

ELMORE COUNTY PLANNING AND ZONING COMMISSION
War Memorial (American Legion Hall), 515 East 2nd South Street, Mountain Home, ID
83647

Wednesday, March 16, 2016 at 7:00pm

Agenda

PLEASE SILENCE CELL PHONES

CALL TO ORDER

ESTABLISH QUORUM

- | | |
|---|--|
| <input type="checkbox"/> Chairperson Patti Osborn | <input type="checkbox"/> Vice-Chairman K.C. Duerig |
| <input type="checkbox"/> Dave Holland | <input type="checkbox"/> Sue Fish |
| <input type="checkbox"/> Ed Oppedyk | <input type="checkbox"/> Shane Zenner |
| <input type="checkbox"/> Jeff Blanksma | |
| <input type="checkbox"/> Attorney of Record Phil Miller | |

PLEDGE OF ALLEGIANCE

NEW BUSINESS

- Final Plat for Case Number SUB-2016-01 Little Camas Acres Phase 1

PUBLIC MEETING

- Ordinance Revision Work Session

ITEMS FROM THE PUBLIC

MINUTES

- Minutes from 03-02-2016

INFORMATION ITEMS

- Upcoming P & Z Schedule

MEETING ADJOURNED



Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, Id. 83647
Phone: (208) 587-2142 ext. 254
Fax: (208) 587-2120
www.elmorecounty.org

Alan Christy
Director

Tell Riley
Building Official

Beth Bresnahan
Planner I

Kacey Ramsauer
Administrative
Assistant

Staff Report to the Planning and Zoning Commission

Meeting/Hearing Date: 03/16/2016

Date Report Compiled: 02/24/2016

Agenda Item: Final Plat Little Camas Acres - Phase I

Applicant: Casa Del Norte, LP (John McCallum)

Case Number: SUB-2016-01

Staff: Alan Christy

Location: E2 SW4 of Section 9, Township 1 South, Range 9 East, B.M. A common way of locating the property is 2 miles north of intersection of US Highway 20 and Little Camas Reservoir Road.

Zoning: Recreation (Rec)

The application falls under the current Zoning and Development Ordinance. The process used for plats is found in section 6-28-3 of Zoning and Development Ordinance, a public hearing is not required for this application.

The application for a Conditional Use Permit and Preliminary Plat were submitted on January 26, 2009 and were deemed complete on August 7, 2009.

The proposed subdivision is twelve (12) lots. All lots have legal access to privately maintained roads. Roads are constructed and approved. All lots meet the width and depth size requirements found in Chapter 8 of the ordinance. All lots will be for residential/recreational development.

The right to subdivide has been granted through the Conditional Use Permit, case # CUP-2009-03. The preliminary plat was approved August 21, 2013.

All fees have been paid at this time.

STANDARDS ALL FINAL PLATS MUST MEET:

Section 6-28-20: Required Findings: B. Final Plat:

1. The final plat is in substantial conformance with the preliminary plat; and

Staff believes the final plat is in substantial conformance with the preliminary plat. A copy of the preliminary plat is attached to this report as attachment #7.

2. All conditions of the approved preliminary plat have been satisfied.

Preliminary Plat Conditions:

1. A Homeowners Association will be established as part of this subdivision.

Staff response: Proposed Restrictions and Protective Covenants are attached as attachment #5.

2. *Roads will be designed and constructed in accordance with the approved Variance and Elmore County Road Ordinance.*

Staff response: Roads have been built and approved.

3. *The right to farm statement will appear on the final plat.*

Staff response: The statement appears on the final plat as note #13.

4. *All subdivision improvements will be completed or bonded prior to the Board of County Commissioners signing the final plat.*

Staff response: Roads have been completed.

5. *Marketing disclosure will be made available to all potential buyers that state that snow removal is not guaranteed on Little Camas Road. A note will also appear on the final plat.*

Staff response: The statement appears on the final plat as note #16 and #18.

6. *A fence will be constructed around the subdivision to keep livestock out.*

Staff response: The fence appears to have been constructed as what can be verified from the roads.

7. *Any future development will be in accordance with the current Elmore County Zoning and Development Ordinance.*

Staff response: The statement is appears on the final plat as note #1.

8. *Project will be completed within 5 years from the signing of the FCO.*

Staff response: Project has until September 2018 to be completed.

Staff believes all additional conditions have been met.

There will be 2 copies of the mylars presented at the meeting.

ATTACHMENTS

1. FCO CUP-2009-03
2. Minutes August 21, 2013
3. Private Road Certification Letter
4. Aspen Engineers letter, dated November 3, 2015
5. Restrictions and Protective Covenants Little Camas
6. Central District Health Department letter, dated February 12, 2016
7. Preliminary Plat Little Camas Acres
8. Final Plat Little Camas Acres – Phase 1
9. Photos

RECOMMENDATION

Staff recommends **approval** and signature of the final plat.

**BEFORE THE PLANNING AND ZONING COMMISSION
OF ELMORE COUNTY**

IN RE: CUP-2009-03)
Conditional Use Permit to)
Subdivide property for a 17-lot)
Subdivision in a Recreation)
Zone)
)
)
)
Applicant:)

**FINDINGS OF FACT
CONCLUSIONS OF LAW
AND ORDER**

Casa Del Norte, LP
John McCallum
11204 N. Bar 21 Drive
Glenns Ferry, ID 83623

This matter having come before the Planning and Zoning Commission of Elmore County, Idaho, the 21th day of August, 2013, for a public hearing, held pursuant to public notice as required by law, on a request for a Conditional Use Permit to subdivide property for a 17-lot subdivision. The property is located in Section 9, Township 1 South, Range 9 East, B.M., and is zoned Recreation. The Commission members heard from the applicants' representative in support of the application. The Commission members heard testimony in the neutral position of the application. The Commission received written testimony and information in regards to the application. Upon conclusion of the public hearing, the Commission duly considered all that was presented to them. Based upon all this information, the Planning and Zoning Commission now makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

1. The applicant has applied for a Conditional Use Permit to subdivide property for a 17-lot subdivision in Section 9, Township 1 South, Range 9 East, B.M.
2. A Variance of Elmore County Road Ordinance 2006-1, to construct roads without paving, was approved on August 2, 2010 with an effective date of September 2, 2010.
3. A Rezone of the property from Agriculture to Recreation was approved on May 13, 2013.
4. Notice of public hearing has been emailed and sent by USPS on June 17, 2013 to agencies and property owners within 1 mile on June 17, 2013 and July 31, 2013, publicized in Mountain Home Newspaper on June 26, 2013 and July 31, 2013, and posted on the property on July 8, 2013 and August 14, 2013.

5. The property was originally zoned Agriculture at the time the application was submitted and has been rezoned to Recreation (Rec) Zone and is located in the Wildfire Urban Interface Overlay.
6. The surrounding land uses are residential, agriculture, and grazing.
7. Relevant criteria and standards for consideration of this application are set forth in the Elmore County Zoning and Development Ordinance Chapter 1, Article XIV, Section C.14-1 and Idaho Code §67-6512.
8. The proposed conditional use will, in fact, constitute an allowed conditional use in that zone, as determined by the Land Use Matrix and Zoning District regulations Chapter 1, Article VI and Article VIII.
9. The proposed conditional use will be in accordance with goals and objectives of the Comprehensive Plan and with all the applicable provisions of the Zoning and Development Ordinance.
10. The proposed conditional use will be served adequately by existing essential public facilities and services such as highways, streets, schools, police and fire protection, drainage structures, refuse disposal, water and sewer or the person responsible for the establishment of the proposed conditional use shall adequately provide any such services. Each lot will be served with individual well and septic systems.
11. The proposed conditional use will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public streets. There will be two access points onto public roads. The access points briefly cross USFS property. The applicant has filed and been granted easements across USFS property. Additional roadways will be built to Elmore County standards at the applicant's expense, minus asphalt, as by approved Variance, VAR-2009-05.
12. The proposed conditional use will be designed, constructed, operated and maintained to be harmonious with the existing or the intended character of the general vicinity and such use will not change the essential character of the same area. The site has been rezoned to Recreation and the proposed lot sizes and intended use of lots may conform to the intended character of the Recreation zone.
13. The proposed conditional use will not be hazardous or disturbing to existing or future neighboring uses.
14. The proposed conditional use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
15. The proposed conditional use will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of the environment, or excessive production of traffic, noise, smoke, fumes, glare, or odors. Traffic may increase slightly.
16. The proposed conditional use will not result in destruction, loss or damage of a natural or scenic feature of major importance.

Based on the foregoing **FINDINGS OF FACT**, the Elmore County Planning and Zoning Commission hereby makes the following:

CONCLUSIONS OF LAW

1. The requirements of Idaho Code Section §67-6509 have been met.
2. The action taken herein does not violate Chapter 80 of Title 67 of the Idaho Code.
3. The applicant has met the requirements of the Zoning and Development Ordinance Chapter 1, Article XIV, Section C.14-1 for a Conditional Use Permit as shown above in the findings of fact.

Based on the forgoing **CONCLUSIONS OF LAW**, the Elmore County Planning and Zoning Commission hereby enters the following:

ORDER

The application for a Conditional Use Permit to subdivide property for a 17-lot subdivision in Section 9, Township 1 South, Range 9 East, B.M., should be and is hereby **granted** with the following conditions:

1. **A Homeowners Association will be established as part of this subdivision.**
2. **Roads will be designed and constructed in accordance with the approved Variance and Elmore County Road Ordinance.**
3. **The right to farm statement will appear on the final plat.**
4. **All subdivision improvements will be completed or bonded prior to the Board of County Commissioners signing the final plat.**
5. **Marketing disclosure will be made available to all potential buyers that state that snow removal is not guaranteed on Little Camas Road. A note will also appear on the final plat.**
6. **A fence will be constructed around the subdivision to keep livestock out.**
7. **Any future development will be in accordance with the current Elmore County Zoning and Development Ordinance.**
8. **Project will be completed within 5 years from the signing of the FCO.**

COMMISSION VOTE:

CHAIRPERSON PATTI OSBORN	VOTED AYE
VICE CHAIRPERSON K.C. DUERIG	VOTED AYE
DEBBIE LORD	ABSENT
SUSAN FISH	VOTED NAY
BETTY VAN GHELUWE	VOTED NAY
JIM MARTIN	VOTED AYE
ED OPPEYK	VOTED AYE
JEFF BLANKSMA	VOTED AYE

ATTEST:



Patti Osborn, Chairperson



Alan Christy, Director

DATED this 18th day of September 2013.

*Effective at 12:01 A.M. on the 28th day of September 2013.

*Note A decision made by the Elmore County Planning and Zoning Commission may be appealed to the Board of Elmore County Commissioners provided the appeal is submitted in writing to said Board within ten (10) calendar days of Commission action. Questions concerning appeals or deadlines should be asked of the Elmore County Land Use and Building Department or the Elmore County Clerk.

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES

Wednesday, August 21, 2013 at 7:00 pm

Chairperson Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Vice Chairperson K.C. Duerig, Jim Martin, Ed Oppedyk, Betty Van Gheluwe, Sue Fish, and Jeff Blanksma. Also present were Attorney of record Phil Miller, Director Alan Christy and staff members Beth Bresnahan and Kacey Ramsauer.

PUBLIC HEARING

Casa Del Norte, LP (John McCallum) for a Conditional Use Permit to subdivide property for a 17 lot subdivision and a Preliminary Plat for a 17 lot subdivision in a Recreation (Rec) Zone. Case Number: CUP-2009-03 and SUB-2009-01. The site is located in Section 9, Township 1 South, Range 9 East, B.M. A common means of locating this property is 2 miles north of intersection of US Highway 20 and Little Camas Reservoir Road.

Christy gave staff report and background.

Gordon Sorenson is representing the applicant. He stated that he did submit road plans but did not realize that he needed to submit an application along with that. He stated that he prepared a presentation for this application. He stated this is a division of 97.19 acres of land. He stated that it was broken down into 17 recreational/residential lots averaging in size at 5.76 acres. He stated that this application was made under the previous zoning ordinance and is being reviewed as such. He stated that this subdivision is planned to be platted in 2 phases. He stated phase 1 will be for 12 lots and construction of the loop road called Lakeside Circle. He stated that the second phase will be recorded later and will be for 5 lots at which time the cul-de-sac road Shorecrest Place will be constructed. He stated that they are asking for approval of both phases and to allow for separate filings and recordings of the plat. He stated that access to the subdivision is by US Hwy 20 and Little Camas Reservoir Road. He stated all roads within the subdivision will be private roads. He stated that this will be a recreational subdivision and is surrounded by many recreational attractions. He stated that the daily traffic county is low. He stated that he has provided the commission with all of the information on traffic counts. He stated that the MHHD (Mountain Home Highway District) has requested a traffic impact study. He stated that there is a memorandum of understanding between the highway district and IDOT (Idaho Department of Transportation) that there is no need for a traffic impact study until the ADT count from a new subdivision reaches a certain number. He stated that trespass of the residents of the subdivision is a concern to the neighboring ranchers. He stated that the additions of these homes will not likely add to the problem as trespass is an age-old problem that has hampered private owners for decades. He stated the problem most occurs over hunting issues and those who have little regard for private land ownership or wildlife game rules. He stated that an email from the Little Bear RV Park states that there are no other sub-developments in the area. He stated that they excluded their own rental development with 60 plus or minus sites that causes much more traffic than this subdivision will. He stated that this

development is in the middle of open range grazing and being an open range all the lots will be sold with a disclosure that it is so and it will be the property owners' responsibility to fence out the livestock as this is life in most of rural Idaho.

Van Gheluwe asked if he as in agreement that a fence be erected around the subdivision to keep the livestock out.

Sorenson stated that if it is a condition he has no problem with that.

Fish asked who will maintain the fences.

Sorenson stated that it would be the homeowners association.

Van Gheluwe asked how they would plan on trying to work with the neighbors' objection to this subdivision.

Sorenson stated that he does not think there is any mitigation on their part.

Osborn stated that she is concerned with the disclosure regarding the lack of snow removal on Little Camas Road. She stated that should be stated on the plat.

Sorenson stated that it would not be a problem.

Fish stated that she really does have a concern over having no wildlife mitigation.

Don McFarland signed up in support but did not wish to testify.

Mike Grimmett signed up as neutral. He stated that he is mainly concerned about the habitat for the wildlife as this is a primary area for the Sandhill crane and that is an issue that should be taken care of. He stated that as a homeowner in the area he knows water will be very expensive to obtain in that area.

Sondra Grimmett signed in as opposed but did not wish to testify.

There was no one else signed up to testify.

The applicant did not wish to rebut the testimony.

Osborn closed this public hearing.

Commission action:

Van Gheluwe stated that she is concerned with the applicant's lack of willingness to work with the neighbors on their concerns about this subdivision.

Osborn stated that if this is approved there needs to be a timeline that this has to completed by.

Martin stated that under the old ordinance there was no time limit on completion.

Duerig stated that this is why they must put some definite timelines in. He stated that he also cannot see 17 homes at full build out creating anything that would be detrimental to the existing residents in the area.

Fish asked what wildfire mitigations will do for this subdivision.

Fish asked who would fight the fires.

Christy said this mitigation was strictly on the building.

Martin moved to approve with all conditions and adding note to the final plat regarding snow removal to potential buyers and the striking of condition number 1 in the staff report and the recording of the final plat within 5 years from the signing of the FCO.

Duerig seconded.

A roll call vote was taken:

Martin-Aye

Van Gheluwe-Nay

Blanksma-Aye

Osborn-Aye

Duerig-Aye

Fish-Nay

Oppedyk-Aye

Approved

Approved

Motion carried 5-2.

Continuation for Willa Rose (S.H.E. Inc.) for a Conditional Use Permit for a Dude Ranch in an Agriculture (Ag) Zone. Case Number: CUP-2013-07. The site is located in Section 1, Township 2 South, Range 5 East, B.M. A common means of locating the property is from Interstate 84, exit 90, and west on to Ditto Creek Road to Martha Ave, property is approximately 1.5 miles, 8894 W Martha Ave.

Christy gave staff report and background.

Willa Rose is the applicant. She stated that she sent a packet to staff defending their idea of a dude ranch. She stated that they were guided towards doing a cluster subdivision in 2008. She stated that there was a cluster law that would allow for up to 9 homes on the property without having to divide the entire property into a subdivision. She stated that in 2010 they were told that it sounds more like a dude ranch and that it could go on that way but they did not complete their application so now they have begun this process again. She stated that the homes would be anywhere from 500-900 feet on approximately 80x80 lots that would surround the main house. She stated that they would also like an additional building for a martial arts studio and for guests to stay overnight for clinics and workshops. She stated that she wanted to provide information on intentional communities. She stated that there is a 40 year old organization that promotes intentional communities throughout the world. She stated that there are 16 in Idaho. She believes they fall into this. She states it's about living together as communities to cultivate their gardens and grow their own livestock and have a nice facility for their horses and make that available for the public to work in a community environment. She presented pictures of the area to the commission. She stated that she met with the Oasis Fire Department and the talked at length as to what the goals were and how they can work in harmony on this project.

Duerig asked who will own the houses and if you are allowed to build 6 homes.

Rose stated that the community is a partnership and the people that own the houses are the members. They will have title to the home and own a portion of the corporation.

Joseph Morrisette is a property owner. He stated that the intent is to have all property owned by the corporation. He stated that they aren't for sure legally how they will handle that.

Duerig stated that what they are looking at is really not a subdivision but cluster housing. He stated that they do have to be concerned with the impact from 6 to 8 homes even though they are small from the water usage and waste usage and these are addressed under the cluster development ordinance. He stated that he is thinking they may need to separate the homes out of the dude ranch idea.

Christy stated that all the aspects other than the housing for the dude ranch can be approved tonight but if they come back later with a cluster subdivision part of that is that you must maintain a certain amount of open space as part of the cluster subdivision. He stated that the actual subdivision would potentially enhance and protect open space and potentially protect and maintain the dude ranch in the future and it could work hand in hand really well.

There was no further testimony.

Osborn stated that the gun range was topic of concern. She asked if it continues to be a concern is that something she would consider to pull from the drawings for a later date.

Rose stated that she would.

Christy stated that there are county regulations on firing ranges and when they are ready to move forward with it they can obtain a zoning permit and that would probably be good enough at that time.

Miller stated that they can add a condition that when they are preparing to put the firing range in that it must be inspected and it meet the requirements of the county ordinance.

Approved

Approved

Osborn closed this public hearing.

Commission Action:

Duerig moved to approve with conditions.

Martin seconded.

Motion carried unanimously.

PUBLIC MEETING

Preliminary and Final Plat for Heaton Ranch Subdivision

Duerig moved to approve as presented by staff.

Van Gheluwe seconded.

Motion carried unanimously.

MINUTES

Minutes from August 7, 2013

Van Gheluwe moved to approve.

Martin seconded.

Motion carried unanimously.

INFORMATION ITEMS

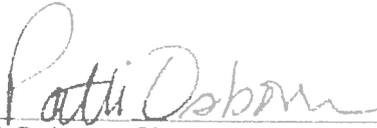
Upcoming P&Z Schedule

The Prairie meeting will be held September 11, 2013 at 1:00 pm at the community hall. He stated that the Mayfield meeting has been moved back to September 25, 2013 at the Lord Ranch at 6:00 pm. The next regular meeting is scheduled for September 18, 2013 at 7:00 pm. The Glens Ferry meeting has been pushed back to the end of October.

MEETING ADJOURNED

Approved

Approved



Patti Osborn, Chairperson

9/18/13

Date:

Attest: 
Alan Christy, Director

9.18.13

Date:



Elmore County Land Use and Building Department

520 East 2nd South Street
Mountain Home, ID 83647
(208) 587-2142 ext. 502
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Alan Christy
Director

Tell Riley
Building
Inspector/Code
Enforcer

Beth
Bresnahan
Planner I

Kacey
Ramsauer
Administrative
Assistant

Private Road Certification

Project Name Little Camas Acres Subdivision – Ph - I
Road Name(s) Lakeside Circle
Applicant Casa Del Norte, LP; John McCallum.],
Partner
Engineer's Firm Gordon Sorenson Engr.
Engineer's Name Gordon Sorenson, PEPLS

The Applicant's Engineer shall complete the following certification at the completion of construction (Please state where applicable if Alternative Standards were proposed by the Applicant, approved by the County and used during construction):

1. Clearing and Grubbing

I hereby state the roadway was prepared for construction by removing and disposing all topsoil organics, debris and other deleterious materials from the road right-of-way, easement or common lot, in accordance with Elmore County Code 6-17-5.

Yes No

Comments: _____

2. Subgrade

I hereby state after clearing and grubbing was completed, the subgrade consisted of good construction material in accordance with Elmore County Code 6-17-5.

Yes No

Comments: _____

3. Subbase and Ballast

I hereby state that the subbase and ballast used in road construction were from an approved* pit run source and have a minimum depth of ten inches (10") in accordance with Elmore County Code 6-17-5.

Yes No Actual thickness 10-12
(in) _____

Source of Pit Run: Local pit located in the SE1/4 S.29, T 1 S, R 9 E

In Attachment 1, I have attached copies of a current sieve report and Proctor curve of the actual material used in this project that were prepared in the last twelve (12) months which demonstrates subbase and ballast material meets the appropriate specifications for the local highway district.

Yes No

Comments: _____

Material standards used from the following local highway district:

MHHD _____ GFHD _____ Other (specify) _____

In Attachment 2, I have attached a copy of the compaction results that documents that the subbase and ballast material was mechanically compacted to at least 95% of the maximum density as determined by AASHTO T-99.

Yes No

Comments: _____

4. Base Material (Surface course for this road)

I hereby state that the base used in road construction were from an approved crushed aggregate source and have a minimum depth of six inches (6") in accordance with Elmore County Code 6-17-5.

Yes No Actual thickness (in) 4

Source of base: Snake River Simulator

In Attachment 3, I have attached a copies of a current sieve report and Proctor curve of the actual material used in this project that were prepared in the last twelve (12) months which demonstrates the base material meets the appropriate specifications for the local highway district.

Yes No

Comments: Have been told that this is an approved source

Material standards used from the following local highway district:

MHHD GFHD _____ Other (specify) _____

In Attachment 4, I have attached a copy of the compaction results that documents that the base material was mechanically compacted to at least 95% of the maximum density as determined by AASHTO T-99.

Yes _____ No

Comments: _____

5. Road Width

I hereby state that the roads were constructed with a minimum width of twenty-six feet (26') in accordance with Elmore County Code 6-17-5.

Yes _____ No Actual width (ft) 26+

Comments: Contractor failed to drift enough cut material to fill areas, this extra width in several areas. Result is steeper grades in places.

6. Slope

I hereby state that the roads were constructed with a crown or transverse slope of two percent (2%) in accordance with Elmore County Code 6-17-5.

Yes _____ No

Comments: _____

7. Surface Type

I hereby state the road surface was paved with asphaltic concrete in accordance with Elmore County Code 6-17-5.

_____ Yes _____ No Not Applicable

Comments: Variance 2009-05 was approved to waive asphalt surface, effective 9-02-2010

In Attachment 5, I have attached a copy of the actual asphalt mix design used in this project that meets the appropriate specifications for the local highway district.

Yes No Not Applicable

Comments: _____

Material standards used from the following local highway district:

MHHH GFHD Other (specify) _____

In Attachment 6, I have attached a copy of the density testing that documents that the asphalt density met the minimum of requirements of the local highway district.

Yes No Not Applicable

Comments: _____

In Attachment 7, I have attached a copy of the core samples results that documents that the asphalt thickness met the 3" minimum thickness in accordance with Elmore County Code 6-17-5.

Yes No Not Applicable

Comments: _____

8. Turnarounds

I hereby state that the turnaround for the road was constructed with a seventy foot (70') radius cul-de-sac or other approved configuration previously approved by Elmore County in accordance with Elmore County Code 6-17-5.

Yes No Not Applicable

Comments: _____

9. Drainage Improvements and Culverts

I hereby state that the drainage improvements and culverts shown on the construction drawings were installed in substantial conformance with the approved plans and should function as intended.

Yes No

Please provide a detailed explanation and documentation for any differences resulting from site conditions or any other circumstances:

10. Road Alignment and Grades

I hereby state that the road alignment, slope and grades were constructed in substantial conformance with the approved plans.

Yes No

Please provide a detailed explanation and documentation for any differences resulting from site conditions or any other circumstances. Attach a copy of the record drawings for the project if needed to demonstrate substantial changes from the approved plans.

The MHHD grade limitations were approved to not be totally adhered to, instead use the ASSHTO Low Volume Road Design Guidelines. These allow a grade up to 15%. The result of not building some fills right, the result is that there is a 14.20% grade from Sta 9+70 to Sta 11+38. Allowing vertical curve transitions the actual length of the 14% grade is 60 feet. All other No other grade exceeds 12%.

11. Other

Any of the above items which cannot be fully satisfied shall be explained on a separate sheet and attached hereto. Attachments: Yes No

12. Conclusion

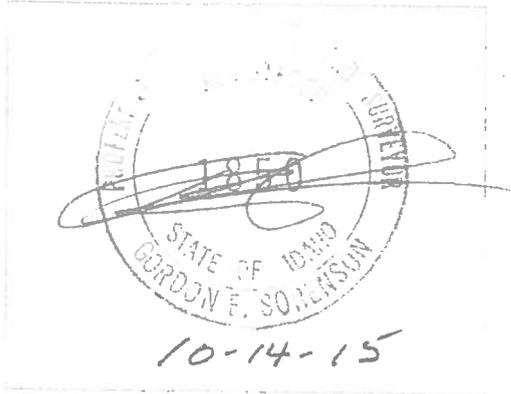
I hereby certify that the roadway(s) and the construction methods meet the standards and specifications as described within the current edition of the construction standards for the local highway district and Elmore County Code Title 6, Chapter 17.

I certify that the statement is correct and all test results, attachments and submittals are true and factual to the best of my knowledge. I have attached a

copy of the material standards and test results in Attachments 1 to 7 and a copy of my Project Construction Diary in Attachment 8.

The construction schedule was such a sporadic on/off work schedule that took over a year that continuous observation was not possible. There is no project diary.

The end result is that the road is structurally well built and very serviceable to serve this subdivision.



Engineer's Seal and Signature

Gordon Sorenson

Print Name of Engineer

October 14, 2015

Date

Idaho 1850 CE/LS

License Number



**MOISTURE DENSITY /
PROCTOR TEST REPORT**

ATTACHMENT 1

PAGE #1 OF 1
PRINT DATE 4/17/2014
WSTORE\Reports\Boise\2014 Reports\200-
399\B140386c - McCallum Subdivision Road
Work_Miscellaneous Special Inspections,
Mountain Home ID\P14-7126.doc

- Environmental Services Geotechnical Engineering Construction Materials Testing Special Inspections

John Dodge
Dodge Boys Excavation
2708 Canyon Creek Road
Mountain Home, ID 83647

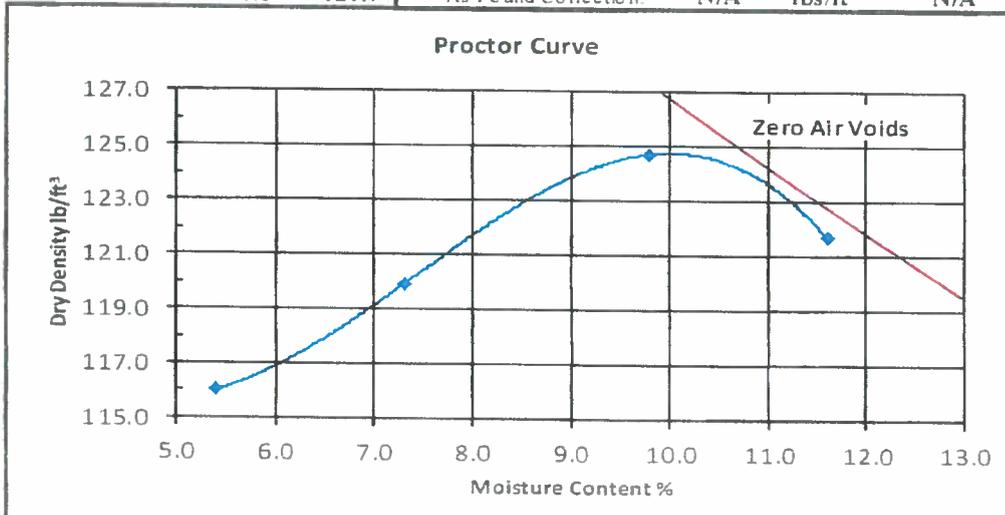
Phone: (208) 941-6643
Fax: (208) 587-0715
Other: EMAIL ONLY

Project: McCallum Subdivision Road
Project Manager: Jeremy Presley
Lab Technician: Doug Ragland
Test Date: April 10, 2014

As requested MTI has performed a proctor on the sample referenced below. The testing was performed in accordance with current standards indicated below. The results obtained in our laboratory were as follows:

Source and Description:	Sampled and Delivered by the Client – Pitrun		
Date Obtained:	April 8, 2014		
Sample ID:	14-7126		
Sampling and Preparation:	ASTM D75: X	Moist: X	Manual: X Mechanical:
Test Standard:	AASHTO T99: ASTM D698: X	AASHTO T180: ASTM D1557:	Method C

Assumed Sp. Gr.	Point Number	Percent Moisture	Dry Density	Maximum Dry Density	Optimum Moisture	Sieve Size	Percent Passing
2.55	1	5.4	116.0	Uncorrected: 124.7 lbs/ft ³	10.0 %	6.0"	
	2	7.3	119.9			5.0"	
	3	9.8	124.7	ASTM D 4718 Correction: 133.4 lbs/ft ³	7.4%	4.0"	100
	4	11.6	121.7	As Found Correction: N/A lbs/ft ³	N/A	3.0"	98



2.0"	90
1.5"	85
1.0"	76
3/4"	70
1/2"	60
3/8"	55
1/4"	
#4	43
#8	33
#10	31
#16	24
#30	16
#40	13
#50	10
#100	7
#200	6.2

Note: ASTM D698 and D1557 valid with up to 5% Oversize Particles; correctable up to 30% via ASTM D 4718 and invalid for Oversized Particles greater than 30% retained on the 3/4 inch screen.

If there are questions concerning this report (P14-7126), please contact the project manager at (208) 376-4748.

Respectfully submitted,
MATERIALS TESTING & INSPECTION, INC.

Brandon Huff C.E.T.
Laboratory Manager



ASTM D-6938
Density of Soil and Soil-Aggregate in Place by
Nuclear Methods (Shallow Depth)

PAGE #1 OF 1
REPORT DATE 10/23/2014
\\STORE\Reports\Boise\2014
Reports\200-399\B140385c - McCallum
Subdivision Road Work, Miscellaneous
Special Inspections, Mountain Home,
ID\p1004md.docx

Environmental Services Geotechnical Engineering Construction Materials Testing Special Inspections

John Dodge
Dodge Boys Excavation
2708 Canyon Creek Road
Mountain Home, ID 83647

Phone: (208) 941-6643
Fax: (208) 587-0715
Other: EMAIL ONLY

Project: McCallum Subdivision Road Work,
Miscellaneous Special Inspections,
Mountain Home, ID

Permit #:
Project Manager: Jeremy Presley
Inspector: Noble Lafferty
Inspection Date: October 17, 2014

As requested, MTI performed density testing in accordance with current applicable standards. The results obtained are as follows:

Lab ID #	Material #	Material Description	Material Source			Maximum Density (pcf)	Optimum Moisture	Standard Used	
147126	2	Fit Run	Client Sampled			133.4	7.4%	ASTMD-698	
Test #	Probe Depth (in)	Location	Wet Density (pcf)	% Moisture	Dry Density (pcf)	Material #	Required % Compaction	% Compaction	Pass/Fail
1	6	Top of subbase: 0.1 miles	136.5	4.8%	130.3	2	95%	98%	PASS
2	6	0.2 miles	134.8	6.3%	126.8	2	95%	95%	PASS
3	6	0.3 miles	134.9	4.8%	128.8	2	95%	97%	PASS
4	6	0.4 miles	133.9	3.8%	129.0	2	95%	97%	PASS
5	6	0.5 miles	133.9	4.7%	127.9	2	95%	96%	PASS

Method of Testing: BS is Backscatter; Depth in inches is Direct Transmission

Gauge Information:

MTI #: 36 Make & Model: Troxler 3411 Serial #: 13808 Standard Counts: DS: 1945 MS: 551

Notes: Measurements were from the south entrance along the road. All shots were in the center of the road.

If there are questions concerning this report (*rpt004md*), please contact the project manager at (208) 376-4748.

Respectfully submitted,

MATERIALS TESTING & INSPECTION, INC.

Brandon Huff C.E.T.
Technical Reviewer

ATTCH #4



DENSITY OF SOIL AND SOIL-AGGREGATE IN PLACE BY NUCLEAR METHODS (SHALLOW DEPTH) (ASTM D-6938)

6/29/2015
Page 2 of 2
Rpt005md

Environmental Services Geotechnical Engineering Construction Materials Testing Special Inspections

Date: 6/25/2015 MTI File #: B140386c Project Name: McCallum Subdivision
Contractor: Dodge Boys Permit #: _____
Inspector: Mays Weather: Sunny

Lab ID #	Material #	Material Description	Material Source	Maximum Density (pcf)	Optimum Moisture	Standard Used
P14-7279	1	3/4"	Snake river simulator	130.4	7.9	ASTM D1557
					

Test #	Probe Depth (in)	Elevation	Location	Wet Density (pcf)	% Moisture	Dry Density (pcf)	Material #	Required % Compaction	% Compaction	Pass/Fail
1	BS	Finish grade	Top of drive center of road	128.6	3.9	124.1	1	95	95	Pass
2	BS	Finish grade	.1 mile from top of drive 5' E of center	129.5	4.5	124.2	1	95	95	Pass
3	BS	Finish grade	.3 mile South of top center of drive	129.9	5.1	123.9	1	95	95	Pass
4	BS	Finish grade	.4 mile South of top center of drive	128.8	3.3	124.6	1	95	96	Pass
5	BS	Finish grade	.1 mile North of top of drive 5' W of center	129.6	5.0	123.6	1	95	95	Pass
6	BS	Finish grade	.2 miles North of top of road 5' E of center of drive	128.5	3.3	124.0	1	95	95	Pass
7	BS	Finish grade	.3 miles North of top of drive 5' W of center	129.9	5.0	123.6	1	95	95	Pass

Method of Testing: BS is Backscatter, Depth in inches is Direct Transmission

Gauge Information:

Gauge #: <u>1</u>	Make & Model: <u>Troxler 3440</u>	Serial #: <u>18008</u>	Standard Counts: DS: <u>2436</u> MS: <u>630</u>
-------------------	-----------------------------------	------------------------	---

Notes:

The density tests listed herein do not represent the entire fill zone, and are specific to the identified location(s) only. The relevance of these tests with respect to the entire fill zone is dependent on similarity of moisture content, lift thickness, material type, and compactive effort.

Inspector: [Signature] Date: 6/25/2015

Reviewed by: West o/Pei Date: 6/29/2015

This Report is Preliminary.
A preliminary report is provided solely as evidence that field observation was performed. Observations and/or conclusions and/or recommendations conveyed in the final report may vary from and shall take precedence over those indicated in a preliminary report.

This Report is Final.
A final report is an instrument of professional service. Any conclusions drawn from this report should be discussed with and evaluated by the professional involved.

NOTICE: Our firm's professionals are represented on site solely to observe operations of the contractor identified, to form opinions about the adequacy of those operations, and to report those opinions to our client. The presence and activities of our field representatives do not relieve any contractor from its obligation to meet contractual requirements. No one except our client may rely on our findings and opinions. The contractor retains sole responsibility for site safety and the methods, operations, and sequences of construction.



November 3, 2015

Alan Christy
Director
Elmore County Land Use and Building Department
520 East 2nd South
Mountain Home, Idaho 83647

485 W. Main St, Suite B
PO Box 205
Kuna, Idaho 83634
(208) 466-8181
www.AspenEngineers.com

**SUBJECT: Review of Private Road Certification for
LITTLE CAMAS ACRES PRIVATE ROADWAY / PRD-2014-01
Located near Little Camas Reservoir in Elmore County, Idaho**

Dear Mr. Christy:

As requested, I have reviewed the Private Road Certification and accompanying documents for the private roadway for the Little Camas Acres project. The project is located in Section 9 of Township 1 South, Range 9 East, Boise Meridian, near the west side of the Little Camas Reservoir in Elmore County, Idaho.

This submittal included the following documents, prepared by Gordon Sorenson, P.E. of Gordon Sorenson Engineering, that were considered as part of this review:

- Private Road Certification from Gordon Sorenson, P.E. (dated October 14, 2015); and
- Sheets 1 to 3 of the Record Drawings for the Little Camas Acres Road Plans (dated October 14, 2015).

Here are my comments:

1. On Item 4, the Engineer did not provide documentation for a sieve report and Proctor curve for the crushed aggregate. However, he did include documentation their material testing agency (MTI) that demonstrates that compaction testing was done against an actual lab sample (P14-7279). According to this report dated 06/25/2015, the compaction levels reported all passed the 95% minimum, therefore I recommend that the County allow this to suffice.
2. The Engineer provided copies of record drawings for the project as promised. As outlined in the Private Road Certification, the constructed slope of the road exceeded the maximum 12% they proposed in the design, but the reported 14.2% is still below that 15% slope limit for 25 MPH local roads outlined in the AASHTO Green Book for mountainous terrain, therefore it appears this grade is within the limits recognized by industry professionals. Therefore I recommend that the County allow this steeper slope in this specific situation.
3. A copy of the approved Approach Permit from Mountain Home Highway District was included in the information provided. However, since construction is now completed, I recommend that the County request the Applicant provide written confirmation from the Highway District that the two approaches have been constructed in an acceptable manner.

Mr. Alan Christy
Elmore County Land Use and Building Department
November 3, 2015
Little Camas Acres Road Plans / PRD-2014-01
Page 2 of 2



4. A copy of the recorded Maintenance Plan outlining repair and maintenance of the private road should be provided to the County.

Once these items are completed, I recommend that the County approve this project.

Just as a reminder, as outlined in the earlier plan review letters:

- A. The Applicant (or their assigns) shall perform whatever maintenance is required to maintain the integrity of the road, ditches and install additional drainage features as needed to mitigate any ongoing problem areas.
- B. Modifications to the profile of the road may need to be made in the future by the Applicant (or their assigns) if needed to facilitate emergency vehicle access.

Thank you for the opportunity to review these documents for this project. Feel free call me at (208) 466-8181 if you have any questions or need additional information.

Respectfully,

Aspen Engineers, Chartered

A handwritten signature in blue ink that reads "Lance Warnick".

Lance Warnick, P.E.
Elmore County Engineer

cc: Aspen 13057
Elmore County: Little Camas Acres / PRD-2014-01

RESTRICTIONS AND PROTECTIVE COVENANTS
LITTLE CAMAS ACRES SUBDIVISION

received
1-27-16 B33B

The undersigned, Casa Del Norte, LP, an Idaho Limited Partnership, (hereinafter sometimes referred to as "Developer", owner of certain real property in the County of Elmore, State of Idaho, which is more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN

said real property comprising all of the lots in LITTLE CAMAS ACRES, as the same is shown on the plat of Little Camas Acres Subdivision recorded _____ as Instrument No. _____ in the offices of the Elmore County Recorder, and does hereby impose the following restrictions and protective covenants upon each lot within the proposed plat of Little Camas Acres Subdivision, for the mutual benefit of all persons, firms and corporations who may now or hereafter have a vested interest, legal or equitable, in a lot within said subdivision.

1. Primary Use Restrictions

No lot shall be used except for private single-family residential purposes, and no structure shall be erected, placed or altered or permitted to remain on any lot except one single family dwelling designed for the occupancy of one (1) family (including any domestic servants living on the premises), not to exceed two and one-half (2 1/2) stories in height and containing a private enclosed garage for the sole use of the owner and occupants of the lot. Private professional business for in home use is allowed but subject to Elmore County zoning and approval.

2. Approval of Construction and Landscape Plans

No structure may be erected, placed or altered on any lot until plans are submitted to the Architectural Approval Committee showing the (a) location of improvements on the lot; (b) the grade elevation (including rear, front, and side elevations); and (c) the type of exterior materials to be used in construction, and shall have been approved in writing by the Architectural Approval Committee. References to "structure" or "improvements" in this paragraph shall include any building (including a garage), a fence, or wall.

The Architectural Approval Committee shall be comprised of the Developer until such time as Seventy percent (70%) of the lots in the Subdivision are sold. At that time, the Homeowner's Association shall appoint a Architectural Approval Committee. Developer may assign the responsibilities of the Architectural Approval Committee to the Homeowner's Association prior to the sale of the Seventy percent (70%) of the lots, at its sole discretion.

3. Dwelling Quality and Size

- (a) It is the intent and purpose of these restrictive covenants to assure that all dwellings constructed in this subdivision shall be of high quality workmanship and materials. Therefore, all homes that will be placed or built in this subdivision must be of new construction and must conform to International Building Code ("IBC") standards, or the building codes in force and effect at the time the home is placed or built on the property. The ground floor area of the main structure of a single-family residence shall be not less than 1,750 square

RESTRICTIONS AND PROTECTIVE COVENANTS
LITTLE CAMAS ACRES SUBDIVISION

feet for a one-story dwelling, and the round floor area of multi-story, single-family residence shall be not less than 1,200 square feet. Finished basement areas, garages, and open porches shall not be included in computing total floor plan area of any residential structures, measured at the center line of the foundation, exclusive of any porches and garages.

- (b) All residential structures must be placed on a permanent concrete foundation and must have permanently attached steps or porches. The roofs of all residential structures must have at least 16" eaves that extend horizontally outward from the outside wall of the building. All single-family residences must have an enclosed garage for at least two cars.
- (c) The roof pitch of any residential structure shall not be less than three (3) inches vertical for every (12) inches horizontal for one (1) story structures.
- (d) Deviation from these restrictions requires an amendment to these Restrictions and Protective Covenants pursuant to Paragraph 16 herein.

4. Setbacks

No structures shall be located on any lot nearer to the front lot line or the side street line than the minimum building setback lines shown on the recorded plat. Developer may vary the established building lines, in their sole discretion, where not in conflict with applicable zoning regulations during the development of the subdivision. For purposes of this section, the development of the subdivision shall be from the date that these restrictions and protective covenants are executed by Developers to the date of the sale of the last remaining lot in Little Camas Acres, to any person, firm, or corporation other than the Developers.

5. Completion Time Requirements for Construction

Once under construction, All residences shall be completed within one (1) year.

6. Use of Other Structures and Vehicles

- (a) No structure of a temporary character shall be permitted on any lot except temporary tool sheds or field offices used by a builder or Developers, which shall be removed when construction or development is completed.
- (b) No out-building, trailer, basement, tent, shack, garage, barn or structure other than the main residence erected on a lot shall at any time be used as a residence, temporarily or permanently. However, a lot owner or his guest may, from time to time, stay on his property in a recreational vehicle. A recreational vehicle includes a travel trailer, fifth-wheel travel trailer, or motor home, but specifically does not include a tent trailer or camper. The owner of any lot may not lease or rent space for the parking of recreation vehicles, and may not allow others to reside on the lot.
- (c) Barns or sheds constructed for the purpose of housing animals and livestock may be placed on the property, but must be of high quality construction, fully painted and plans therefore must be approved in writing by the Architectural Approval Committee.
- (d) No trailer, motorcycle, commercial vehicle, camper trailer, camping vehicle or boat shall be parked or kept on any lot at any time unless housed in a garage

RESTRICTIONS AND PROTECTIVE COVENANTS
LITTLE CAMAS ACRES SUBDIVISION

or basement or parked to the rear of the improvements located on any lot. No automobile which is inoperable shall be habitually or repeatedly parked or kept on any lot (except in the garage) or on any street.

(e) No automobile shall be continuously or habitually parked on any street or public right-of-way.

7. Underground Utility Service and Fuel Tanks

(a) Utility service lines serving each lot shall be underground.

(b) All tanks used for any purpose, be it heating of a dwelling or in-ground pool, shall be screened from street view. Pool pumps and filtering systems shall not be visible from roadway nor from the windows or porches of adjacent properties.

8. Animals

(a) All household pets, including dogs and cats, shall at all times be confined to the lot occupied by the owner of such pets, shall be kept in clean, sanitary and humane conditions, and shall not be permitted to molest, harass or injure the property or livestock of other residences in the subdivision.

(b) Any livestock kept on the property shall be enclosed securely within a legal fence as defined by Idaho Code. Livestock pens must be properly managed to eliminate nuisance odors and unsightliness. Grazing of livestock shall be properly managed to maintain vegetation on the property, and shall be no more than five (5) animal units to the irrigated acre. No donkeys or mules allowed. Pigs and chickens allowed only as a 4-H project.

(c) No commercial breeding operations may be conducted on any property.

9. Duty to Maintain Lot

Before the date of construction of a single-family residence is started, it shall be the duty of each lot owner to keep and maintain the grass and vegetation in a neat and attractive appearance, and free of noxious weed. From and after the date construction is started, it shall be the duty of each lot owner to keep and maintain the grass on the lot properly cut, to keep the lot free and clear from all weeds and trash, (other than normal building materials used during construction) and to keep it otherwise neat and attractive in appearance. Owners shall further properly irrigate their property and take other necessary actions to abate any dust nuisance. Should any owner fail to do so, then Developer or the Homeowners Association may take such action as it deem appropriate, including mowing, in order to make the lot neat and attractive and the owner shall immediately upon demand reimburse Developer or the Homeowners Association for all costs incurred in taking action.

10. Signs

No sign for advertising or any other purpose shall be displayed on any lot or on a building or a structure on any lot, except one sign advertising the sale or rent thereof, which shall not be greater than nine (9) square feet: provided, however Developer (1) shall have the right to erect larger signs when advertising the subdivision, and (2) to place signs on lot designating the lot number of the lots. This restriction shall not

RESTRICTIONS AND PROTECTIVE COVENANTS
LITTLE CAMAS ACRES SUBDIVISION

prohibit placement of occupant name signs and lot numbers as allowed by applicable zoning regulations.

11. Disposal of Trash

No lot shall be used as a dumping ground for rubbish, trash, or garbage. Trash or garbage or other waste shall not be kept except in sanitary containers.

12. Homeowners Association - Membership and Voting Rights

- (a) Every owner of a lot which is subject to assessment shall be a member of this Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment.
- (b) The Association shall have one class of voting membership. When more than one person owns an interest in any lot, all such persons shall be members. The vote for such lots shall be exercised as they among themselves agree, but in no event shall such vote be split into fractional votes nor shall more than one vote be cast with respect for any lot. Each vote cast for a lot shall be presumptively valid. But if such members are not in agreement, the vote of such lot which is questioned shall not be counted.
- (c) The Association shall levy, and the owners of each lot shall pay an assessment for the purposes of the Association herein stated and for the operation of the association, in an amount, which shall be determined by dividing the annual budget by the number lots. The Board of Directors shall submit to the membership, not less than thirty (30) days prior to the annual meeting, a budget for maintenance and operations for the next calendar year. The approval of the majority of lot owners present or represented by proxy at the annual meeting shall be required for adoption of the annual budget. The Association may also levy a special assessment for the stated purpose or purposes only upon written approval of the owners of not less than sixty percent (60) of the lots. The Association shall levy no dues or other assessments against its members and the lot owners except as provided herein. The annual assessment and any special assessment shall be paid within thirty (30) days from notice thereof by the Association to each owner and, if not timely paid, shall bear interest at the maximum rate allowed by law. The Association shall have a lien on each lot for the assessment and interest and for reasonable attorney's fees and costs incurring in collecting same. Any partial payment shall be applied first to interest, costs and attorney's fees, and then to the assessment due.
- (d) Subordination of the lien and mortgages. Sale or transfer of any lot shall not affect the assessment lien. However, the sale or transfer of any lot pursuant to any mortgage foreclosure or any proceedings in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such lot from liability for the assessment thereafter becoming due or from the lien thereof.
- (e) The Developer shall call the first meeting of the Homeowners Association by giving thirty (30) days written notice to all homeowners.

RESTRICTIONS AND PROTECTIVE COVENANTS
LITTLE CAMAS ACRES SUBDIVISION

- (f) Notice and quorum for any action. Written notice of any meetings called for the purpose of taking any action shall be sent to all members not less than thirty (30) days or more than sixty (60) days in advance of the meeting. At the first meeting called, the presence of the members or of proxies entitled to cast sixty (60%) percent of all votes of each class of membership shall constitute a quorum. If the required quorum is not present another meeting may be called subject to the same notice requirement. A required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No subsequent meeting shall be held more than sixty (60) days following the preceding meeting. A majority vote of quorum shall be required to take any action.
- (g) Directors and incorporation: The Homeowners Association shall be known as the Little Camas Acres Homeowners Association, and will be incorporated pursuant to the laws of Idaho.
- (h) There is hereby reserved, 30-foot easement along the road of the Subdivision for the purposes of access to and from the mainline and irrigation system. No fences shall be constructed across said easement.

13. Roadways

- (a) It shall be the responsibility of the Homeowner's Association to manage and maintain all roads in the subdivision.
- (b) The costs associated with the above-referenced management and maintenance shall be assessed to the homeowners of the lots within the Subdivision as previously set forth herein.

14. Restrictions Run with Land

Unless altered or amended under the provisions of the Restrictive Covenants, these covenants and restrictions are to run with the land and shall be binding on all parties claiming under them for a period of twenty-five (25) years from the date this document is recorded, after which time they shall be renewed by the Homeowner Association by a majority vote to alter and/or continue.

Failure of any owner to demand or insist upon observance of any of these restrictions, or to proceed for restraint of violation of any of these restrictions, or to proceed for restraint of violation shall not be deemed a waiver of the violation, or the right to seek enforcement of these restrictions.

15. Amendment

These restrictions may be amended at any time by the owners of not less than sixty (60%) percent of the lots in said subdivision, by a written instrument properly signed and acknowledged and recorded in the Elmore County Records.

16. Enforcement

Enforcement of these restrictions shall be by proceeding at law or in equity, brought by any owner of real property in Little Camas Acres Subdivision, the Homeowner's Association, or by the Developer against any party violating or attempting

RESTRICTIONS AND PROTECTIVE COVENANTS
LITTLE CAMAS ACRES SUBDIVISION

to violate any covenant or restriction, either to restrain violation, to direct restoration, or to recover damages.

In the event that any building construction is done in violation of the plans, specifications, materials, and colors approved by Architectural Approval Committee, then the building contractor and lot owner(s) shall be jointly and severally liable to the Committee for injunctive relief, damages, and expenses of litigation, including reasonable attorneys' fees. Such fee is payable within thirty (30) days of written notice.

1. Invalidation

Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

DATED THIS 26 day of January, 2018. *[Signature]*

Casa Del Norte, LP

[Signature]
By John B. McCallum
Managing Member, Casa Del Norte, LP

STATE OF IDAHO)
 : SS.
County of Elmore)

On this 26 day of January, 2018, before me, a Notary Public in and for said State, personally appeared John B. McCallum, known or proven to me upon satisfactory evidence to be the person who signed his name to the within and foregoing instrument as the Managing Member of Casa Del Norte, LP, and acknowledged to me that he executed the same in his official capacity as Managing Member of said limited partnership.

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



[Signature]
Notary Public for Idaho
Residing at: Mountain Home
My Commission Expires: 1-6-18



MAIN OFFICE • 707 N. ARMSTRONG PL. • BOISE, ID 83704-0825 • (208) 375-5211 • FAX 327-8500

"To improve the health of our communities by identifying sustainable solutions to community health issues, developing partnerships for implementation of strategies, and demonstrating our success through measurement of outcomes."

February 12, 2016

Ms. Barbara Steele
Elmore County Recorder
150 South 4th East Suite 3
Mountain Home, Idaho 83647

RE: Little Camas Acres – Phase 1

Dear Ms. Steele:

Central District Health Department has reviewed and does approve the final plat for this subdivision. Final approval was given on February 12, 2016.

No subsurface disposal field shall be deeper than four (4) feet, according to the Rules and Regulations for Individual and Subsurface Sewage Disposal, IDAPA 58 Title 1 Chapter 3. If suitable soils are greater than four (4) feet below original grade, the backfilling material must meet the ASTM C-33 medium sand gradation. If homes are built with basement drains, grinder pumps or lift pump chambers will be required to raise the wastewater to the standard drainfield depth. Drainfields will be sized for B2 soils at an application rate of .45 gallons/sq.ft/day. Further test holes may be required depending on lot specific conditions.

Wells shall be a minimum of one hundred (100) feet from any subsurface sewage disposal system. No lot size may be reduced without approval from this office.

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

Sincerely,

Marty Jones, RLEH
Marty Jones
Senior Environmental Health Specialist

State of Idaho)
County of Elmore) SS:

Subscribed and sworn to before me this
12 day of February, 2016
Notary Public Residing at Mountain Home
My Commission Expires 1/2/19



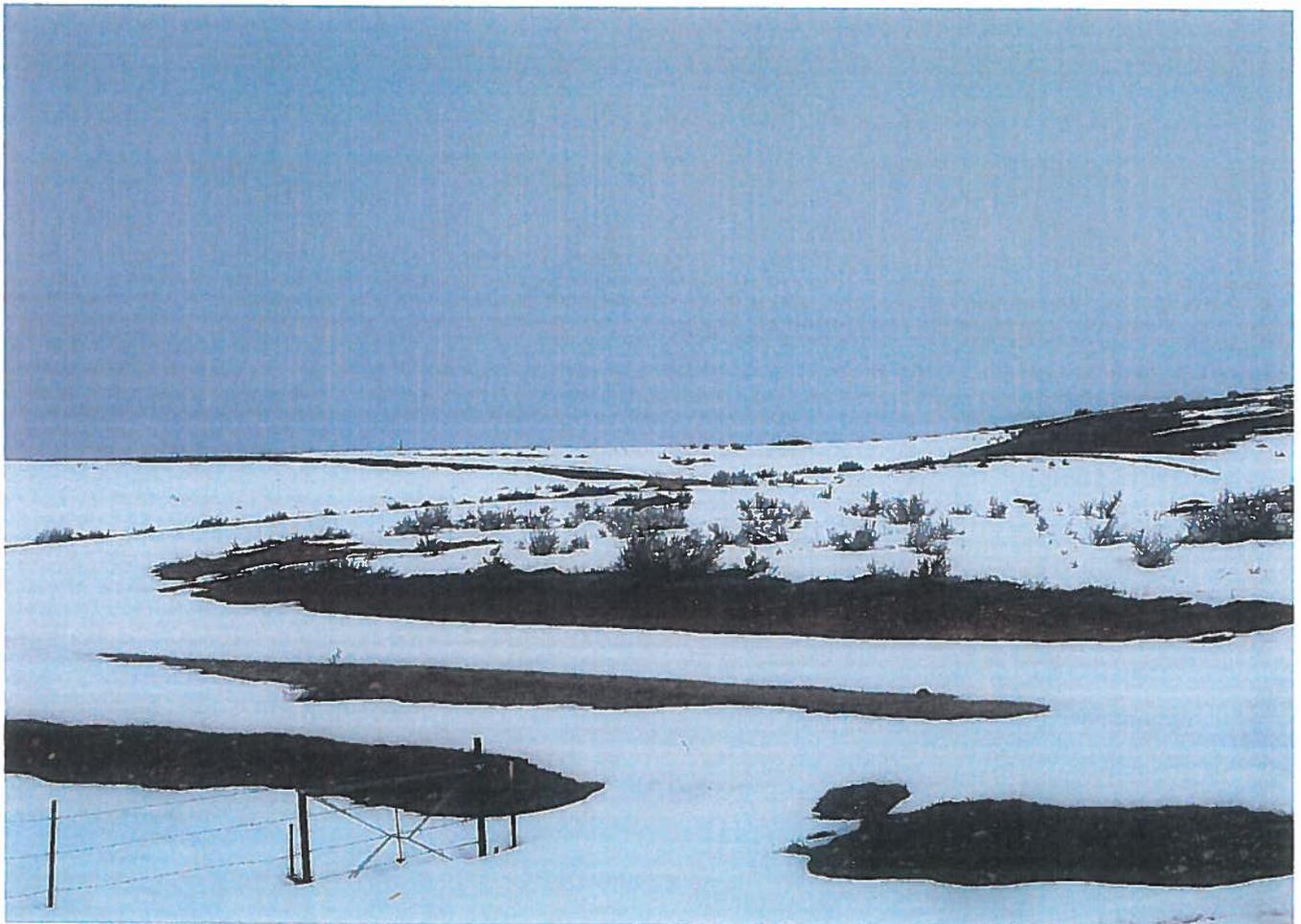
Cc: Mike Reno CDHD
Elmore County Commissioners
Elmore County Growth and Development

Serving Valley, Elmore, Boise, and Ada Counties

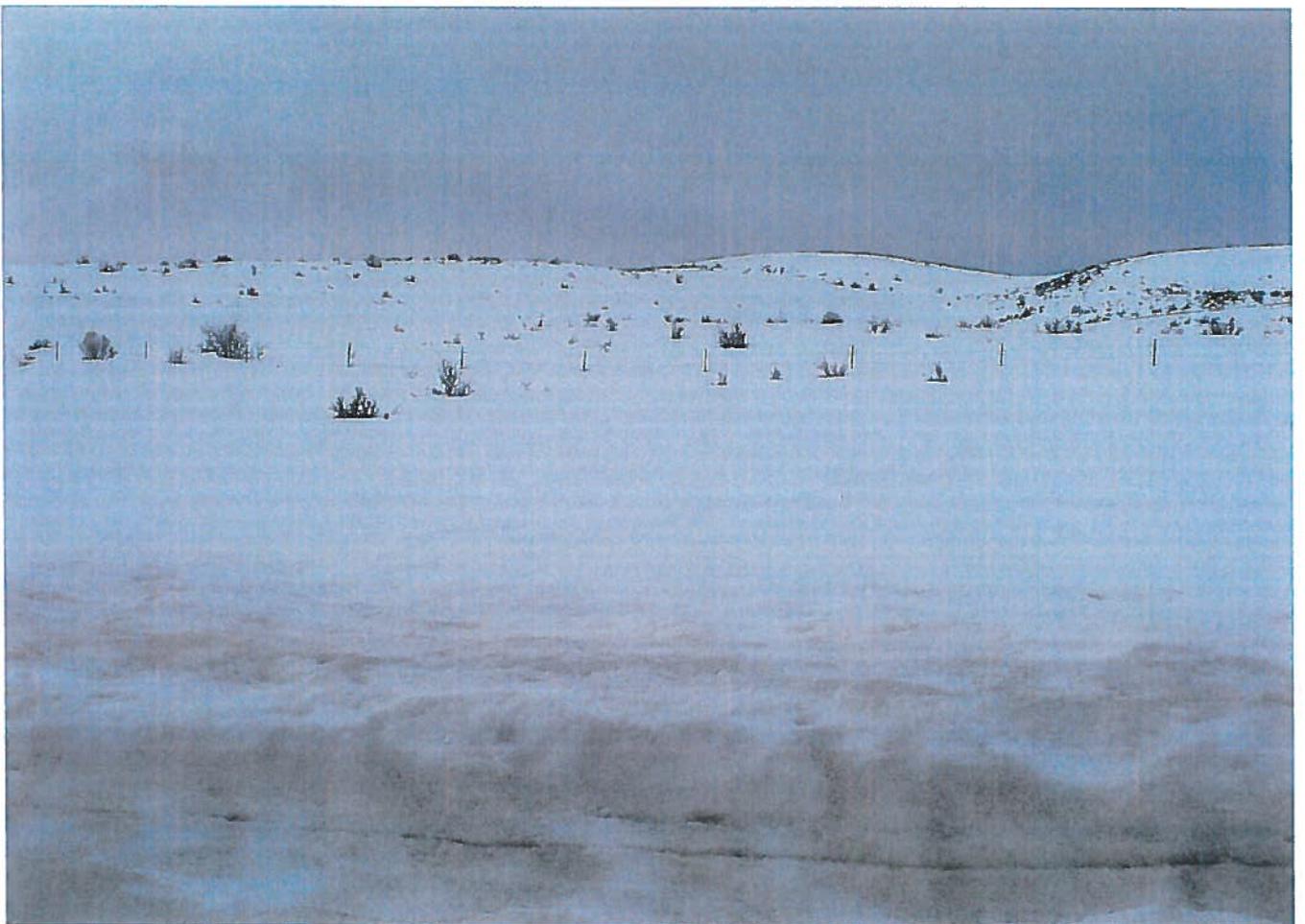
Ada / Boise County Office
707 N. Armstrong Pl.
Boise, ID 83704
Enviro. Health: 327-7499
Reproductive Health: 327-7400
Immunizations: 327-7450
WIC: 327-7488
FAX: 327-8500

Elmore County Office
520 E. 8th St. North
Mountain Home, ID 83647
Enviro. Health: 587-9225
Family Health: 587-4407
WIC 587-4409
FAX: 587-3521

Valley County Office
703 N. 1st St.
McCall, ID 83638
Ph. 634-7194
FAX: 634-2174







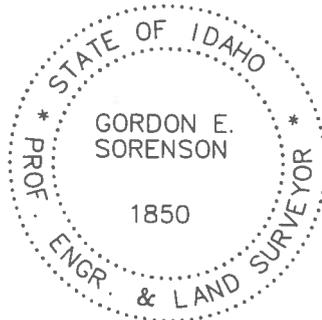


**AFFIDAVIT OF SCRIVENERS ERROR
ON THE PLAT OF
LITTLE CAMAS ACRES-PHASE I**

I, Gordon E. Sorenson, being duly registered in the State of Idaho to practice Land Surveying, my registration being No. 1850, do hereby certify that on sheet 1 of the plat of LITTLE CAMAS ACRES-PHASE I, a scrivener's error exists in the curve table for the curve marked C62, in that the chord bearing shown is N 46°56'55" W, where in fact it should read S 46°56'55" W



Gordon E. Sorenson
Idaho Reg. PE/LS #1850



State of Idaho)
County of Elmore)

On this 29th day of January, 2016, before me, the undersigned, a Notary Public for the State of Idaho, personally appeared Gordon E. Sorenson, 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 affixed my seal the day and year first above written.



Sheila Piment
Notary Public for the State of Idaho
Residing at Mountain Home, Idaho
My Commission Expires 1-6-18

**ELMORE COUNTY
PLANNING AND ZONING COMMISSION**

MINUTES
Wednesday, March 2, 2016 at 7:00 pm

Chairperson Patti Osborn called the meeting to order. Members of the Elmore County Planning and Zoning Commission present were Vice Chairman K.C. Duerig, Ed Oppedyk, Sue Fish, Dave Holland and Shane Zenner. Also present were Attorney of Record Philip Miller, Director Alan Christy and staff member Beth Bresnahan.

PLEDGE OF ALLEGIANCE

PUBLIC MEETING

Ordinance Work Session

The commission discussed chapter 20.

MINUTES

02-17-2016

Duerig moved to approve.

Fish seconded.

Motion carried unanimously with Oppedyk abstaining as he was absent for this meeting.

INFORMATION ITEMS

Christy stated that the next meeting will be on March 16, 2016 and there will be a final plat for review at that time as well as ordinance revisions.

MEETING ADJOURNED at 7:17 pm.

Draft

Draft

Patti Osborn, Chairperson

Date:

Attest: _____
Alan Christy, Director

Date: