



Cynda Herrick, AICP, CFM
VALLEY COUNTY
IDAHO

Planning & Zoning Administrator
Floodplain Coordinator

PO Box 1350
219 North Main Street
Cascade, Idaho 83611-1350

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Email: cherrick@co.valley.id.us
Web: www.co.valley.id.us

STAFF REPORT
Conditional Use Permit Application No. 20-06
Appel Subdivision
Preliminary and Final Plat

HEARING DATE: July 9, 2020
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
APPLICANT/OWNER: Harold & Janice Appel
411 Deinhard LN STE F #167
McCall, ID 83638
SURVEYOR: Rod Skiftun
13784 Highway 55
McCall, ID 83638
LOCATION/SIZE: 1430 and 1440 S. Samson Trail. Parcel RP18N03E281807 is
5 acres located in the SENE Section 28, T.18N, R.3E, Boise
Meridian, Valley County, Idaho.
REQUEST: 2-lot Single-family Residential Subdivision
EXISTING LAND USE: Two (2) single-family homes permitted by C.U.P. 91-5

BACKGROUND:

Harold and Janice Appel are requesting a conditional use permit for a 2-lot residential subdivision on five acres. Lots will range in size from approximately 1.9 to 2.9 acres.

Two homes currently exist and were permitted with C.U.P. 91-5 Multiple Residence. They are addressed at 1430 and 1440 S. Samson.

It is proposed that the homes continue sharing the existing well and septic system. Easements have been provided to accommodate this.

A no-build zone is included on the plat to protect an area that receives spring-time runoff.

Access will be from a shared driveway onto S. Samson Trail (public).

A Wildfire Mitigation Plan is not required for this site.

CCRs are proposed but were not included in the application documents.

FINDINGS:

1. Application was made to Planning and Zoning on April 14, 2020.
2. Legal notice was posted in the Star News on May 21 and 28, 2020. Potentially affected agencies were notified on May 12, 2020. Neighbors within 300 feet of the property line were notified by fact sheet sent May 14, 2020. The site was posted on May 20, 2020.
3. The applicant requested postponing the hearing until July. Legal notice was posted in the Star News on June 18 and 25, 2020. The site was posted again on June 25, 2020.
4. Agency comment received:

Central District Health replied in a Review Sheet. Applicant will need to submit an application and engineering report to CHD. The sewer easement on Lot 2 must be large enough to encompass the existing system and a replacement area for both lots. (May 13, 2020)

Laurie Frederick, Valley County Cadastral Specialist, found no discrepancies. She did make an observation regarding the shared well and waterline easement. (June 8, 2020)

Garrett de Jong, McCall Fire & EMS, had no comment. (June 2, 2020)

5. Neighbor comments received: none
6. Physical characteristics of the site: Relatively flat with slight slope
7. The surrounding land use and zoning includes:
 - North: Rural Residential
 - South: Single-family Residential (Harlow Rose Subdivision)
 - East: Rural Residential
 - West: Rural Residential
8. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (c) Subdivision for single-family subdivision.

Review of Title 9, Chapter 5 Conditional Uses should be done.

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.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- 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. (Ord. 10-06, 8-23-2010)
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. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)

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. An average lot size of two (2) acres where individual sewage disposal and individual water supply systems are

- 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. (Ord. 11-5, 6-6-2011)

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. (Ord. 11-5, 6-6-2011)

9-5C-6: DENSITY:

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. 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. (Ord. 11-5, 6-6-2011)

8. Valley County Code (Title 10): Subdivision Regulations. This title should be reviewed for determination of technical issues of the plat.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a + 38.

Staff Questions/Comments/Recommendation:

- Please describe all outdoor lighting. Is it dark sky compliant?

ATTACHMENTS:

- Conditions of Approval
- Compatibility Evaluation
- Vicinity Map
- Aerial View of Parcel
- Assessor Plat - T.16N R.3E Section 29
- Responses
- Preliminary Plat
- Final Plat

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat shall be recorded within two years or this permit will be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. CCR's should address wildfire prevention, lighting, and limit each lot to one wood burning device.
6. All lighting must comply with the Valley County Lighting Ordinance.
7. Shall place addressing numbers for both homes at the shared driveway entrance as well as on each residence.

END OF STAFF REPORT

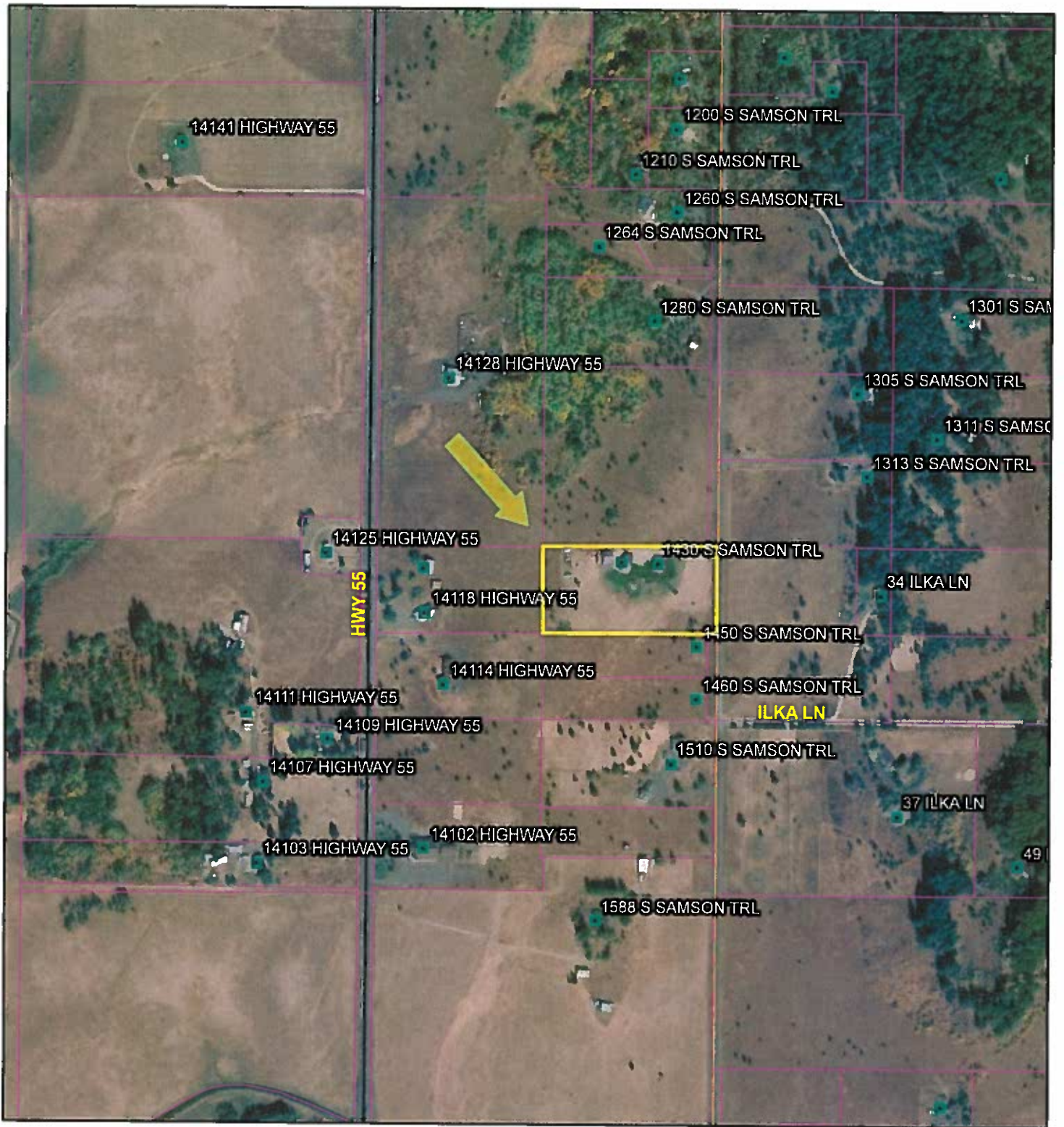
Compatibility Questions and Evaluation

Matrix Line # / Use: #3 Single Family Subdivision Prepared by: CH

YES/NO	X	Response Value	
(+2/-2)	<u>+2</u>	X 4	<u>+8</u>
			1. Is the proposed use compatible with the dominant adjacent land use? <i>Rural Residential</i>
(+2/-2)	<u>+2</u>	X 2	<u>+4</u>
			2. Is the proposed use compatible with the other adjacent land uses (total and average)? <i>S.F. Subdivision</i>
(+2/-2)	<u>+2</u>	X 1	<u>+2</u>
			3. Is the proposed use generally compatible with the overall land use in the local vicinity? <i>Yes - residential & agricultural</i>
<u>Site Specific Evaluation (Impacts and Proposed Mitigation)</u>			
(+2/-2)	<u>+2</u>	X 3	<u>+6</u>
			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? <i>Yes large</i>
(+2/-2)	<u>+2</u>	X 1	<u>+2</u>
			5. Is the size or scale of proposed <u>lots and/or</u> structures similar to adjacent ones? <i>Yes</i>
(+2/-2)	<u>+2</u>	X 2	<u>+4</u>
			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? <i>Existing Use</i>
(+2/-2)	<u>+2</u>	X 2	<u>+4</u>
			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? <i>Yes</i>
(+2/-2)	<u>+2</u>	X 2	<u>+4</u>
			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? <i>Yes - all Existing</i>
(+2/-2)	<u>+2</u>	X 2	<u>+4</u>
			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? <i>Yes</i>
Sub-Total	(+)		<u>38</u>
Sub-Total	(--)		<u>-</u>
Total Score			<u>+38</u>

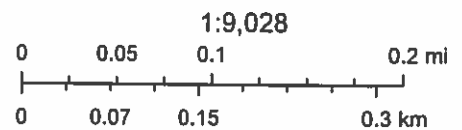
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

C.U.P. 20-06 Appel Subdivision vicinity map



4/16/2020 11:42:51 AM

- Parcel Boundaries
- Addresses
- All Road Labels
- MAJOR
- URBAN/RURAL
- PRIVATE






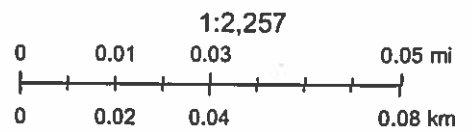
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

C.U.P. 20-06 Appel Subdivision



4/16/2020 11:38:58 AM

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



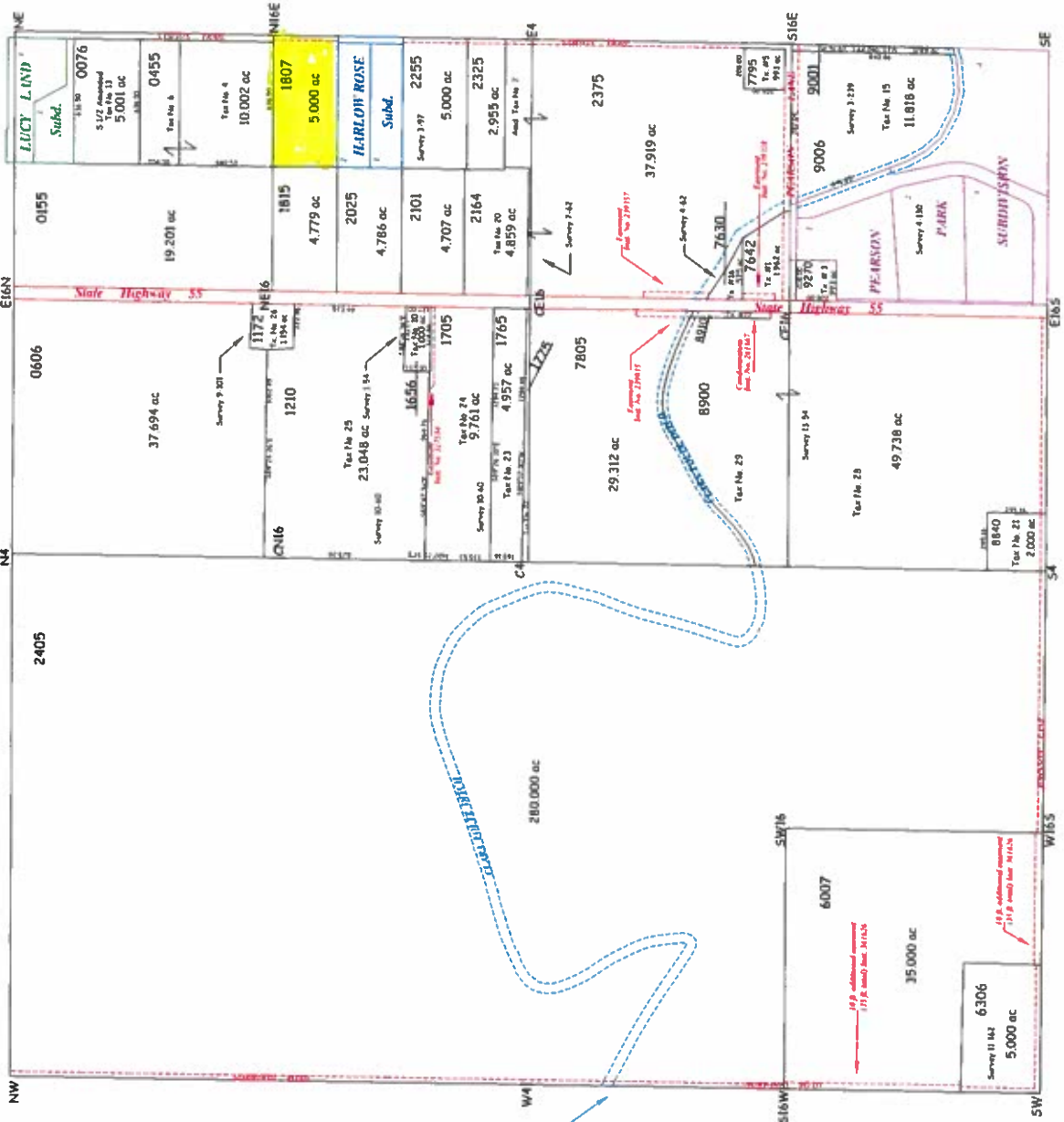
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PLAT TITLE

TWP. 18 N R. 3 E SEC. 28

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

Filename: \\11\work\Valley County Base Map
Scale: 1" = 400 ft.
Date: 6/28/19
Drawn by: L. Fredrick



50 ft. added to Eastport
ac. 1 Pgs. 155, 157, 4337



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

- Return to:
[] Cascade
[] Donnelly
[] McCall
[] McCall Impact
[X] Valley County

ezone # _____

Conditional Use # CUP 20-06

Preliminary / Final / Short Plat _____

Apel Subdivision

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

14. Applicant will need to submit an application and engineering report to CDH for this proposed subdivision. The sewer easement on lot 2 must be large enough to encompass the existing system and a replacement area for both lots.

Reviewed By: [Signature]
Date: 5/13/20

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



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

JUNE FULLMER
Assessor
jfullmer@co.valley.id.us

SUE PROBST
Chief Deputy Assessor
sprobst@co.valley.id.us

June 8, 2020

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

RE: Final Plat Review "Appel Subdivision"

Dear Cynda,

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

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This 2021 proposed plat encompasses a parcel referenced on the Assessment Roll as E1/2N1/2N1/2SENE in Section 28 of Township 18 North, Range 3 East. The parcel number(s) and ownership are as follows:

RP 18N03E281807 – Harold E. & Janice S. Appel

I have enclosed a copy of the plat, T18N R03E Section 28, with this proposed replat highlighted. We have found no discrepancies; yet have one comment regarding a notation within this plat. Please notice & review *only as an observation*: "10 Foot Wide – shared well & waterline easement" may be misinterpreted as a shared well and not sharing a well easement despite the notations; "Lots will be served by individual wells".

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

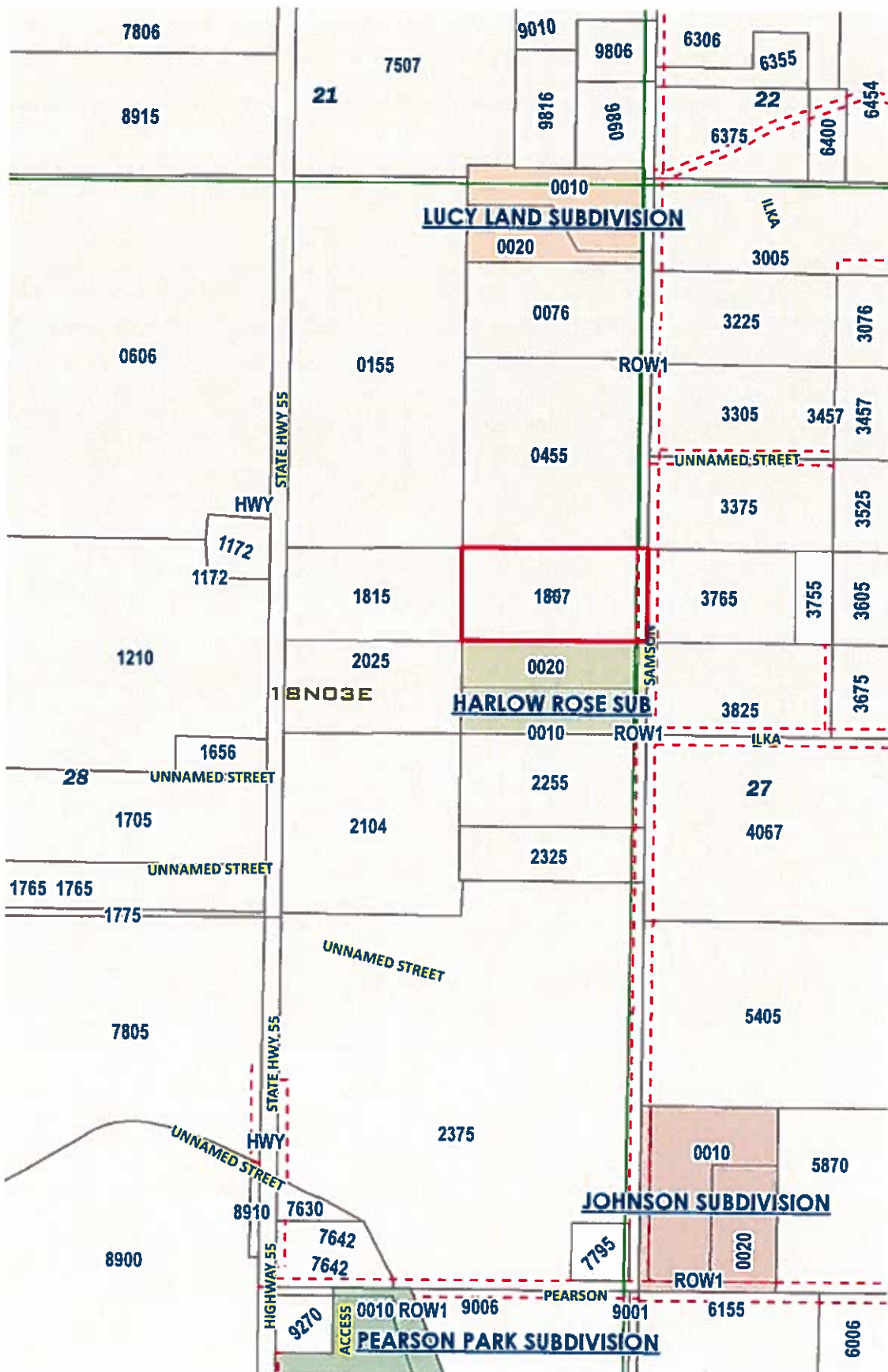
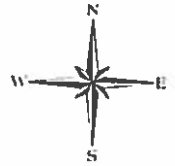
Sincerely,

Laurie Frederick
Cadastral Specialist
Cartography Department
Valley County

Enclosure

Cc: Chip Bowers, Valley Co. Surveyor; Rod Skiftun, Skiftun Land Surveying Inc.

Proposed "APPEL Subdivision" RP18N03E281807



Legend

- Streets
- 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: 6/8/2020
By: L.Frederick

From: Garrett de Jong <garrett@mccallfire.com>
Sent: Tuesday, June 2, 2020 10:00 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: CUP 20-06, 20-07, 20-08, 20-09

Hi Cynda,

CUP 20-06: Appel Subdivision:

- No comment

CUP 20-07: Valley County Recycling Site:

- In the event that a fabric-covered structure is used, Section 3102 of the International Building Code (IBC) requires these membrane materials to be noncombustible as described in IBC Section 703.5 or meet the fire propagation criteria of NFPA 701, (Chapter 31, 2015 International Fire Code).
- In the event that a fabric-covered structure is used, portable fire extinguishers shall be provided, 2-A minimum rated extinguisher, located within 75' of travel distance to each extinguisher, as required by Section 906.3 (2015 International Fire Code).
- In the event that a gate is installed, a Knox Box, or Knox Pad Lock shall be installed for fire district access.

CUP 20-08: RMC Equipment Storage:

- No comment

CUP 20-09 BP Equipment Storage:

- No comment

Have a great week!

Garrett

Garrett de Jong
Fire Chief
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com
PH: 208.634.7070
FAX: 208.634.5360





SKIPTON LAND SURVEYING, INC.
13784 HIGHWAY 55
MCKEAN, IDAHO 83638
204-634-3066/FAX 204-634-4475

APPEL SUBDIVISION

A TWO LOT SUBDIVISION
Situate in the E 1/2 N 1/2 N 1/2 SE 1/4 NE 1/4
Section 28, T. 18 N., R. 3 E., B.M.
Valley County, Idaho

2020

RECEIVED
MAY 27 2020

RESTRICTIVE COVENANTS

INSTRUMENT NO. _____
Lot development and building occupancy shall be subject to the conditions established by the Restrictive Covenants as filed in the Office of the Recorder of Valley County Idaho.

HEALTH CERTIFICATE

INSTRUMENT NO. _____
Sanitary Restrictions
Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied according to the letter to be read on the County Recorder's Office of the Recorder of Valley County Idaho. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

District Health Department, EHS _____ Date _____
This plat is subject to compliance with I.C. Section 50-1334.
Lots will be served by individual wells.
No lot shall be further subdivided. Lots shall not be reduced in size without prior approval from the Health Authority.
This subdivision is subject to the provisions of Idaho Code Section 31-3805 (2) regarding the delivery of irrigation water.
The lots presently share the well and septic system and easements have been provided to accommodate them.
Reference is made to public health letter on file regarding additional restrictions.

LEGEND

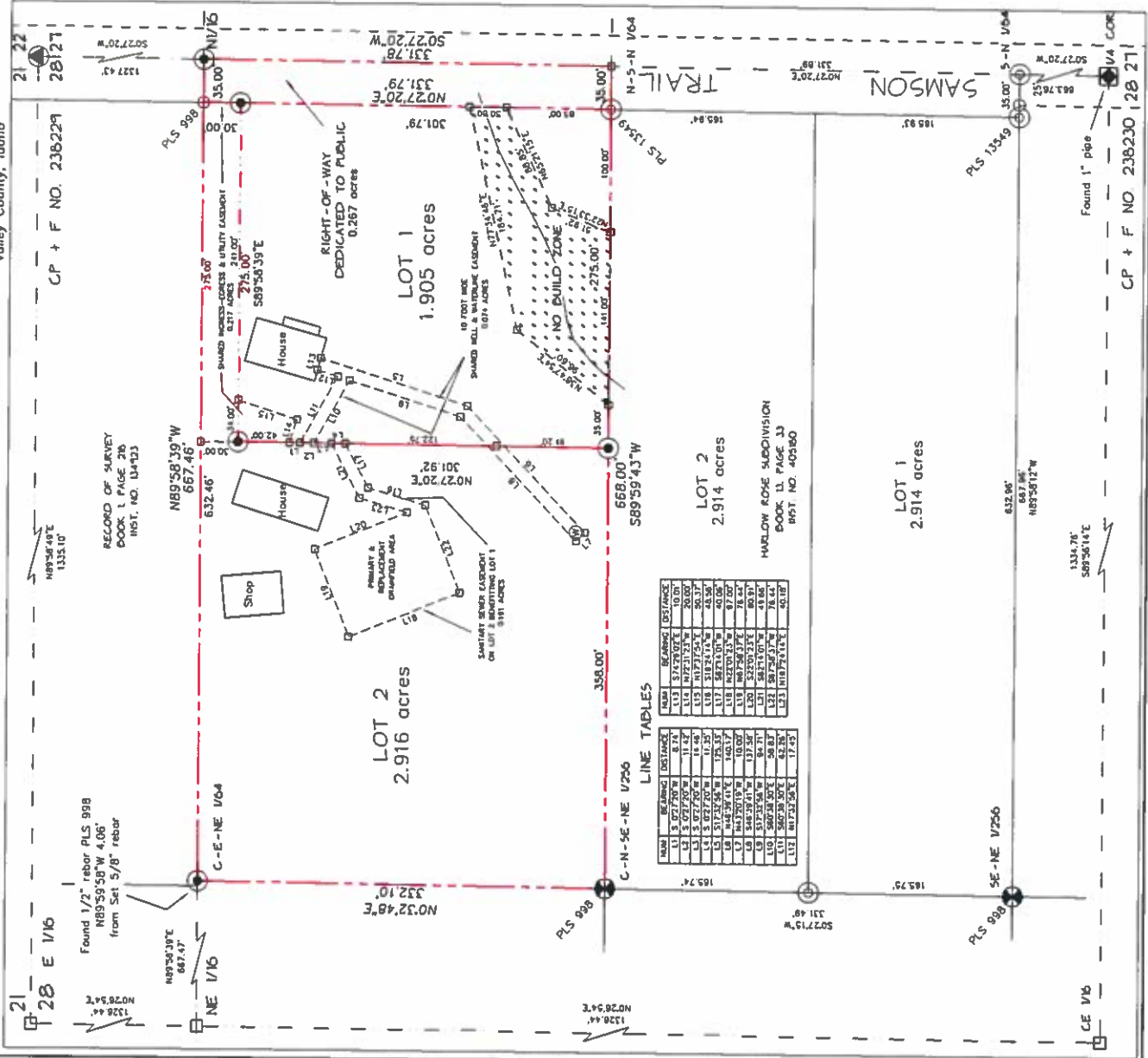
- found monument noted
- calc. point, no monument set
- found 5/8" rebar
- found 1/2" rebar
- found aluminum cap
- found brass cap in concrete
- set 5/8" rebar w/ plastic cap
- wellhead
- no build zone

Bearings based on GPS derived State Plane Grid, Idaho West Zone (1103).

FEMA FIRM panel: #16085C1002C
FIRM effective date: 02/01/2019
Flood Zone: Zone X
Base Flood Elevation: Not Applicable in Zone X
Flood Zones are subject to change by FEMA & all land within a floodway is regulated by title 9 and title 11 of the Valley County Code.

I, Rod M. Skiftun, a Professional Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey conducted under my direct supervision in November 2019, and that it correctly represents the points, courses and distances as recorded in said field notes.

ROD M. SKIFTUN
IDAHO NO. 9585



LINE TABLES

LINE	BEARING	DISTANCE	AREA	BEARING	DISTANCE
L1	S 07°27'00" W	8.74	L13	S 74°20'00" E	10.00
L2	S 07°27'00" W	11.42	L14	N 72°12'25" W	20.00
L3	S 07°27'00" W	41.98	L15	N 17°15'45" E	50.37
L4	S 07°27'00" W	11.49	L16	S 86°05'30" W	45.00
L5	S 74°20'00" E	178.53	L17	S 62°10'00" W	40.00
L6	N 48°28'00" E	140.37	L18	N 22°01'25" W	87.00
L7	N 83°30'15" W	10.00	L19	N 85°28'37" E	78.44
L8	S 17°32'54" W	64.71	L20	N 85°28'37" E	48.48
L9	S 17°32'54" W	58.83	L21	S 89°26'37" W	78.44
L10	S 00°00'00" E	62.76	L22	N 07°28'58" E	17.93
L11	S 00°00'00" E	62.76			

APPEL SUBDIVISION

2020

SKIFTUN LAND SURVEYING, INC.

17164 HIGHWAY 55
MCCALL, IDAHO 83638
208-614-3696/FAX 208-634-8475



A TWO LOT SUBDIVISION
Situate in the E1/2 N1/2 N1/2 SE1/4 NE1/4
Section 26, T. 18 N., R. 3 E., B.M.
Valley County, Idaho

RESTRICTIVE COVENANTS

INSTRUMENT NO.
Lot development and building occupancy shall be subject to the conditions established by the Restrictive Covenants as filed in the Office of the Recorder of Valley County Idaho.

HEALTH CERTIFICATE

INSTRUMENT NO.
Sanitary Restrictions

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

District Health Department, EHS Date

This plot is subject to compliance with I.C. Section 50-1334. Lots will be served by individual wells. No lot shall be further subdivided. Lots shall not be reduced in size without prior approval from the Health Authority.

This subdivision is subject to the provisions of Idaho Code Section 31-3805 (2) regarding the delivery of irrigation water.

The lots presently share the well and septic system and easements have been provided to accommodate them. Reference is made to public health letter on file regarding additional restrictions.

LEGEND

- found monument noted
- calc. point, no monument set
- found 5/8" rebar
- found 1/2" rebar
- found aluminum cap
- found brass cap in concrete
- set 5/8" rebar w/ plastic cap wellhead
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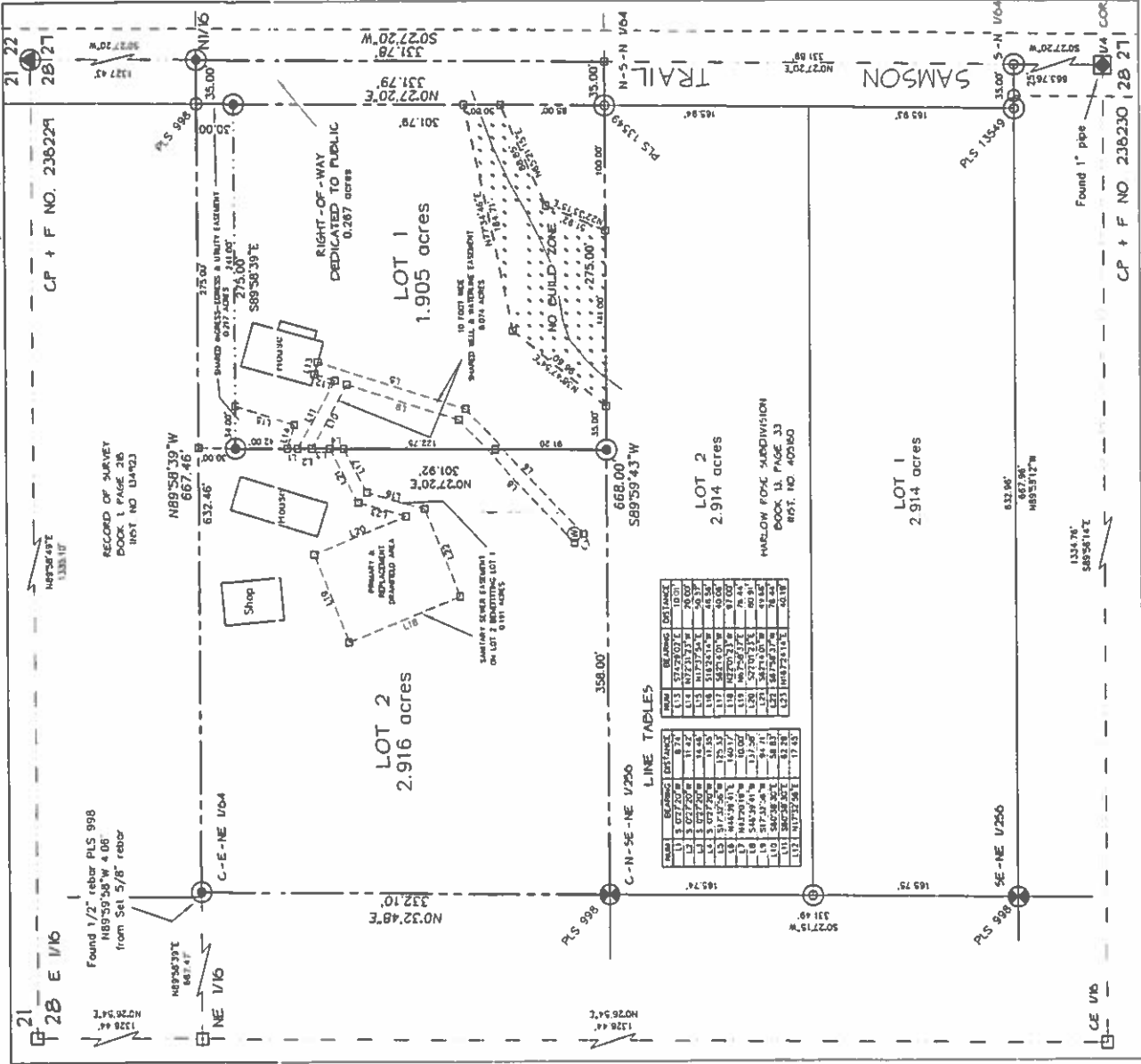
Bearings based on GPS derived State Plane Grid, Idaho West Zone (1103).

FEMA FIRM panel: #16085C1002C
FIRM effective date: 02/01/2019
Flood Zone: Zone X
Base Flood Elevation: Not Applicable in Zone X
Flood Zones are subject to change by FEMA & all land within a floodway is regulated by Title 9 and Title 11 of the Valley County Code.



I, Rod M. Skiftun, a Professional Land Surveyor, do hereby certify that this plat was prepared from notes taken during an actual survey made under my direct supervision in November 2019, and that it correctly represents the points, courses and distances as recorded in said field notes.

ROD M. SKIFTUN
IDAHO NO. 9585



LINE TABLES

LINE	BEARING	DISTANCE	AREA	PERCENTAGE
101	S 07°20' W	11.42	70.00	100.00
102	S 07°20' W	12.45	56.37	80.50
103	S 17°25' E	12.33	40.00	55.00
104	S 17°25' E	12.33	40.00	55.00
105	S 17°25' E	12.33	40.00	55.00
106	S 17°25' E	12.33	40.00	55.00
107	S 17°25' E	12.33	40.00	55.00
108	S 17°25' E	12.33	40.00	55.00
109	S 17°25' E	12.33	40.00	55.00
110	S 17°25' E	12.33	40.00	55.00
111	S 17°25' E	12.33	40.00	55.00
112	S 17°25' E	12.33	40.00	55.00
113	S 17°25' E	12.33	40.00	55.00
114	S 17°25' E	12.33	40.00	55.00
115	S 17°25' E	12.33	40.00	55.00
116	S 17°25' E	12.33	40.00	55.00
117	S 17°25' E	12.33	40.00	55.00
118	S 17°25' E	12.33	40.00	55.00
119	S 17°25' E	12.33	40.00	55.00
120	S 17°25' E	12.33	40.00	55.00
121	S 17°25' E	12.33	40.00	55.00
122	S 17°25' E	12.33	40.00	55.00
123	S 17°25' E	12.33	40.00	55.00

APPEL SUBDIVISION

A TWO LOT SUBDIVISION
Situate in the E1/2 N1/2 NE1/4 NE1/4
Section 28, T. 18 N., R. 3 E., B.M.
Valley County, Idaho
2020

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS that the undersigned are the owners of
A parcel of land being the E1/2 N1/2 NE1/4 NE1/4 of Section 28, T. 18 N., R. 3 E., B.M., Valley
County, Idaho, more particularly described as follows:
Commencing at a 5/8" rebar marking the North 1/16 Corner common to Sections 27 and 28, T. 17 N., R. 3 E.,
B.M., Valley County, Idaho, the REAL POINT OF BEGINNING.
Thence, S. 077°20' W., 331.78 feet to the N-S-N 1/8 Corner, common to said Sections 27 and 28, as shown
on the official plat of Harlow Place Subdivision, Instrument No. 403180, in Book 13, on Page 33 of Plats,
in the Office of the Notary Public, Valley County, Idaho,
Thence, S. 077°20' W., 331.78 feet to a 5/8" rebar marking the C-N-SE-NE 1/256 Corner
of said Section 28, being the Northwest Corner of Lot 2, said Harlow Place Subdivision.
Thence, N. 073°45' E., 332.10 feet to a 3/8" rebar marking the C-E-NE 1/84 Corner of said Section 28,
thence, S. 073°20' W., 301.76 feet to the point of beginning, containing 2.1666 acres, more or less.
Receipts based on GPS verified State Plane Grid Azimuth, Idaho West Zone (1103).

THAT IT IS THE INTENTION OF THE UNDERSIGNED TO AND THEY DO HEREBY INCLUDE SAID
LAND IN THIS PLAT. THE EASEMENTS RECALLED ON SAID PLAT ARE NOT DEDICATED TO
PUBLIC USE BUT THE RIGHT TO USE SAID EASEMENTS IS RESERVED TO THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND TO THEIR HEIRS, ASSIGNEES,
AND NO STRUCTURES OTHER THAN FOR SUCH UTILITY PURPOSES ARE TO BE ERRECTED
WITHIN THE LINES OF THE EASEMENTS.
THE OWNER HEREBY CERTIFIES THAT THE INDIVIDUAL LOTS SHOWN IN THE PLAT WILL
BE SAVED BY INDIVIDUAL WELLS.
THE OWNER FURTHER CERTIFIES THAT IT WILL COMPLY WITH IDAHO CODE 31-3605 (2)
CONCERNING BRIGADITION RIGHTS AND DISCLOSURE.

BY: HAROLD C. APPEL
BY: JAMICE S. APPEL
HUSBAND AND WIFE

ACKNOWLEDGEMENT

STATE OF IDAHO
COUNTY OF VALLEY
ON THIS _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY
PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED HAROLD C. AND JAMICE S. APPEL,
KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN
INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETOBY SET MY HAND AND AFFIXED MY OFFICIAL
SEAL, THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC FOR THE STATE OF IDAHO



SKIPTUN LAND SURVEYING, INC.
13784 HIGHWAY 55
MCCALL, IDAHO 83638
208-434-3696/FAX 208-434-8475

CERTIFICATE OF THE COUNTY SURVEYOR

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND HAVE FOUND THAT IT
COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

VALLEY COUNTY SURVEYOR
DATE

APPROVAL OF THE COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2020, BY THE VALLEY COUNTY
COMMISSIONERS:

CHAIRMAN

CERTIFICATE OF SURVEYOR

I, ROY M. SOUTHWELL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR
IN THE STATE OF IDAHO, AND THAT THE PLAT AS DESCRIBED IN THE CERTIFICATE OF
OWNERS WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE CHANGING
LANDS UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE SAME AS INTENDED
AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS
AND SURVEYS.



ROY M. SOUTHWELL
ID-NO. NO. 9585

CERTIFICATE OF THE COUNTY TREASURER

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

COUNTY TREASURER DATE

APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2020, BY THE VALLEY COUNTY
PLANNING AND ZONING COMMISSION:

CHAIRMAN

CERTIFICATE OF THE COUNTY RECORDER

INSTRUMENT NUMBER _____ S.S.
STATE OF IDAHO
COUNTY OF VALLEY
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2020, AT _____ O'CLOCK _____
OF PLATS OR PLIES _____ AND DULY RECORDED IN BOOK _____

DEPUTY EX. OFFICER RECORDER