

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		C11K 1435
FILE #	<u>C.U.P. 20-32 Herrick CT</u>	FEE \$ <u>600</u>
ACCEPTED BY	_____	DEPOSIT <u>\$1000</u>
CROSS REFERENCE FILE(S):	_____	DATE <u>10-22-2020</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: <u>PLAT of a road</u>	_____
<input type="checkbox"/> SHORT PLAT	_____	_____
<input checked="" type="checkbox"/> FULL PLAT	_____	_____

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

The following must be completed and submitted with the conditional use permit application:

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ A Wildfire Mitigation Plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at

www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

PROPOSED SUBDIVISION NAME Herrick Court

APPLICANT Dwight Jividen PHONE 208-315-3034
Owner Option Holder Contract Holder

APPLICANT'S SIGNATURE Dwight Jividen DATE 3-10-2020

APPLICANT'S MAILING ADDRESS 413 Caberton Road, Cascade ID 83611

OWNER Cascade South, Inc PHONE same

OWNER'S MAILING ADDRESS same

Nature of Owner's Interest in this Development? Stockholder & Officer of Cascade South

AGENT/REPRESENTATIVE Dwight Jividen FAX _____ PHONE 208-315-3034

AGENT/REPRESENTATIVE ADDRESS _____

ENGINEER _____ PHONE _____

ENGINEER ADDRESS _____

1. SIZE OF PROPERTY 14 ac m/l

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 33.3 ac

3. ANY RESTRICTIONS ON THIS PROPERTY?
Easements to Idaho Power

Deed Restrictions _____

Liens or encumbrances _____

4. LEGAL DESCRIPTION None

5. TAX PARCEL NUMBER RPI2N04E160010, 094805, 087204

Quarter _____ Section 4, 8, 16 Township 12N Range 04E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Timber land; Power lines (high voltage/transmission)

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Bareland, Cascade South, Inc. & Bareland Carol Garrett

South Bareland, Cascade South, Inc

East Bareland, Cascade So. & Skunk Creek Road & DF Development

West Bareland, Cascade South & Laurins home in Herrick Hills

- 8a. TYPE OF TERRAIN: Mountainous Rolling Flat Timbered
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Timber land that was logged 18 years ago.
-
- 9a. WATER COURSE: Several seasonal drainage areas
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. No
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 10a. NUMBER OF EXISTING ROADS: 0 Width _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____
- 10b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 70
Will the proposed roads be publicly or privately maintained? private
Proposed road construction: Gravel Paved
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
None
-
- 11b. PROPOSED UTILITIES: Electricity
- Proposed utility easement width 70' Location The road
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic Central Sewage Treatment Facility N/A
- 12b. POTABLE WATER SOURCE: Public Water Association Individual N/A
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions or new construction? _____
If yes, explain: _____
-
14. DRAINAGE (Proposed method of on-site retention): Natural
Any special drains? _____ (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): _____
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes - The road
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: _____
-

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS: NO COVENANTS
 Setbacks: Front _____ Sides _____ Rear _____
 Mobile homes allowed? _____
 Minimum construction value _____ Minimum square footage _____
 Completion of construction required within _____ Days Months Years
 Resubdivision permitted? _____
 Other _____

17. LAND PROGRAM:
 Acreage in subdivision 14 m/1 Number of lots in subdivision one
 Typical width and depth of lots The only lot is the road.
 Typical lot area _____ Minimum lot area _____ Maximum lot area _____
 Lineal footage of streets 8500 Average street length/lot _____
 Percentage of area in streets 100 %
 Percentage of area of development to be public (including easements) 100 %
 Maximum street gradient 10%
 Indicate if subdivision is to be completely developed at one time; if not, describe stages _____
Road is to be developed in 3 Phases. A cul-de-sac will be built and remain in each phase.

- 18. COMPLETE ATTACHED PLAN FOR IRRIGATION.
- 19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
- 20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



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APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Cascade South, Inc. / Dwight Jividen

413 Cabarton Road Cascade ID 83611
Mailing Address City, State Zip

Telephone Numbers: 208-315-3031

Location of Subject Property: West of Shunk Cr Rd, East of Herrick Hills
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP _____ Section 4, 8, 16 Township 12N Range D4E

C.U.P Number: _____

This land: Has water rights available to it
 is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.

1. Are you within an area of negotiated City Impact? _____ Yes _____ No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: _____

Drainage: _____

3. How many acres is the property being subdivided? _____

4. What percentage of this property has water? _____

5. How many inches of water are available to the property? _____

6. How is the land currently irrigated? surface sprinkler irrigation well
 above ground pipe underground pipe

7. How is the land to be irrigated after it is subdivided?

surface sprinkler irrigation well
 above ground pipe underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

9. Is there an irrigation easement(s) on the property? Yes No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) _____

Irrigation Plan Map Requirements

The irrigation plan must be on a scalable map and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction →).
- Direction of wastewater flow (use long arrows on your map to indicate waste water direction →).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: _____

Also, provide the following documentation:

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: Margie Anderson
Applicant / Property Owner

Date: 2/19/2020
(Application Submitted)

for Cascade South, Inc



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

Cascade South, Inc
413 Cabarton Road
Cascade, ID 83611

By: [Signature]

Date: 2-19-2020

By: _____
Valley County Weed Control

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic. *Skunk Creek Court will be gated at the junction with Laurins Lane in Herrick Hills. The gate will be Fire Dept. approved & for emergency use only. The road provides an emergency access from Hwy 55 to Skunk Creek Road and emergency exit from Herrick Hills.*
2. Provision for the mitigation of impacts on housing affordability.

There will be more lots (20 ac+) available. Relief in one segment of the real estate market helps all the market.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

There will be construction noise, but there are no houses within 1/4 mile of the road.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

Minimal change.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses or fumes, etc. both existing and what may be added by the proposed uses.

Minimal change

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

The road will not change surface water drainage to any measurable degree. There are no flood prone areas.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

The road will result in a very long firebreak. The road enables fire dept. access to a large area where currently there is very little access.

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

The road crosses no wetlands. About $\frac{1}{3}$ of the road will be over an essentially flat logging road.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Cuts & fills will be seeded with a grass seed mix at the first fall season.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

This is foothill forest and we foresee no problems with soil stability.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Minimal invasion of the forest due to using existing logging roads and ridge lines to minimize costs -

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

The road will be mostly invisible from local roads. At Skunk Creek Road, only the junction will be visible. The same at Laurins Lane. There may be a bit of the road visible from Coil Drive & Urban Lane.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

This road makes the acreage east of Herrick Hills into saleable land (20+acre lots).

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

The road enables smaller lots (20+ac) which means more property taxes, and more homes. For even more property tax proceeds,

15. Approximation of costs for additional public services, facilities, and other economic impacts.

N/A

16. State how the proposed development will impact existing developments providing the same or similar products or services.

The road enables more large lots while the number of lots for sale is at historically low numbers in all categories.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

N/A

18. What will be the impacts of a project abandoned at partial completion?

A long cul-de-sac

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

None

20. Stages of development in geographic terms and proposed construction time schedule.

Phase 1 - one summer of construction
then one summer of land sales
Phase 2 - one summer of construction
possibly one summer of land sales
Phase 3 - one summer of construction

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

The road is intended to enable sales of 20+ac lots.
Sale prices are expected to be in the
\$140,000 to \$150,000 price range.

Phasing Plan

Herrick Court

This phasing time line is dependent upon the availability of funds, excavating contractors and scheduling of Idaho Power to bring electricity to near some future lots. We currently believe that these time lines are achievable.

Phase 1 –Road is already roughed in to enable logging from Skunk Creek. With approval of the road, we can finish construction in 2021 with final grading and surfacing. Phase 1 enables from 5 to 7 - 20 acre lots to be placed on the market. We expect several sales in 2021.

Phase 2 – Construction during summer of 2021 or 2022. We would need to sell at least 1 other 20 acre Phase 1 lot before building. In order to prohibit cross traffic, the gate to limit access between Herrick Hills and Skunk Creek acres will be constructed as part of Phase 2. Currently, and without the construction of Phase 2 of the road, vehicle access between Phase 1 and the gate location is virtually impossible.

Phase 3 – Construction during summer of 2022 or 2023. We would need to sell at least 1 other 20 acre lot before building from the Phase 1 or 2 areas.

Phase 2 and 3 could be combined if lots sell quickly.

Cascade South, Inc.

By: _____ Date: _____

Dwight Jividen / Secretary

A PLAT SHOWING Herrick Court

Located in Section 8, 9, & 16
 T. 12 N., R. 4 E., B.M., Valley County, Idaho
 2020

Health Certificate
 Sanitary regulations have not been satisfied, the right-of-way of Shunk Creek Court shall not be used for drainage areas or water ways.

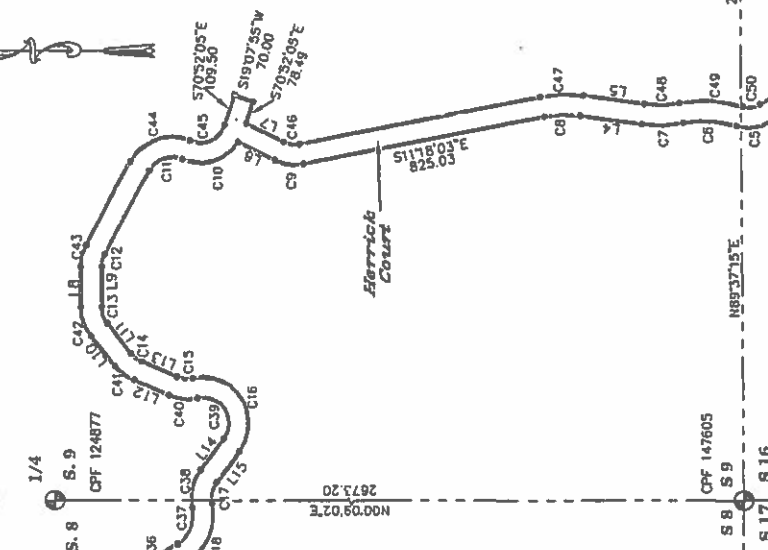
Utility and Drainage Easements
 Utility and drainage easements shall be shown on this plat. The right-of-way of roads, streets, and ways shall further serve as utility and drainage easements.

Building Setbacks
 Building setbacks shall be 50 feet from all right-of-way boundary lines.

Declaration of Private Roads
 Herrick Court is a private road. The plat shall show as responsibility for the maintenance of said road.

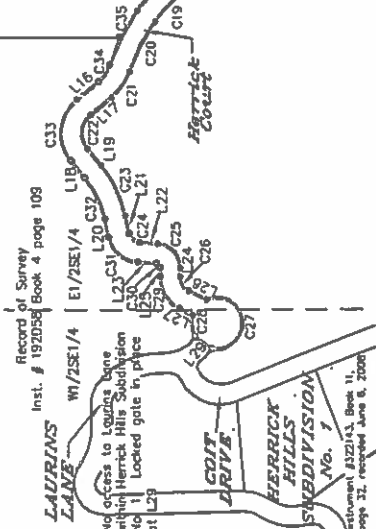
Notes
 This plat is subject to Idaho Code Section 31-3003. No irrigation water shall be applied to any lot herein. Exterior lighting shall comply with the Valley County Land Use and Development Ordinance.

LINE	LENGTH	BEARING
L1	29.06	N75°46'30"W
L2	213.59	N52°01'47"E
L3	213.59	S52°01'47"E
L4	212.67	S07°57'01"W
L5	212.67	N07°57'01"E
L6	144.14	S20°02'49"W
L7	147.78	N20°02'49"E
L8	140.56	S89°56'08"W
L9	140.56	S89°56'08"E
L10	131.88	N52°23'52"E
L11	131.88	S52°23'52"W
L12	132.06	S23°56'24"W
L13	132.06	N23°56'24"E
L14	133.66	N52°38'04"W
L15	133.66	S52°38'04"E
L16	92.33	N40°10'46"W
L17	92.33	S40°10'46"E
L18	74.53	S91°38'53"W
L19	74.53	N91°38'53"E
L20	61.62	S76°30'47"W
L21	61.62	N76°30'47"E
L22	61.09	S04°24'05"W
L23	61.09	N04°24'05"E
L24	38.97	S88°38'27"W
L25	38.97	N88°38'27"E
L26	70.91	N23°59'21"E
L27	50.38	S23°59'21"W
L28	29.19	S54°39'19"W
L29	70.00	S33°20'39"W
L30	29.19	N54°39'19"E



Legend
 Section/Quarter corner
 5/8 inch rebar
 Found 3/8 inch rebar
 Subdivision boundary
 Right-of-way
 Section Line

CURVE	LENGTH	CHORD	RADIUS	BEARING
C55	108.83	85.00	101.55	N67°37'45"E
C56	131.32	180.00	145.75	N67°57'40"E
C57	232.35	160.00	227.00	S49°45'41"E
C58	79.26	155.00	202.79	S45°25'59"E
C59	69.26	105.00	68.00	S87°23'28"E
C60	279.50	225.00	281.88	N40°09'55"W
C61	141.95	90.00	127.69	N89°39'27"W
C62	188.45	155.00	185.17	S67°37'45"W
C63	20.94	20.00	20.00	N88°39'27"W
C64	185.76	90.00	159.39	N54°20'37"W
C65	20.84	20.00	20.00	N22°01'47"W
C66	20.84	20.00	20.00	S82°01'47"E
C67	181.23	90.00	192.12	S84°20'37"E
C68	20.00	20.00	20.00	S28°39'27"E



CURVE	LENGTH	CHORD	RADIUS	BEARING
C1	51.72	155.00	51.48	N65°12'59"W
C2	143.36	138.69	138.69	N76°55'13"W
C3	208.82	95.00	169.25	S39°50'21"E
C4	196.34	191.74	187.87	N05°12'07"W
C5	123.59	135.00	119.32	S08°18'32"E
C6	185.40	365.00	183.42	N03°22'01"E
C7	145.28	435.00	144.60	S01°37'03"E
C8	122.64	365.00	122.06	N01°40'31"W
C9	104.29	160.00	102.46	S07°22'23"W
C10	224.29	160.00	206.37	S16°37'55"E
C11	134.86	90.00	122.59	N19°24'06"W
C12	43.36	90.00	42.94	N76°07'58"W
C13	59.17	90.00	58.11	S71°13'32"W
C14	44.70	90.00	44.24	S38°10'08"W
C15	58.30	90.00	57.28	S05°22'58"W
C16	392.46	160.00	301.21	N05°05'44"E
C17	78.02	90.00	75.60	N77°28'06"W
C18	235.64	185.00	220.03	S65°48'44"E
C19	153.97	321.85	152.50	N43°01'36"W
C20	193.47	781.06	192.99	N63°44'15"W
C21	108.66	203.69	107.37	S55°27'47"E
C22	129.11	83.90	116.74	N84°15'57"W
C23	193.81	413.35	192.04	N63°04'50"E
C24	50.50	39.04	54°27'26"W	
C25	125.65	84.13	114.29	N47°11'16"E
C26	61.34	54.93	58.21	S57°58'54"W
C27	339.84	90.00	171.08	S84°20'58"W
C28	78.85	90.00	76.35	N83°19'38"E
C29	139.52	124.93	132.38	S07°58'54"W
C30	21.10	14.13	19.20	N47°11'16"E
C31	141.04	109.04	131.41	S41°27'26"W
C32	160.99	343.35	159.92	N65°04'50"E
C33	236.84	153.90	214.15	N84°15'57"W
C34	71.32	133.69	70.47	S55°27'47"E
C35	210.59	861.06	210.07	N63°44'15"W
C36	187.45	391.85	185.67	N43°01'36"W
C37	148.47	115.00	136.78	S65°48'44"E
C38	138.70	160.00	134.40	N77°28'06"W
C39	220.76	90.00	169.43	N57°05'44"E
C40	103.64	160.00	101.84	S05°22'58"W
C41	79.47	160.00	78.65	S38°10'08"W
C42	105.19	160.00	103.30	S71°13'32"W
C43	77.09	160.00	76.35	N16°07'58"W
C44	239.76	160.00	217.95	N19°24'06"W
C45	148.27	90.00	132.07	S23°40'15"E
C46	58.67	90.00	57.63	N07°22'23"W
C47	145.16	435.00	143.47	N01°40'31"W
C48	121.90	365.00	121.35	S01°37'03"E
C49	220.96	435.00	218.59	N03°22'01"E
C50	59.51	65.00	57.45	S08°18'32"E
C51	268.01	261.74	256.46	N05°12'07"W
C52	54.95	25.00	44.54	S38°50'21"E
C53	204.18	235.00	197.82	N76°55'13"W
C54	28.36	85.00	28.23	S66°12'59"E

Fodrea Land Group, Inc.

Engineers • Surveyors • Planners

Corpus Office
 108 N. Main Street, P.O. Box 108
 Office: 208.382.4807
 Fax: 208.382.3410

JOB NO. 1424 DRAWN BY: RMF DATE: January, 2020 SHEET 1 of 3

FDAI FNU uses geospatial Effective Flood Zone: Zone X - Out of 50 year floodplain. Flood Zones are subject to change by FEMA and all land within the Flood Zone of the Valley County Code.

**A PLAT SHOWING
Herrick Court**

Located in Section 8, 9, & 16
T. 12 N., R. 4 E., B.M., Valley County, Idaho
2020

Certificate of Surveyor

I, Robert W. Fodrea, Professional Land Surveyor, No. 5818, licensed by the State of Idaho, do hereby certify that the plat of Herrick Court in the certificate of owners, was drawn in accordance with Idaho Code Title 54, Chapter 13, and is in compliance with Idaho Code Title 54, Chapter 13.

Robert W. Fodrea, P.L.S. 5818



Approval of Valley County Commissioners

The plat of Herrick Court is hereby accepted and approved by the _____ day of _____, 20____, by the Valley County Commissioners.

Chairman

Certificate of Valley County Surveyor

I, the undersigned County Surveyor for Valley County, do hereby certify that the plat of Herrick Court is in compliance with Title 54, Chapter 13, Idaho Code, relating to plats and to plats, and is also in compliance with the Valley County Subdivision Regulations relating to plats.

Valley County Surveyor

Certificate of Valley County Treasurer

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

Valley County Treasurer

Date

Approval of Valley County Planning and Zoning Commission

The plat of Herrick Court is hereby accepted and approved by the _____ day of _____, 20____, by the Valley County Planning and Zoning Commission.

Chairman

Valley County Recorder's Certificate

STATE OF IDAHO }
VALLEY COUNTY } ss

This is to certify that the plat of Herrick Court was filed in the office of the Recorder of Valley County, Idaho, this _____ day of _____, 20____, at _____ o'clock _____ M. of the request of _____ and was duly recorded on instrument _____ in Book _____ of Plate on page _____.

Deputy
E-Office Recorder

Fodrea Land Group, Inc.
Engineers • Surveyors • Planners

Corporate Office
100 N. Main Street, P.O. Box 189
Coeville, Idaho 83211
Office: 208.337.4922
Fax: 208.337.5410

JOB NO. 1424

DRAWN BY: RWF

DATE: January, 2020

SHEET 3 of 3

Landscaping Plan

Herrick Court

Trees removed for road construction will be sold immediately as timber or given away for firewood to be sure the logging is cleaned up promptly.

Slash will be piled for burning at the first opportunity after October 20 and after rain or snow have sufficiently wet the forest.

Cuts and fills will be seeded after the first fall rain.

Cascade South, Inc.

By: _____ Date: _____
Dwight Jividen / Secretary

Herrick Court Lighting Plan

The Road will have no lighting.

Cascade South, Inc.

By: _____

Dwight Jividen / Secretary

Wildfire Mitigation Plan

Herrick Court

The road itself IS a wildfire mitigation. The road is a long firebreak.

The road provides emergency vehicle access to the backside of Herrick Hills.

The road provides an emergency exit to the east, to Skunk Creek Road for Herrick Hills owners.

The road provides access for large emergency vehicles thru a timbered area that currently has limited access on old / poor logging roads that all dead end.

Trees removed for construction will be used as lumber or firewood. Slash will be piled for burning after October 20 and after rain or snow have sufficiently wet the forest.

Cascade South, Inc.

By: _____ Date: _____

Dwight Jividen / Secretary

Herrick Court

Neighbors

North

Cascade South, Inc. (the applicant)

Carol Garrett

1246 E. Palermo St, Meridian ID 83642

South

Cascade South, Inc. (the applicant)

State of Idaho

General Delivery, Boise ID 83705

East

DF Development

PO Box 111, Cisco TX 76437

West

Johnathan and Shanna Wagner

2811 Falcon Drive, Meridian, ID 83642

Declaration of Private Road

Herrick Court

Valley County, Idaho

This declaration is made on the 19th day of February, 2020 by **Cascade South, Inc.**, owner of the road known as **Herrick Court**.

WHEREAS, **Cascade South, Inc.** did on this ___ day of _____, 2020 record in the Office of the recorder of Valley County, Idaho in Plat Book ___ on page ___ as instrument _____, records of Valley County, Idaho a subdivision plat of real property located in portions of Sections 4, 8 and 16, T10N R4E, Boise Meridian, Valley County Idaho.

WHEREAS **Cascade South Inc.** is the owner of the real property described as **Herrick Court** and Declarant herein:

NOW THEREFORE, **Cascade South Inc.** hereby declares that the road shown on said plat of **Herrick Court** shall be private and remain private property of **Cascade South, Inc.** until otherwise dedicated by said owner.

VALLEY COUNTY or any other entity shall not have any obligation whatsoever for the construction and/or maintenance of said road shown on said plat. The total responsibility for construction and maintenance of said roads shall be incumbent on **Cascade South, Inc.** and the **Herrick Court Road Maintenance Group**.

IN WITNESS WHEREOF, the undersigned being an officer of said **Cascade South, Inc.** which is owner of **Herrick Court** has executed this **DECLARATION** the day and year first above written.

Cascade South, Inc.,
Declarant

By: _____ Date: _____
Dwight Jividen, Secretary

Declaration of Utilities

Herrick Court

This declaration is made this ___ day of _____ 2020, by **Cascade South, Inc.** owner of the road known as **Herrick Court**.

WHEREAS, Cascade South, Inc. did on this ___ day of _____ 2020 record in the Office of the Recorder of Valley County, Idaho in Plat Book ___ on page ___, as instrument _____, records of Valley County, Idaho a subdivision plat of real property located in portions of 4, 8 and 16 T12N, R4E, Boise Meridian, Valley County Idaho.

WHEREAS, Cascade South, Inc. is the owner of the real property described as **Herrick Court** and Declarant herein:

WHEREAS, the purpose of this Declaration is to describe the utilities which will be placed in Herrick Court, the schedule for completion of utilities and the entity or owner with responsibility for construction of such utilities.

WHEREAS, Utilities have not been installed at time of recordation of this plat.

THEREFORE, Cascade South, Inc. hereby states and declares as follows.

1. **SEWAGE DISPOSAL:** There will be NO sewage disposal on Herrick Court.
2. **POTABLE WATER:** There will be NO wells on Herrick Court.
3. **POWER:** There will be NO power supplied to Herrick Court.
4. **PHONE:** There will be NO phone supplied to Herrick Court.

VALLEY COUNTY HAS NO RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, OF OPERATION OF ANY UTILITIES RELATED TO HERRICK COURT.

IN WITNESS WHEREOF, the undersigned being an officer of said Cascade South, Inc, which is owner of Herrick Court has executed this DECLARATION the day and year fist above written.

Cascade South, Inc.,
Declarant

By: _____ Date: _____
Dwight Jividen, Secretary

HERRICK COURT ROAD MAINTENANCE AGREEMENT

An Agreement made this original date of _____, 2020 applicable to the undersigned owners and users.

WHEREAS, Herrick Court is a private road situated in Valley County, Idaho, which runs between Skunk Creek Road just north of Idaho State Land at Herrick Reservoir and Laurin's Lane in Herrick Hills, and,

WHEREAS, the undersigned parcel owners are the owners and users of Herrick Court and users of a portion of Skunk Creek Road that is not maintained by Valley County

WHEREAS, the parties desire to enter into an Agreement regarding the costs of maintenance and improvements to Herrick Court and that portion of Skunk Creek Road, and


NOW THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

- 1. Herrick Court Road Maintenance Group (HCRMG)** shall be the name of this group.
- 2. Road Agent.** A Road Agent shall be elected by a majority of the property owners, who will serve a term as agreed to by the property owners, and can be replaced or renewed at any time by a simple majority vote of the parcel owners. The Road Agent shall be responsible for monitoring the condition of the road surface and initiating maintenance as needed to maintain the minimum road surface standards.
- 3. Road Maintenance.** Road maintenance and road improvements will be undertaken and made whenever necessary to maintain the road in good operating condition at all times and to insure the provision of safe access by emergency vehicles. A majority vote of parcel owners is required for any road improvements and to accept the bid for any road improvement contract. Before authorizing expenditures for future road improvements, parcel owners will be notified by the Road Agent, cost estimates will be provided, and a majority agreement will be required. If any parcel owner performs improvements, maintenance, repairs or replacements without the approval of the other lot owners prior to performing such work, the lot owner performing such work shall become liable for the entire cost thereof, unless such work is deemed an emergency. However, where emergency repairs are necessary, neither majority vote nor prior approval is necessary before making such improvements or undertaking such maintenance. Maintenance, other than snowplowing, along Skunk Creek Road requires the authorization of the Valley County Road Department.
- 4. Parking.** For the safety of residents, no machinery, trailers, vehicles or other property may be stored or parked on Herrick Court during snow removal season. During other seasons, vehicles may be parked on the road for up to 12 hours.

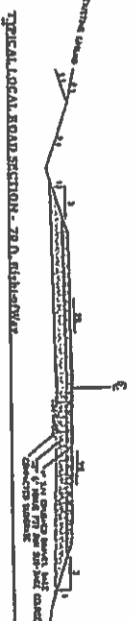
5. **Cost Sharing.** Road maintenance, snowplowing and road improvement costs shall be shared equally by all parcel owners.
6. **Prepayment.** Prepayment of maintenance, snowplowing and improvement costs will be made to the HCRMG by each property owner. The Road Agent shall send each parcel owner a notice of the annual payment due at least 1 month before September 1, the annual due date. Annually, before that annual due date, each parcel owner will contribute their share of the estimated annual cost for road maintenance, road improvements and snow removal.
7. **Definition of a parcel.** A parcel is defined as a legal lot created by Record of Survey recorded at Valley County, Idaho. Each parcel is assessed and granted 1 vote regardless of the number of owners. If a parcel is owned by more than one person, all of the owners will be collectively referred to as the 'parcel owner' for purposes of this Agreement and will be entitled to one vote. Each parcel represents one vote.
8. **Future Parcels.** Any additional parcels gaining access to Herrick Court by way of a Record of Survey, will be bound by all terms and conditions of this agreement and will be required to pay that portion of the maintenance, snowplowing and improvement costs incurred after the parcel is created. When additional parcels are created, the new parcel owners must also sign the agreement.
9. **Snow Plowing.** Herrick Court shall be snowplowed to permit year round access to any house. The cost shall be shared by the parcel owners as indicated in Paragraph 5 above.
10. **Checking Account.** The Road Agent shall establish and maintain a bank checking account with a local bank, and will prepare and distribute to the herein affected parcel owners an annual income and expense report and a yearend balance sheet, accounting for all funds received and disbursed.
11. **Effective Term.** This Agreement shall be perpetual, and shall encumber and run with the land as long as the road remains private.
12. **Binding Agreement.** This agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.
13. **Amendment.** This Agreement may only be amended by a two-thirds majority consent of all parcel owners.
14. **Enforcement.** This Agreement may be enforced by a majority of parcel owners. If a court action or lawsuit is necessary to enforce this Agreement, the party commencing such action or lawsuit shall be entitled to reasonable attorney fees and costs, if the party prevails.
15. **Disputes.** If a dispute arises over any aspect of the improvements, maintenance, repair or replacement, a third party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding on all lot owners. Contact information for local arbitrators can be obtained through the American Arbitration Association. In selecting a third party arbitrator, each lot shall be entitled to one vote, and the nominee receiving a majority of the votes shall be the arbitrator. All parties shall share in the cost of any arbitration.

16. **Notices.** Parcel Owners under the Agreement shall be notified by mail, email or in person. If a parcel owner cannot be found, a certified notice will be mailed to the address to which the parcel owner's property tax bills are sent.
17. **Invalidity.** Should any provision in this Agreement be deemed invalid or unenforceable, the remainder of the Agreement shall not be affected and each term and condition shall be valid and enforceable to the extent permitted by law.
18. **Cascade South, Inc.** The Road Agent of the Herrick Court Road Maintenance Group shall be Cascade South, Inc., the developer of The Road, until 66% of the 330 acres adjacent to the road have been sold. When 66% of said land has been sold, Cascade South, Inc., will transfer ownership of The Road to the Skunk Creek Road Maintenance Group and the Road Agent will then be appointed by vote of the parcel owners.
19. **Recording This Document.** Original and amended copies of this document shall be recorded in Valley County, Idaho by Cascade South, Inc., the Road Agent.

Cascade South, Inc.

BY:  Date: 4-30-2020
Dwight Jividen / Secretary

Not To Scale
Contour Interval 5 ft.



Stationing	Ground Elev.	Road Grade Elev.
4891.8	4892.6	4892.6
4892.6	4887.6	4887.6
4893.5	4893.5	4893.5
4898.9	4898.9	4898.9
4903.6	4903.6	4903.6
4909.3	4909.3	4909.3
4913.7	4913.7	4913.7
4916.4	4916.4	4916.4
4918.9	4918.9	4918.9
4925.0	4925.0	4925.0
4927.3	4927.3	4927.3
4927.1	4927.1	4927.1
4937.7	4937.7	4937.7
4946.5	4946.5	4946.5
4952.9	4952.9	4952.9
4954.7	4954.7	4954.7
4956.4	4956.4	4956.4
4956.3	4956.3	4956.3
4964.9	4964.9	4964.9
4973.4	4973.4	4973.4
4973.6	4973.6	4973.6
4974.2	4974.2	4974.2
4976.1	4976.1	4976.1
4978.9	4978.9	4978.9
4991.7	4991.7	4991.7
5006.3	5006.3	5006.3
5011.5	5011.5	5011.5
5008.6	5008.6	5008.6
5006.9	5006.9	5006.9
5007.8	5007.8	5007.8
5006.7	5006.7	5006.7
5006.6	5006.6	5006.6
5007.0	5007.0	5007.0
5010.9	5010.9	5010.9
5019.3	5019.3	5019.3
5022.1	5022.1	5022.1
5018.0	5018.0	5018.0
5014.8	5014.8	5014.8
5011.1	5011.1	5011.1
5007.7	5007.7	5007.7
5005.0	5005.0	5005.0
5005.0	5005.0	5005.0
5003.7	5003.7	5003.7
5003.9	5003.9	5003.9
5004.9	5004.9	5004.9
5003.2	5003.2	5003.2
5008.7	5008.7	5008.7
4998.7	4998.7	4998.7
4995.9	4995.9	4995.9
4993.7	4993.7	4993.7
4993.3	4993.3	4993.3
4994.5	4994.5	4994.5
4999.2	4999.2	4999.2
5002.6	5002.6	5002.6
5002.6	5002.6	5002.6
5008.8	5008.8	5008.8
5000.7	5000.7	5000.7
5000.8	5000.8	5000.8
4998.0	4998.0	4998.0
4991.2	4991.2	4991.2
4982.5	4982.5	4982.5
4971.6	4971.6	4971.6
4966.8	4966.8	4966.8
4963.8	4963.8	4963.8
4956.9	4956.9	4956.9
4957.9	4957.9	4957.9
4959.4	4959.4	4959.4
4960.7	4960.7	4960.7
4959.6	4959.6	4959.6
4958.1	4958.1	4958.1
4957.0	4957.0	4957.0
4954.9	4954.9	4954.9
4951.4	4951.4	4951.4
4946.4	4946.4	4946.4
4939.2	4939.2	4939.2
4933.4	4933.4	4933.4
4935.5	4935.5	4935.5
4935.4	4935.4	4935.4
4927.3	4927.3	4927.3
4915.8	4915.8	4915.8
4908.2	4908.2	4908.2
4910.6	4910.6	4910.6
4914.3	4914.3	4914.3
4916.6	4916.6	4916.6
4916.9	4916.9	4916.9
4908.7	4908.7	4908.7
4903.3	4903.3	4903.3
4903.3	4903.3	4903.3
4902.5	4902.5	4902.5
4906.2	4906.2	4906.2
4908.0	4908.0	4908.0
4889.6	4889.6	4889.6
4885.7	4885.7	4885.7
4880.3	4880.3	4880.3
4878.4	4878.4	4878.4
4886.1	4886.1	4886.1
4876.8	4876.8	4876.8
4891.1	4891.1	4891.1
4890.0	4890.0	4890.0

NO.	REVISIONS	DATE

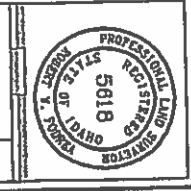
Plan and Profile

Herrick Court Subdivision

Fodrea Land Group, Inc.
Engineers • Surveyors • Planners

105 N. Main Street, P.O. Box 180
Cascade, Idaho 83611

Office: 208-282-4902
Fax: 208-282-3418



SHEET NO. 1