallfire.com>
Sent: Monday, November 17, 2025 2:38 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Mike Bertrand <mike@mccallfire.com>
Subject: C.U.P. 24-22 Lake Fork Village Mixed Use - Extension Request

Cynda,

MFPD has no concern with the extension request. All previous requirements for the development will still apply.

Ryan

Captain Ryan Garber
Fire Prevention / Code Enforcement
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com
Office: (208) 634-4306
Cell: (208) 469-0135

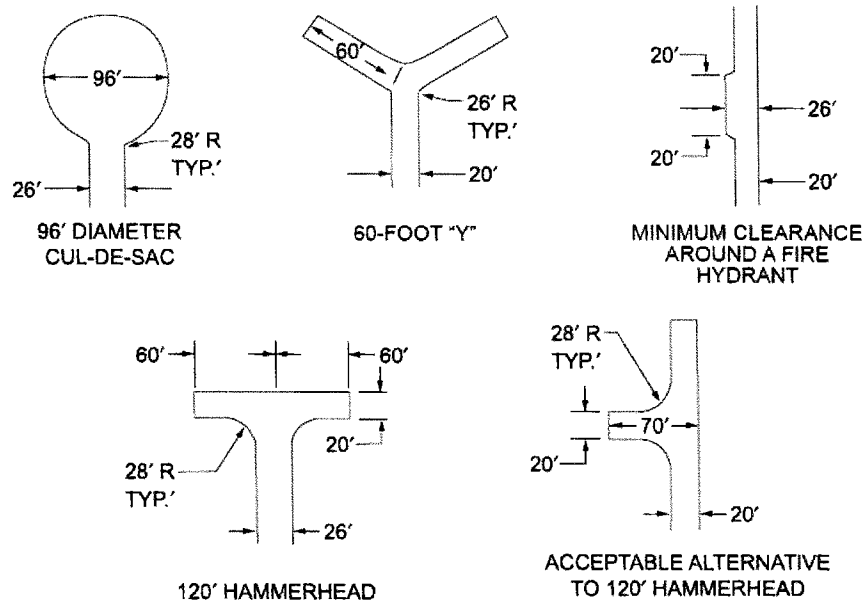
From: Ryan Garber
Sent: Thursday, September 4, 2025 2:22 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: Richard Wilmot <rw@chrysalis-architecture.com>; Mike Bertrand <mike@mccallfire.com>; alexdashsawyer@gmail.com <alexdashsawyer@gmail.com>; Michael Jobes <michael@2northhomes.com>
Subject: Lake Fork Village proposal, 4 Pleasant Acres Dr

Cynda,

McCall fire has the following comments on this purposed project:

- In lieu of meeting the fire flow requirements in Appendix B of the 2018IFC (International Fire Code), a 30,000 gallon water storage tank for fire protection shall be installed in accordance with NFPA 22, inspected, and made operable prior to building construction (501.4, IFC2018).
- The mixed use building will be required to have a monitored automatic fire sprinkler system installed in accordance with Section 903 of the 2018IFC. System type to be determined by the Building Official and sprinkler plans approved by the ID State Fire Marshals office.
- A KNOX box is required to be mounted on the buildings exterior (506.1, 2018IFC). Location approved by fire department.
- Fire extinguishers with a minimum rating of 2-A shall be located within 75 feet of travel distance throughout the business portion of the mixed use buildings and exterior on storage unit buildings, and 1-A fire extinguishers shall be installed in each dwelling unit (906, 2018IFC).
- Driveways will provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches.

- Grade. The gradient for driveways cannot exceed 10 percent unless approved by the fire code official. (503.7.6)
- Any security gates shall be installed in accordance with UL325, have an SOS gate module installed for emergency means of operation (503.6), and meet the width standards according to Section D103.5.
- Surface. Driveways need to be designed and maintained to support the imposed loads of local responding fire apparatus and will be surfaced as to provide all weather driving capabilities. (503.7.8)
 - Driveways shall be capable of supporting a 70,000 lb vehicle.
- Driveways longer than 150 feet shall have a turn around the meets the requirements in IFC Appendix D (Table D103.4)



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Thank you
Ryan

Captain Ryan Garber
Fire Prevention / Code Enforcement
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com
Office: (208) 634-4306
Cell: (208) 469-0135

From: Mara Hlawatschek <mhlawatschek@valleycountyid.gov>
Sent: Tuesday, November 18, 2025 3:04 PM
To: Paul Wagner <PWagner@sitpa.idaho.gov>; Mike Bertrand <mike@mccallfire.com>; ryan@mccallfire.com <ryan@mccallfire.com>; Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: SUB 25-020 Lake Fork Crossing

Hi Lori,

Please see SITPA comments below, as most of them are some corrections to directions.

Lake Fork Crossing sub-division does not pose additional wildfire risk for location of this development and no further comment for fuel mitigation is required.

As there may be some suggestion for water and driveways requirements from the Fire Department, I will defer to McCall FD for those standards required.

Thank you!

From: Paul Wagner <PWagner@sitpa.idaho.gov>
Sent: Wednesday, November 12, 2025 3:02 PM
To: Mara Hlawatschek <mhlawatschek@valleycountyid.gov>; Mike Bertrand <mike@mccallfire.com>; ryan@mccallfire.com <ryan@mccallfire.com>
Cc: John lillehaug <john@allaboutforestry.com>
Subject: RE: SUB 25-020 Lake Fork Crossing

Hi Mara,

Thanks for sharing this with us. My only edit, is adding SITPA to the "Current structural and wildland fire jurisdictional agencies" on page 41, #9. And I guess #5, also page 41: highway 55 is on the Western boundary, they said eastern; it is corrected further down in a separate number.

I don't think this sub-division will contribute much to the current wildfire risk.

Paul Wagner
Chief Fire Warden
Southern Idaho Timber Protective Association
Office: (208) 634-2268

From: Mara Hlawatschek <mhlawatschek@valleycountyid.gov>
Sent: Wednesday, November 12, 2025 11:40 AM
To: Mike Bertrand <mike@mccallfire.com>; ryan@mccallfire.com; Paul Wagner <PWagner@sitpa.idaho.gov>
Cc: John lillehaug <john@allaboutforestry.com>
Subject: Re: SUB 25-020 Lake Fork Crossing

Please provide feedback if necessary for the WUI Plan

From: Lori Hunter <lhunter@valleycountyid.gov>
Sent: Monday, November 10, 2025 10:17 AM
To: Mara Hlawatschek <mhlawatschek@valleycountyid.gov>
Subject: SUB 25-020 Lake Fork Crossing

WUI Plan - Short Form -
Find it in SUB 25-020 Lake Fork Crossing_Application Part B, page 38



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 24-22 Lake Fork Village Extension

Preliminary / Final / Short Plat _____

File # 166197

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

Reviewed By: Brent D. Coffer

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 Lake Fork Crossing Sub 25-020

File # 166197

- ☐ 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. CDH has no record of Lake Fork Crossing Subdivision. To move forward with the subdivision submit a subdivision application, pay fees and submit an engineering report. The active permits for this property will be stalled until sanitary restrictions are released.
Reviewed By: Bruce Copes
Date: 11/26/25



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

December 2, 2025

Cynda Herrick
Planning & Zoning Director
219 North Main St
Cascade, ID 83611

VIA EMAIL

| | |
|--------------------------------|--|
| Development Application | CUP 24-22 & SUB 25-020 |
| Project Name | Lake Fork Village |
| Project Location | 4 Pleasant Acres Drive |
| Project Description | Extension for Office & Storage Building; Approval of Live/Work Space & Storage Units |
| Applicant | 2 North Homes LLC |

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. The approach on SH-55 is unpermitted and will need to be closed. The property has local road access on Pleasant Acres Drive and all vehicle access will need to be taken from this road.
 - a. To close this access, work may need to be completed in ITD's right-of-way. Any work in ITD's ROW will need to be applied for via our online permit system [here](#).
2. Due to the request for additional site use, the Department needs to review anticipated trip generation information for the property's combined uses.
3. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov



P.O. Box 140798
Boise, ID. 83714
208.866.5468

Valley County Planning & Zoning
Attention: Lori Hunter/ Cynda Herrick
P.O. Box 1350
219 North Main Street
Cascade, ID. 83611-1350

Re: Extension Request for C.U.P. 24-22 Lake Fork Village Mixed Use

We are requesting an extension for our Condition Use Permit 24-22. Below is a summary of our project to date:

- 1) Our original plan is intact, in which we are building 4 Live Work Units with 8 Storage Units. We are filing a Townhouse Plat to provide individual ownership.
- 2) We are requesting this extension, due to delays in obtaining approvals from Central District Health Department and water monitoring requirements. Building permit delays, McCall Fire approval and a Development Agreement with Valley County Planning & Zoning. All this took longer than anticipated.
- 3) Nothing has been completed on site as of this date. We are working on setting up staging.
- 4) We propose to have the entire project completed by September 2026.
- 5) Our timeline and construction completion is as follows:
 - Fall 2026- Complete Construction of the 8 Storage Unit Building.
 - Submit Short Plat- Pre and Final Plat by 9/29/25.
 - Spring 2026- Start Construction on the 4 Live Work Units.
 - Start and Complete all Infrastructure. Septic Systems, Well, Parking Lot and Drive, Landscaping/ Fencing.

Thank you for considering this request. We will pay the \$250 Extension Fee.

2 North Homes, LLC
Michael Jobes/ Member
208.869.5550

*\$250 -
paid by check
9/29/2025*

Valley County Planning and Zoning

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



Instrument # 2024-465403
Valley County, Cascade, Idaho
09-25-2024 02:40:28 PM Titles: 1 Pages: 2
Douglas Miller Fees: \$0.00
Ex-Officio Recorder Deputy

One

CONDITIONAL USE PERMIT N O. 24-22 Lake Fork Village Mixed Use

Issued to: 2 North Homes LLC
134 South 5th Street
Boise ID 83702

Property Location: The 1.6-acre site, addressed at 4 Pleasant Acres DR, is Pleasant Acres Subdivision Tax No. 165 in Lot 8 in Section 3, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of September 12, 2024. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 24-22 with Conditions for establishing a mixed-use building with apartments as described in the application, staff report, and minutes.

The effective date of this permit is September 24, 2024.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established by December 31, 2025, or a permit extension will be required.
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. The fee for engineering

review shall be reimbursed at 105%.

6. A Development Agreement is required for mitigation of off-site impacts. The applicant shall work with Valley County Road Department on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.
7. Must comply with requirements of the McCall Fire District. A letter of approval is required.
8. Must comply with requirements of the Lake Irrigation District. A letter of approval is required.
9. Shall obtain Central District Health approval prior to issuance of building permits.
10. Lighting must comply with Valley County Code. All exterior lights shall be fully shielded so that there is not upward or horizontal projection of lights. Lights cannot project onto other properties.
11. The site must be kept in a neat and orderly manner.
12. Landscaping shall be installed prior to October 1, 2026. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
13. A minimum of one tree should be planted for every 25 feet of linear street frontage along the north, east, and west properties lines. The trees may be grouped or planted in groves.
14. There shall be only one ground-mounted sign in the 100-foot setback. Signage can also be located on the buildings.
15. Parking is not allowed in the 100' setback area.
16. Must have an approved approach permit from the Valley County Road Department from Pleasant Acres Drive.
17. Must place addressing numbers on each building and unit.
18. Business hours of operation are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
19. Must maintain the fence along the east side property line into perpetuity.
20. North property line setback will be 30-ft.
21. There shall be no short-term rentals (less than 30 days).

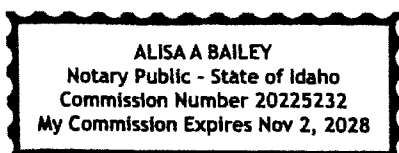
END CONDITIONAL USE PERMIT

Date September 25, 2024

Approved by Gabe Herrick

On this 25 day of September, 2024, 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.



Alisa Bailey
Notary Public
Residing at: Valley Co
Commission Expires: 11/2/28



After Recording
Return to:

2 North Homes LLC
134 South 5th Street
Boise ID 83702

DEVELOPMENT AGREEMENT
Lake Fork Village Mixed Use

This Development Agreement (this “**Agreement**”) is entered into effective as of the date last written below, by and among VALLEY COUNTY, IDAHO, a political body within the State of Idaho (the “**County**”) and 2 North Homes LLC, (the “**Developer**”). The County and the Developer are sometimes collectively referred to herein as the “**Parties**” and individually as a “**Party**.”

WITNESSETH:

WHEREAS, the Developer is the owner of record of that certain real property legally described on **Exhibit A**, attached hereto and made a part hereof (the “**Property**”);

WHEREAS, the Developer has received approval of application CUP 24-22 Lake Fork Village Mixed Use and Conditional Use Permit Instrument #2024-465403 was recorded on September 25, 2024 (the “**Application**”);

WHEREAS, the Developer has proposed that the Property be developed pursuant to and in accordance with the Application, the County’s Comprehensive Plan and Zoning Ordinance in effect on the date of application, and in accordance with the terms and conditions of this Agreement and any amendments hereto. Such development is hereafter referred to as the “**Project**”;

WHEREAS, the County has the authority pursuant to Section 67-6512(d) of Idaho Code to attach certain conditions to a special use permit and condition the approval of a Conditional Use Permit, among other things, minimizing the impact on other development, providing on-site or off-site public facilities and requiring the mitigation of effects of the proposed development upon service delivery by any political subdivision. See Idaho Code § 67-6512(d)(1),(6),(8); and Valley County Code (9-9-9)(9-5-3). These conditions of approval are to be memorialized in a Development Agreement for the purpose of allowing, by agreement, the proposed development to proceed;

WHEREAS, the County’s Planning & Zoning Commission (the “**Commission**”) held a public hearing as prescribed by law with respect to the development of the Property and this Agreement on September 12, 2024;

WHEREAS, all public hearings pursuant to notice as required by law or other action required to be held or taken prior to the adoption and execution of this Agreement have been held and/or taken;

WHEREAS, the Commission approved the Application on September 12, 2024, subject to review and approval of this Agreement and written findings of fact and conclusions of law (the “**Written Decision**”);

WHEREAS, upon approval of this Agreement and the Written Decision, it is the intent and desire of the Parties that development of the Property proceed as provided herein, subject to the terms and conditions of this Agreement; and,

WHEREAS, the Parties do enter into this Agreement with mutual consideration as reflected in the covenants, duties, and obligations herein set forth.

AGREEMENT

NOW THEREFORE, in consideration of the above recitals which are incorporated below, and of the mutual covenants and agreements herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Development Permitted by this Agreement. This Agreement shall vest the right to develop the Property, as described on Exhibit A, with respect to the approval of the Applications (the "**Approval**"), as restricted by those certain conditions of approval identified on **Exhibit B** attached hereto and made a part hereof (the "**Conditions**"). Development shall be substantially consistent with those certain specifications and terms identified on **Exhibit C**, attached hereto and made a part hereof.

2. Recordation. The County shall record this Agreement, including all of the exhibits attached hereto, and submit proof of such recording to the Developer.

3. Effective Date. This Agreement will be effective upon recordation.

4. Development to be Consistent with the Approvals and this Agreement. Development of a portion of the Property substantially inconsistent with this Agreement and the Written Decision, as determined by the County Planning Director, without formal modification of the Approvals or the Concept Plan pursuant to the requirements of the Valley County Code, and/or amendment of this Agreement, shall result in a default of this Agreement by the Developer in connection with such specific portion of the Property, subject to the cure provisions of Section 6, below.

5. Default. In the event the Developer, its heirs, successors, assigns or subsequent owners of the Property or any other person acquiring an interest in the Property, fails to faithfully comply with all of the terms and conditions included in this Agreement in connection with a portion of the Property, this Agreement may be modified or terminated by the Board after consultation with and with written notice to the Developer and upon compliance with the requirements of Valley County Code and the notice and cure provisions set forth below.

6. Remedies. This Agreement shall be enforceable in any court of competent jurisdiction by either the County or the Developer, or by any successor or successors in title or interest or by the assigns of the Parties. Enforcement may be sought by an appropriate action at law or in equity to secure the performance of the covenants, agreements, conditions, and obligations contained herein.

a. In the event of a material breach of this Agreement, the Parties agree that the County and the Developer shall have thirty (30) days after delivery of notice of said breach to correct the same prior to the non-breaching party's seeking of any remedy provided for herein; provided, however, that in the case of any such default that cannot with diligence be cured within such thirty (30) day period, if the defaulting Party shall commence to cure the same within such thirty (30) day period and thereafter shall prosecute the curing of same with diligence and continuity, then the time within which such failure may be cured shall be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.

b. Further approvals, such as building permits will not be issued or recordation of plats, until the breach of this Agreement is remedied.

c. In the event the performance of any covenant to be performed hereunder by either the County or the Developer is delayed for causes which are beyond the reasonable control of the Party responsible for such performance, which shall include, without limitation, natural disasters, pandemics, changes in the law, emergency orders, acts of civil disobedience, strikes or similar causes, the time for such performance shall be extended by the amount of time of such delay.

7. Notices. Any and all notices, demands, requests, and other communications required to be given hereunder by either of the Parties shall be in writing and be deemed properly served or delivered, if

delivered by hand to the Party to whose attention it is directed, or when sent, three (3) days after deposit in the U.S. mail, postage prepaid, addressed as follows:

To the County:

Valley County
c/o Director, Planning & Development Services Department
PO Box 1350
219 N. Main St.
Cascade, Idaho 83611

To the Developer:

2 North Homes LLC
134 South 5th Street
Boise ID 83702

or at such other address, or to such other Party which any Party entitled to receive notice hereunder designates to the other in writing as provided above.

8. Attorneys' Fees. Should any litigation be commenced between the Parties concerning this Agreement, the prevailing Party shall be entitled, in addition to any other relief as may be granted, to court costs and reasonable attorneys' fees as determined by a court of competent jurisdiction. This provision shall survive any default, termination, or forfeiture of this Agreement.

9. Time is of the Essence. The Parties acknowledge and agree that time is strictly of the essence with respect to each and every term, condition, and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the Party so failing to perform.

10. Binding upon Successors. This Agreement shall be binding upon and inure to the benefit of the Parties' respective heirs, successors, assigns, and personal representatives, including the County's corporate authorities and their successors in office. This Agreement shall be binding on the owner of the Property, each subsequent owner and each other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefitted and bound by the conditions and restrictions herein expressed.

11. Final Agreement; Modification. This Agreement sets forth all promises, inducements, agreements, conditions, and understandings between the Developer and the County relative to the subject matter hereof, and there are no promises, agreements, conditions, or understanding, either oral or written, express or implied, between the Developer and the County, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change, or addition to this Agreement shall be binding upon the Parties unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to County, to a duly adopted ordinance or resolution of the County.

a. This Agreement shall not preclude the application of any law that is specifically mandated and required by changes in state or federal laws or regulations. In the event such law prevents or precludes compliance with one or more provisions of this Agreement, the County and the Developer shall meet and confer to determine how provisions of this Agreement would need to be modified or suspended in order to comply with the law while still allowing the project to proceed substantially in accordance with the Written Decision. The Developer shall prepare and process the necessary amendment or amendments to this Agreement reasonably required in order to complete the development of the Property in accordance with the Written Decision.

12. Invalid Provisions. If any provision of this Agreement is held invalid, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect any of the other provisions contained herein, except that if any provision of this Agreement is held invalid which the Developer deems essential to its development of the Property, the Developer may, at its sole discretion, declare this entire Agreement null and void of no force and effect and thereby relieve all Parties from any obligations hereunder.

13. No Agency, Joint Venture or Partnership. The County and the Developer hereby agree that nothing contained herein or in any document executed in connection herewith shall be construed as making the County and the Developer joint venturers or partners.

14. Construction. This Agreement has been reviewed and revised by legal counsel for both the County and the Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

15. Choice of Law. This Agreement and its performance shall be construed in accordance with and governed by the laws of the State of Idaho, with venue for any action brought pursuant to this Agreement to be in the Fourth Judicial District, Valley County, State of Idaho.

[end of text; signatures on following page]

IN WITNESS WHEREOF, the Parties, having been duly authorized, have hereunto caused this Agreement to be executed, on the day and year last written below, the same being done after public hearing, notice and statutory requirements having been fulfilled.

THE COUNTY:

VALLEY COUNTY, IDAHO,

By: Sherry Maupin
Sherry Maupin, County Commissioner

Dated: 10/8/25

By: Katlin Caldwell
Katlin Caldwell, County Commissioner

Dated: 10/08/25

By: Neal Thompson
Neal Thompson, County Commissioner

Dated: 10-8-25

ATTEST:
By: Douglas Miller
Douglas Miller, Ex-Officio County Clerk

Dated: 10-8-2025

STATE OF IDAHO)
County of Valley) ss.

On this 8 day of Oct 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Katlin Caldwell, Sherry Maupin, and Neal Thompson, known or identified to me to be the Board of County Commissioners and EX-OFFICIO COUNTY CLERK of VALLEY COUNTY, the body politic of the State of Idaho that executed the instrument or the person who executed the instrument on behalf of said body politic, and acknowledged to me that such body politic executed the same.

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



Robyn Elliott
Notary Public for Idaho Cascade Id
Residing at _____
My commission expires: 10/26/2029

THE DEVELOPER:

By: [Signature]
2 North Homes LLC, Owner

Dated: 9/25/25

STATE OF IDAHO)
) ss.
County of Valley)

On this 25th day of September 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared, known or identified to me to be the MANAGER of 2 North Homes LLC, the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that said limited liability company executed the same.

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



[Signature]
Notary Public for _____
Residing at Valley County
My commission expires: 4/28/31

EXHIBITS:

Exhibit A: Legal Description of the Property
Exhibit B: Conditions of Zoning Approval
Exhibit C: Off-Site Road Improvement and Development Agreement Conditions

[notary acknowledgments on following page]

EXHIBIT A
Legal Description of the Property

PLEASANT ACRES SUBDIVISION TAX NO. 165 IN LOT 8

EXHIBIT B
Conditions of CUP Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
4. The use shall be established by December 31, 2025, or a permit extension will be required.
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. The fee for engineering review shall be reimbursed at 105%.
6. A Development Agreement is required for mitigation of off-site impacts. The applicant shall work with Valley County Road Department on an agreement for off-site infrastructure improvements that will be approved by the Board of County Commissioners.
7. Must comply with requirements of the McCall Fire District. A letter of approval is required.
8. Must comply with requirements of the Lake Irrigation District. A letter of approval is required.
9. Shall obtain Central District Health approval prior to issuance of building permits.
10. Lighting must comply with Valley County Code. All exterior lights shall be fully shielded so that there is not upward or horizontal projection of lights. Lights cannot project onto other properties.
11. The site must be kept in a neat and orderly manner.
12. Landscaping shall be installed prior to October 1, 2026. If landscaping dies, it must be replaced. Noxious weeds must be controlled using proper land management principles.
13. A minimum of one tree should be planted for every 25 feet of linear street frontage along the north, east, and west properties lines. The trees may be grouped or planted in groves.
14. There shall be only one ground-mounted sign in the 100-foot setback. Signage can also be located on the buildings.
15. Parking is not allowed in the 100' setback area.
16. Must have an approved approach permit from the Valley County Road Department from

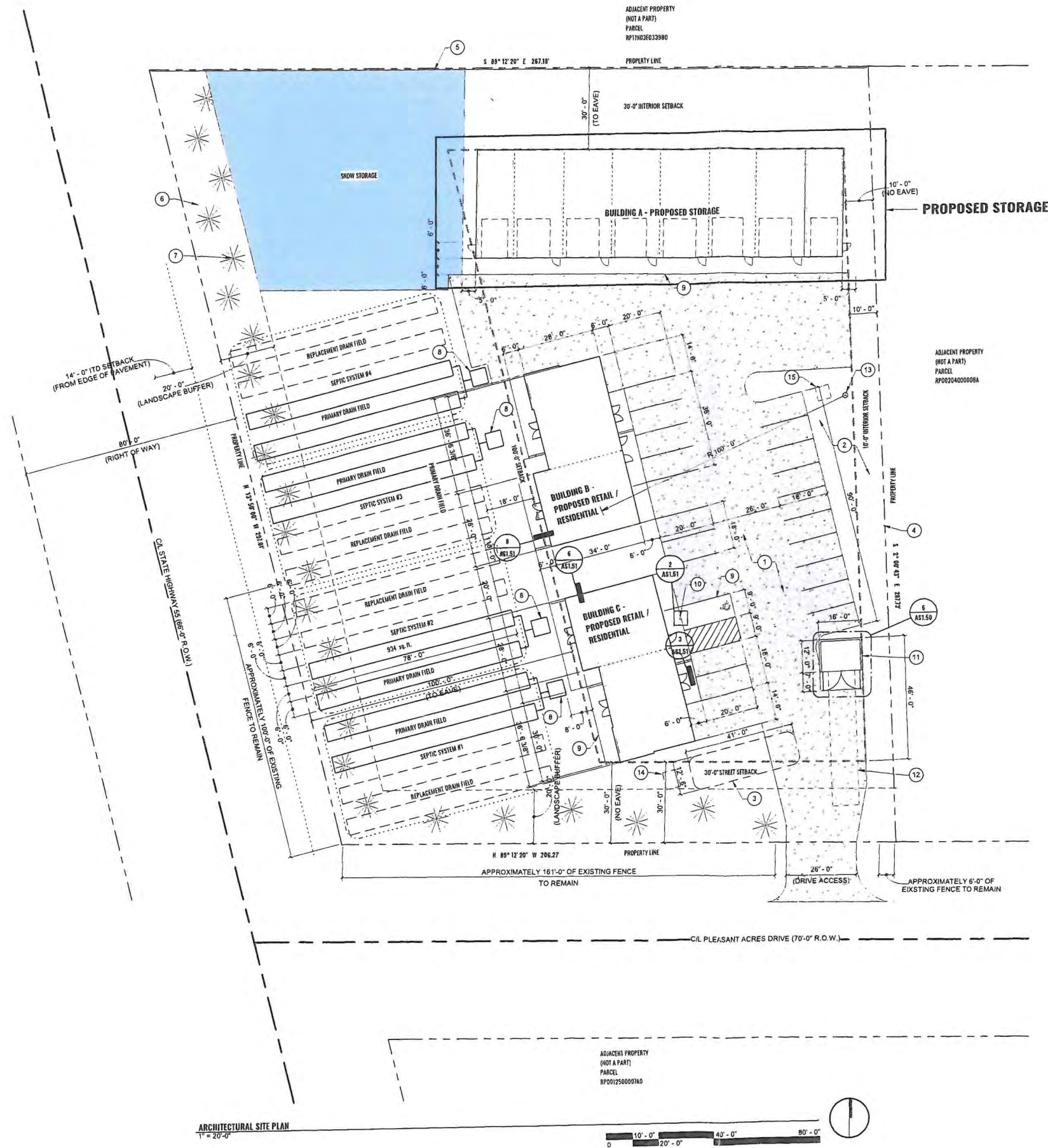
Pleasant Acres Drive.

17. Must place addressing numbers on each building and unit.
18. Business hours of operation are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday.
19. Must maintain the fence along the east side property line into perpetuity.
20. North property line setback will be 30-ft.
21. There shall be no short-term rentals (less than 30 days).

EXHIBIT C

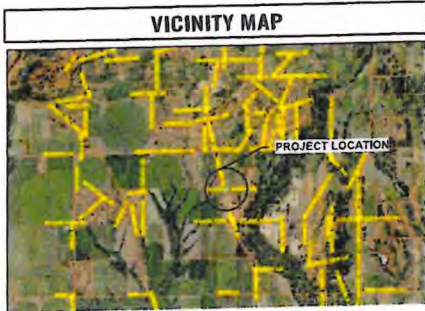
Development Agreement - Conditions

1. **Compliance with Plans.** Substantial compliance with plans and specifications submitted to and on file in the Planning and Zoning Department received July 26, 2024, except as expressly modified herein or pursuant to application to the County.
2. **Infrastructure.**
 - a. Sewer and Water. Septic system approved by Central District Health and individual wells (or a shared well) are proposed.
 - b. Access. This site fronts on Pleasant Acres RD and Highway 55, both public roads.
 - c. Design. Multi-family units with personal storage units.
 - d. Parking. Parking occurs only within the Property and not on adjoining public roads.
3. **Stormwater Management and Drainage.** Stormwater management and drainage shall be provided in accordance with the grading and drainage plans as approved by the Valley County Engineer. Any property affected by jurisdictional wetlands shall require application and approval by the U.S. Army Corps of Engineers.
4. **Phasing Plan.** The project shall be completed in one phase.
5. **Fire Tank.** The 30,000 gallon water storage tank that is required by McCall Fire Department shall be placed prior to occupancy of the storage units. Prior to issuance of building permits for the mixed use, the fire department and building official shall agree to the requirements concerning the sprinkler system.
6. **Amendment.** No changes or amendments to this Agreement shall be permitted unless specifically agreed in writing by Developer and the County in accordance with then-applicable County ordinance requirements.
7. **Traffic Mitigation. The following mitigation will occur to alleviate the impacts to the county road system:**
 - Developer will pave from the Highway 55 apron to the parcels eastern most property corner on Pleasant Acres DR. This is approximately 190' in length x 24' wide and a 3" compacted asphalt mat with a 3 percent crown with a SP-2 asphalt type.
 - The County will contribute to the mobilization of the asphalt company and also prep the roadway for asphalt.



| SITE ANALYSIS | | |
|--|---|-------------------------|
| ADDRESS : | 4 PLEASANT ACRES DR.
MCCALL, ID 83638 | |
| ASSESSORS PARCEL NUMBER : | RP002040000098 | |
| JURISDICTION : | VALLEY COUNTY | |
| SUBDIVISION : | PLEASANT ACRES SUBDIVISION | |
| LEGAL DESCRIPTION : | 1.562 ACRES OF LOT 8 | |
| ZONING : | COMMERCIAL | |
| PROPOSED LAND-USE : | RESIDENTIAL / COMMERCIAL / STORAGE | |
| SITE AREA -
ACERAGE -
SQUARE FOOTAGE - | 1.56 ACRES
68,040 SQUARE FEET | |
| LANDSCAPE AREA -
ACERAGE -
SQUARE FOOTAGE - | .81 ACRES
35,495 SQUARE FEET | |
| BUILDING AREA -
STORAGE -
COMMERCIAL -
RESIDENTIAL - | 5,466 SQUARE FEET
4,014 SQUARE FEET
4,014 SQUARE FEET | |
| SETBACKS : | REQUIRED | PROVIDED |
| FRONT - | 30'-0" | 30'-6" |
| SIDE (INTERIOR) - | 10'-0" | 10'-0" |
| SIDE (STREET) - | 14'-0" (ITD) | 94'-6" |
| REAR - | 30'-0" | 30'-0" |
| PARKING : | | |
| STORAGE - | | 1 PER UNIT |
| COMMERCIAL | 1 PER 250 SF | 16 STALLS |
| RESIDENTIAL | 2 PER UNIT | 4 STALLS +
4 GARAGES |
| SEPTIC SYSTEM CALCULATION : | | |
| DRAIN FIELD - | | |
| 2-BED DWELLING = 200 GPD | | |
| 1 PERSON (OFFICE / RETAIL) = 20 GPD * 4 PERSON / UNIT = 80 GPD | | |
| TOTAL GPD PER UNIT / LOT = 280 GPD | | |
| APPLICATION RATE = 0.3 (C-1 SOILS) | | |
| 280 GPD / 0.3 = 933.33 SQUARE FEET OF DRAINFIELD | | |
| SEPTIC TANK - | | |
| 1,160 GALLONS MINIMUM TANK SIZE | | |

| KEYNOTE - SITE PLAN | |
|---------------------|---|
| MARK | DESCRIPTION |
| 1 | COMPACTED GRAVEL DRIVE - SEE CIVIL |
| 2 | LANDSCAPE AREA |
| 3 | UNDERGROUND 30,000 GALLON FIRE WATER TANK |
| 4 | EXISTING FENCE TO REMAIN |
| 5 | NEW FENCE TO MATCH EXISTING |
| 6 | VARIED BERM, MAXIMUM 30" HEIGHT, GRADED AT 3:1 SLOPE, LANDSCAPED WITH 2-3' ROUND Boulders AND PINEGRASS |
| 7 | 5'-0" TO 8'-0" TALL EVERGREEN, SPACED AT 1 TREE FOR EVERY 25 FEET OF STREET FRONTAGE |
| 8 | SEPTIC TANK |
| 9 | CONCRETE PAVING, 4" CONCRETE OVER 6" COMPACTED TYPE II OVER COMPACTED EARTH, SLOPE MINIMUM 1% TO DRAIN AWAY FROM FOUNDATION, PROVIDE CONTROL JOINTS AT MAXIMUM 10'-0" ON CENTER AND MOVEMENT JOINTS AT FOUNDATION PERIMETER |
| 10 | ACCESSIBLE PARKING SIGNAGE - SEE DETAIL |
| 11 | TRASH ENCLOSURE - SEE DETAIL |
| 12 | 12'x50' BACK-UP ZONE |
| 13 | DOMESTIC WELL |
| 14 | PUMP HOUSE |
| 15 | WELL HOUSE |



- SITE PLAN GENERAL NOTES**
- DRAWINGS & SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS, REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
 - DO NOT SCALE DRAWINGS, IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
 - UNLESS NOTED OTHERWISE SLOPE GRADE MAXIMUM 2% WITHIN 10' OF BUILDING, THEN 5% TO MATCH EXISTING GRADE ELEVATIONS, SLOPE ALL WALKING SURFACES MAXIMUM 5% IN THE DIRECTION OF TRAVEL AND MAXIMUM 2% AT LANDING, CHANGE OF DIRECTION, AND PERPENDICULAR TO DIRECTION OF TRAVEL.
 - UNLESS NOTED OTHERWISE FOR ALL EXTERIOR CONCRETE PAVEMENT PROVIDE MINIMUM 6" TYPE II, COMPACTED 95%.
 - REFER TO GEO-TECHNICAL REPORT FOR RECOMMENDATIONS OF FILL WITHIN THE EXISTING 100 YEAR FLOOD PLAIN.
 - SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION INFORMATION.
 - SEE CIVIL DRAWINGS FOR GRADING, DRAINAGE AND UTILITIES.

134 S 5th Street Boise, ID 83702
E build@Chrysalis-Architecture.com
T 208.596.1565
W Chrysalis-Architecture.com

LICENSED ARCHITECT
AR 986433
09/04/25
DOUGLAS NEWELL
STATE OF IDAHO

REVISION
DATE
DESCRIPTION

LAKE FORK VILLAGE - MIXED USE
4 PLEASANT ACRES DRIVE, LAKE FORK, IDAHO
OVERALL SITE PLAN

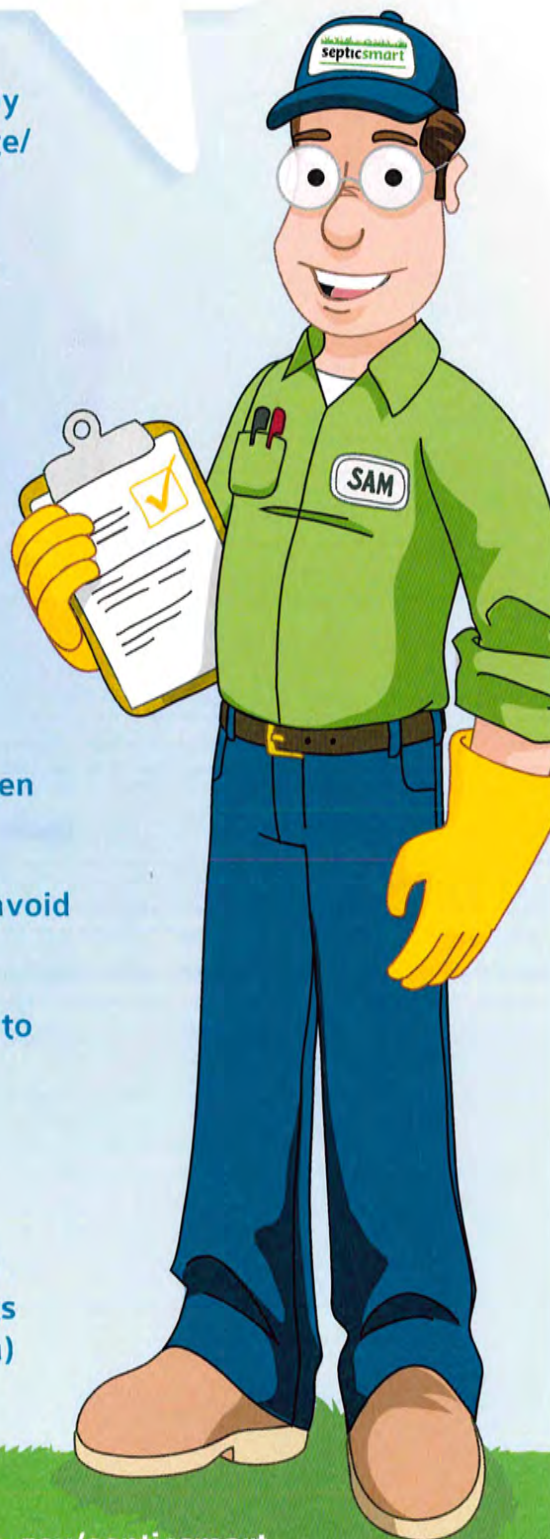
DRAWN: [blank]
CHECKED: [blank]
DATE: 09/04/25
PROJECT NUMBER: 2451

CONSTRUCTION DOCUMENTS

SHEET NUMBER:
AS1.01

Top 10 Ways to Be a Good Septic Owner

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



A Homeowner's Guide to Septic Systems



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

January 2001

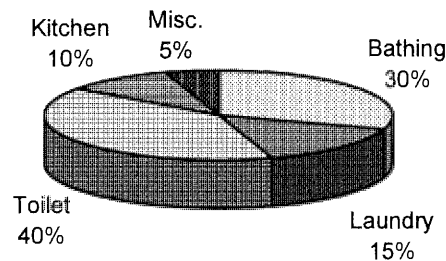


Do you have a home septic system? As an Idaho resident, there is a good chance you do—thirty-six percent of Idaho's homes, or about 210,000 residences, use septic systems to treat their sewage. These systems discharge more than 53 million gallons of wastewater into Idaho's soils annually, and this figure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

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

Household Wastewater

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



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

Your Septic System

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

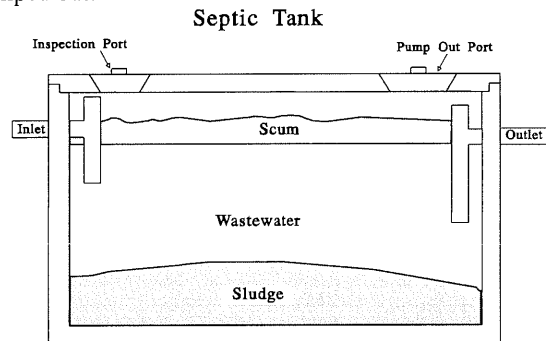
Septic Tank

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

A septic tank has three main functions:

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

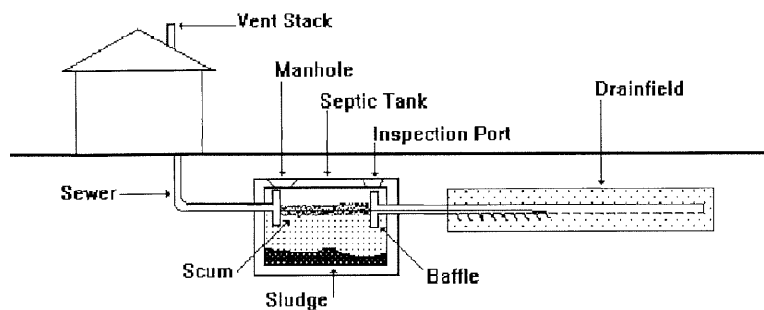
When raw wastewater enters the tank, heavy solids sink to the bottom of the tank as sludge. Light solids, such as grease and paper, float to the surface as scum. During the wastewater storage period, bacteria digest organic material in the wastewater. During this process, the solid material is reduced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



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

Drainfield

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



Soil

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

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

Caring for Your Septic System

Installing Your System

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

Inspecting Your System

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

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

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

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

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

Maintaining Your System

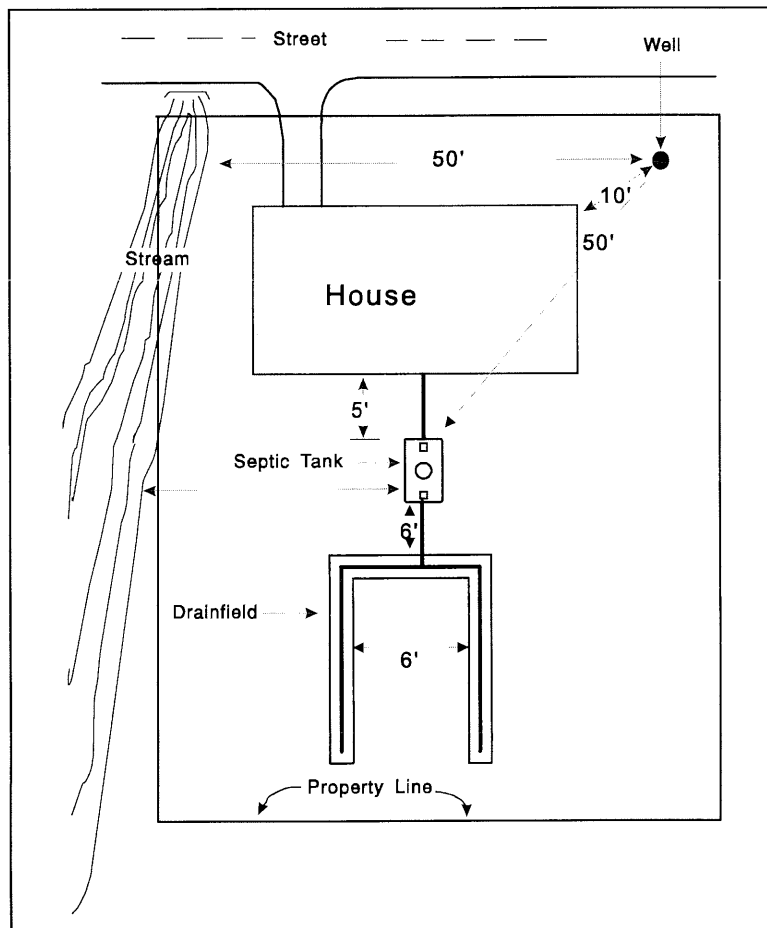
Pumping your septic tank every three years (or as determined by your inspections) will remove accumulations of solids, help keep the drainfield from becoming clogged, and help prevent you from experiencing sewage backups or septic system failure. An accumulation of sludge exceeding 35% of the total water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

Mapping Your System

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

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

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



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

Warning Signs of System Failure

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

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

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

Septic System Dos and Don'ts

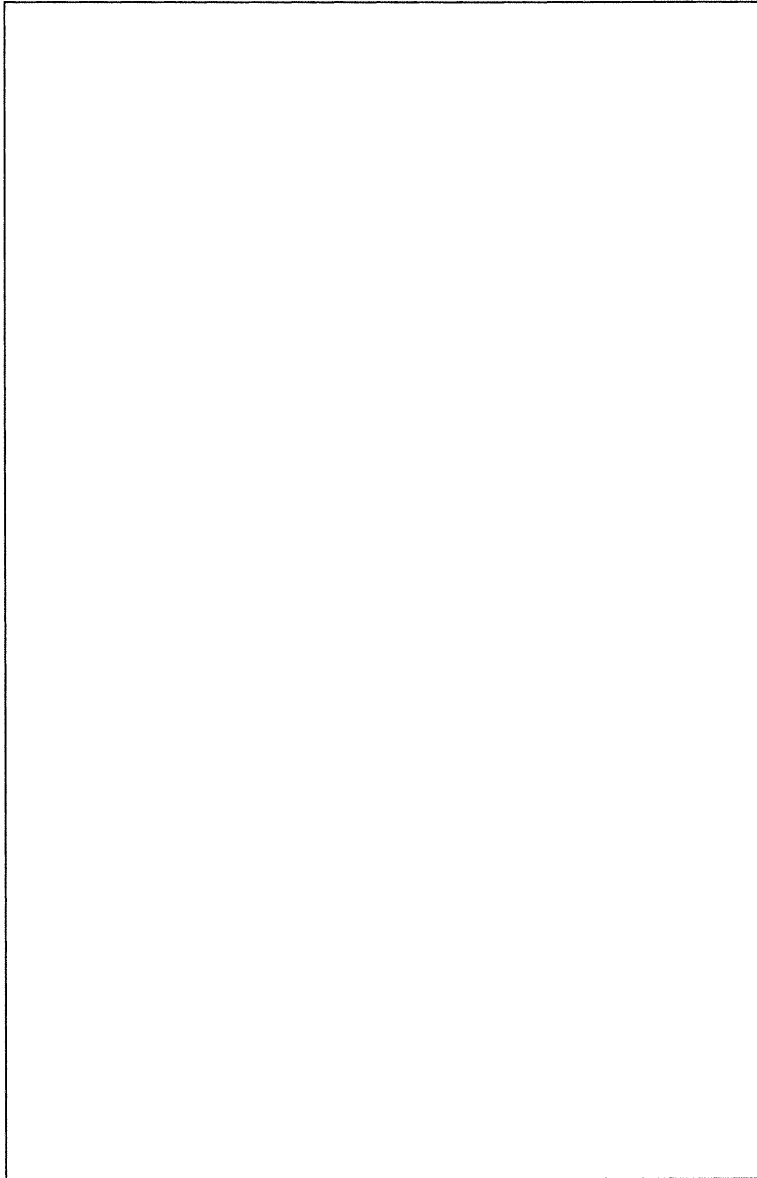
Proper operation of a septic system can prevent costly repairs or replacement. Observing the following guidelines will help to keep your system running efficiently.

Do

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

Don't

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



Map your septic system here

For More Information

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

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

North Central District Health Department
215 10th Street
Lewiston, ID 83501
208-799-0353

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

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

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

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

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