CRESTLINE
ENGINEERS

September 28, 2026

Cynda Herrick, AICP, CFM
Valley County Planning and Zoning
219 North Main Street
Cascade, Idaho 83611

Subject: Rocky Mountain Crane Storage South – C.U.P. Application

Dear Cynda,

Please find attached to this letter, a C.U.P Application for surface parking/storage submittal for Rocky Mountain Crane Storage South located on Vandal Flats Subdivision Lot 2, Valley County, Idaho. The Applicant is seeking a Conditional Use Permit (C.U.P.) for surface parking/ storage of equipment used by Rocky Mountain Crane (RMC) and to have the ability to lease parking/surface storage spaces to the general public. Currently, portions of RMC's equipment is stored on a leased portion of property north of RMC's main facility.

Site/perimeter fencing is proposed along the western property boundary and a portion of the southern property boundary for site security and will include neutral/earth tone slats to aid in screening. No wet and/or dry utilities and landscaping are proposed as part of this project.

Delineated wetland areas are shown on the proposed site plan, and impact areas have been identified based on the proposed improvements. A Joint Application for Permits will be submitted to U.S. Army Corps of Engineers (USACE) for review and approval prior to any wetland impacts.

Included in the submittal are (3) copies of the following items in the order listed:

- Valley County C.U.P. & Preliminary Plat Application – *4 pages*
- Irrigation Plan – *2 pages*
- Valley County Weed Control Agreement – *1 page*
- Impact Report (from Valley County Code 9-5-3-D) – *6 pages*
- Figures and Drawings – *1 figure and 2 sheets*
- Lighting Plan – *1 page*
- Phasing Plan and Construction Timeline – *1 page*
- Adjoining Property Owners – *1 page*
- Warranty Deed – *1 page*
- WUI Plan (Short Form) – *6 pages*

Thank you for your attention to this submittal and please feel free to contact me by phone at (208) 634-4140 or email at rpair@crestline-eng.com at your earliest convenience should you have any questions and/or comments pertaining to the project.

Sincerely,

Crestline Engineers, Inc.

Rob Pair
Associate Engineer

Cc: Dusty Bitton, Romans 12:12, LLC

SECTION I

C.U.P APPLICATION

Valley County Planning and Zoning Department

700 S. Main ST | PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@valleycountyid.gov
208-382-7115

Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT ☒ Check # _____ or ☐ Cash or ☐ Card

FILE # 26-028 FEE $ 250-

ACCEPTED BY [signature] DEPOSIT 0-

CROSS REFERENCE FILE(S): _____ DATE 9/28/26

PROPOSED USE: Parking & Equipment Storage

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 or if applicant requests the hearing in writing.

Applicant's Signature: [signature] **Date:** 09/28/26

By signing, you are agreeing to allow County staff to inspect the property identified in the application.

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

- ☐ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, 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**.
- ☐ **Names and addresses of property owners within 300 feet of the property lines.** Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required. Staff may notice more than 300 feet based on adjacent ownership and potential for impacts.
- ☐ **Three (3) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.
- ☐ **A Development Agreement may be required**. Possible road mitigation should be discussed with the Valley County Road and Bridge Director, 208-382-7195.

We recommend you review the Valley County Code online at www.co.valley.id.us or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

Date of Pre-Application Meeting with Staff: 09/24/2026

Staff Name(s): Cynda Herrick

CONTACT INFORMATION

APPLICANT Romans 12:12, LLC PHONE (208) 315-0090

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 112 N 3rd Street, McCall, Idaho ZIP 83638

EMAIL dusty@pinetopmccall.com

PROPERTY OWNER Romans 12:12, LLC

MAILING ADDRESS 112 N 3rd Street, McCall, Idaho ZIP 83638

EMAIL dusty@pinetopmccall.com

AGENT / REPRESENTATIVE Rob Pair, E.I.T., Crestline Engineers, Inc. PHONE (208) 634-4140

MAILING ADDRESS PO Box 2330, McCall, Idaho ZIP 83638

EMAIL rpair@crestline-eng.com

CONTACT PERSON (if different from above) _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY TBD, no site address. Vandal Flats Subdivision Lot 2

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
See Attached Warranty Deed.

TAX PARCEL NUMBER(S) *RP* 007340010020

Quarter NE Section 33 Township 18N Range 3E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐
2. SIZE OF PROPERTY 10.00 Acres ☒ or Square Feet ☐
3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
   Currently, there are no existing land uses or structures on the property.
4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: There are no known hazards on or near the property.
5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
   - North: Commercial and Light Industrial
   - South: Commercial and Light Industrial
   - East: Grazing Land, Rural Residential
   - West: Public or Exempt Land (owned by McCall Donnely Joint School District #421), State Highway 55

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
   Number of Proposed Structures: N/A Number of Existing Structures: N/A

Proposed Gross Square Feet		Existing Gross Square Feet	
1st Floor		1st Floor	
2nd Floor		2nd Floor	
Total		Total	

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐ _____

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: N/A

8d. DENSITY OF DWELLING UNITS PER ACRE: N/A

9. SITE DESIGN:
   Percentage of site devoted to building coverage: _____
   Percentage of site devoted to landscaping: _____
   Percentage of site devoted to roads or driveways: 54.9%
   Percentage of site devoted to other uses: 45.1%, describe: Open Space/Wetland Preservation
   Total: 100%

10. PARKING (If applicable):

		Office Use Only
a. Handicapped spaces proposed:	_____	Handicapped spaces required: _____
b. Parking spaces proposed:	97	Parking spaces required: _____
c. Number of compact spaces proposed:	_____	Number of compact spaces allowed: _____
d. Restricted parking spaces proposed:	_____	
e. Are you proposing off-site parking:	_____	

11. SETBACKS:

	BUILDING Proposed	**Office Use Only** Required	PARKING Proposed	**Office Use Only** Required
Front	N/A	N/A		
Rear	N/A	N/A		
Side	N/A	N/A		
Side Street	N/A	N/A		

12. ROADS USED TO ACCESS SITE:
Describe how the site will be accessed: The site will be accessed from State Highway 55 from a shared approach and private road constructed as part of Rocky Mountain Storage, SUB 25-019.

Existing roads are: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐
Existing road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

Primarily heavy truck traffic? Yes ☐ No ☐ Combination ☒

Anticipated Trip Generation by passenger vehicles: _____ Per Day ☐ Per Week ☐

Anticipated Trip Generation by heavy equipment: 4-5 Per Day ☒ Per Week ☐

The rates shown are recommended for general traffic estimation. Trip generation rates are subject to approval by the Valley County Engineer. Source: ITE – Trip Generation Manual

Roadway capacities and Levels of Service shall be evaluated according to the recommendation of the Transportation Research Board – Highway Capacity Manual, current edition. A level of service rating of C or better is required for all County roads.

Valley County Minimum Standards for Road Design and Construction - ITE – Trip Generation Manual		
Land Use	Unit	Average Daily Traffic Vehicle Per Day
Residential	Dwelling Unit	8
Retail	1000 sqft	40
Industrial	1000 sqft	10

13. DRIVEWAYS:

Will a new access point to a road be created? Yes ☒ No ☐ If so, who owns the road? Rocky Mountain Storage, SUB 25-019

Must show access points, driveways, and internal roadways on site plan.

Are shared driveways proposed? If so, please explain why. Yes ☐ No ☒

_____

14. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
N/A

15. PROPOSED UTILITIES: N/A

Proposed utility easement widths 5' and 10' Existing Existing 140' Irrigation Easement. Locations Internal and external lot lines

16. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☐
If central sewer: North Lake RSWD ☐ Payette Lakes RWSD ☐ OTHER: _____

17. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individua Well: ☐

If individual, has a test well been drilled? N/A Depth N/A Flow N/A Purity Verified? N/A
Nearest adjacent well _____ Depth _____ Flow _____

18. DRAINAGE (Proposed method of on-site retention): Stormwater detention basins, infiltration basins, infiltration trenches, etc.

Any special drains? N/A (Please attach map)

Soil type(s): Melton Loam, Gestrin Loam, Archabal Loam
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

19. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

20. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

22. IS ANY PORTION LOCATED WITHIN 150-FT OF ANY LAKE, POND, RIVER, OR YEAR-ROUND FLOWING CREEK OR STREAM? THIS IS A RIPARIAN AREA AS DEFINED BY VCC 9-6-6.
Yes ☐ No ☒

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☒ No ☐
If yes, explain:
Grading will be necessary for the proposed parking lot, with wetland impact areas designated where the project overlaps with the existing wetland.

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and/or are in an irrigation district.

24c. SUBMIT LETTER FROM IRRIGATION DISTRICT if you are in an irrigation district.

26. COMPLETE ATTACHED WEED CONTROL AGREEMENT

27. COMPETE ATTACHED IMPACT REPORT

Valley County Property Tax Exemption Program
Eligibility Guide for New and Expanding Businesses

New and expanding businesses *may qualify* for a property tax exemption of up to **5 years** by meeting the requirements of Idaho Code § 63-602NN. Applications must be filed with the Valley County Assessor's Office prior to the commencement of construction.

ELIGIBILITY REQUIREMENTS
To be considered for this exemption, applicants must meet the following requirements:
- Submit a completed application before any construction activity begins, including building permits, excavation, or site preparation.
- The exemption period may not exceed 5 years and is subject to approval by the Valley County Board of Commissioners.
- Retail sales businesses are not eligible for this exemption.
- Mixed-use developments may qualify; however, retail sales areas are excluded from eligibility.

WORKFORCE HOUSING ELIGIBILITY
Housing developments may qualify provided all of the following criteria are met:
- Each multi-family structure contains at least five (5) dwelling units; or
- Multiple structures are constructed as one project totaling at least five (5) dwelling units.
- The project provides local workforce housing.
- Short-term rental use is prohibited.
- Dwelling units may not be individually sold (for example, condominium developments are not eligible).

REMODELS AND ADDITIONS
For existing businesses:
- Only the newly constructed or remodeled portion of the property may qualify for the exemption.
- Retail sales remodels and additions are not eligible.

CONTACT INFORMATION
For questions regarding eligibility, application requirements, or the exemption process under Idaho Code § 63-602NN, please contact the Valley County Assessor's Office at 208-382-7126.

Irrigation Plan

(Idaho Code 31-3805)

This land: ☐ Has water rights available to it
☒ Is dry and has no water rights available to it.

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 landowners 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.

   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 (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. 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 district/company 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. 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 wastewater 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 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: _____ Date: 9 / 28 / 26

Applicant

VALLEY COUNTY

WEED CONTROL AGREEMENT

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

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.

Valley County Weed Department can be contacted at 208-382-7199.

By: _____
Applicant

Date: 9/29/26

By: *Valley County Weed Supervisor*

ROCKY MOUNTAIN CRANE STORAGE SOUTH

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:

This impact report addresses the potential environmental, economic, and social impacts associated specifically with the construction of a surface parking/storage lot on Vandal Flats Subdivision Lot 2, and how these impacts are to be minimized or mitigated. The proposed area of development is designed, while taking into account, the existing wetland areas on the property that are located primarily in the southeast quadrant of the property. Wetland impact areas were defined and minimized where feasible in areas where the parking area overlaps with the existing wetland. The total affected land associated with the proposed development is approximately 5.49 acres within the 10-acre property.

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.

Traffic volumes associated with the proposed parking/storage area are anticipated to increase primarily due to the relocation of equipment currently stored at the main Rocky Mountain Crane facility immediately north of the proposed project. The equipment is presently stored on a portion of property leased by the Applicant and will be relocated to the proposed parking/storage area. The site will be accessed from State Highway 55 via a shared approach onto a private road to be constructed as part of the Rocky Mountain Storage Project (SUB 25-019). During construction, a temporary increase in truck traffic is anticipated as construction materials are hauled to and from the site. Following construction, traffic will primarily consist of equipment being moved to and from the storage area, with periodic vehicle trips associated with site operations.

2. Provision for the mitigation of impacts on housing affordability.

The construction of the new parking lot has no direct impact on housing affordability, but land valuation is anticipated to increase due to the existing undeveloped conditions of the land.

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.

Existing daytime noise in the project vicinity includes noise from traffic along State Highway 55, noise generated by the McCall Donnelly School District transportation facility, and noise from the existing Rocky Mountain Crane facility to the north. A temporary increase in noise will be generated during construction by equipment used during construction, and minimal impacts to noise and vibration are anticipated at build-out.

Equipment to be used in the grading process includes but is not limited to: excavators, loaders, dozers, and scrapers. Any off-site hauling will be done with dump trucks and/or belly dump trailers.

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.

A short-term increase in glare may occur during excavation due to equipment present on-site. No on-site lighting is proposed and work will be limited to daytime hours. Upon completion of the parking lot; no adverse heat or glare impacts are anticipated.

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.

Excavation, loading, and hauling of aggregate will generate temporary fugitive dust and equipment exhaust emissions. Dust will be controlled through water application on haul routes, stockpiles, and disturbed areas as needed, limiting disturbed area extents, and reducing haul speeds on unpaved surfaces. Upon completion of the new surface parking/storage lot, fugitive dust conditions may be present and should be monitored. Water and/or chemical treatment may be needed to prevent fugitive dust from leaving the project site.

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

At build-out the surface parking/storage lot has no potable water demand. Water for dust abatement will be brought to the site via a water truck during construction activities. No permanent dewatering or discharge to surface waters is proposed.

To the greatest extent possible, existing wetlands were designated as open space. Any unavoidable impacts to jurisdictional wetlands will be permitted accordingly with the U.S. Army Corps of Engineers prior to disturbance. The property is not located within a mapped floodway or 100-year floodplain. Existing surface water drainage will be impeded by the proposed project and will be re-directed through final engineering design, where surface water will be conveyed towards stormwater detention basins, swales, infiltration trenches or any combination thereof, where stormwater will be treated/detained.

No fuels, lubricants, or chemicals will be stored within the wetland, and equipment fueling and maintenance will occur in designated upland areas with spill containment to protect water quality.

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

The surface parking/storage area presents minimal fire or explosion hazard. No blasting or explosives are proposed. Neighboring properties have similar day-to-day activities and therefore they will not affect the proposed use.

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

Vegetation removal within the approximately 5.49 acres of affected land will consist primarily of natural grasses historically used for grazing and farming operations. The designated wetland open space in the southeastern portion of the property will not be disturbed. The site is relatively flat, with average slopes not exceeding two percent (2%), which limits erosion potential. The side slopes of the parking lot will be graded to at minimum slopes to existing ground. Temporary and permanent stormwater Best Management Practices (BMPs), including silt fence, straw wattles, perimeter controls, and minimizing the extent of disturbed area, will be used to prevent sedimentation of disturbed soils. Disturbed areas surrounding the parking lot will be re-seeded and revegetated as part of final stabilization.

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

During excavation and as work progresses, temporary BMPs (silt fence, straw wattles, stabilized construction entrances, and dust abatement,) will be implemented to reduce or prevent the discharge of pollutants and the movement of soil particles. Temporary BMPs will be removed once final surfaces are stabilized with vegetation; permanent BMPs, including vegetated swales and detention basins, will remain in place.

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

The soils on the site consist primarily of Melton Loam, Archabal Loam, and Gestrin Loam, which are classified within Hydrologic Soil Groups B through D. The majority of the site consists of Melton Loam, which is characterized as poorly drained. Imported fill material will be hauled to the site as necessary to construct a suitable parking surface capable of supporting large vehicles and equipment. Salvaged topsoil will be stockpiled separately during site preparation and reused, where practicable, to support final grading, landscaping, and site restoration.

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

The proposed site is relatively flat and is not anticipated to require significant cuts or fills. Site grading will primarily consist of placing fill beneath the proposed surface parking/storage area following removal of the topsoil and organic layer. Any suitable excavated material will be reused as fill where practicable; however, due to the limited quantity of on-site suitable material, additional imported fill will be required to achieve the necessary subgrade and finished elevations. Site drainage and stormwater runoff will be directed toward designated detention areas prior to discharge to the existing wetland areas. Where feasible, the parking surface and vegetated swales will be utilized to convey and manage stormwater runoff.

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 effect of shadows from new features on neighboring property.

The westernmost edge of the proposed surface parking/storage area is approximately 725 linear feet from State Highway 55. No buildings are proposed as part of this project. Stored vehicles and equipment may remain visible from State Highway 55 and adjacent properties; however, a site perimeter/security fence is proposed along the western property boundary and portions of the southern boundary to provide security and help screen the stored vehicles and equipment. The site is relatively flat, and the existing hill located south of the project will limit visibility of the site from properties and areas further south. Due to the nature of the proposed surface parking/storage area and the absence of buildings or other substantial vertical structures, the project is not anticipated to create shadow impacts on neighboring properties

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.

The property was selected for the proposed surface parking/storage lot due to its proximity to Rocky Mountain Crane's main facility, which will allow equipment currently stored at the main facility to be relocated to the proposed site. The proximity of the site relative to surrounding cities/towns provides ample room to maneuver larger vehicles and creates less congestion if located in a higher density area. Additionally, the relatively flat topography minimizes the need for significant cuts and fills, while the site's location adjacent to similar storage uses provides consistency with the surrounding land uses.

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

Construction of the proposed surface parking/storage lot will provide a temporary economic benefit to local contractors and suppliers through the construction of the proposed site improvements. Upon completion, the conversion of the property from agricultural to business

use is anticipated to increase the taxable value of the property and, consequently, contribute to increased property tax revenues.

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

The proposed surface parking/storage lot is not anticipated to create a significant demand for public services or facilities. The proposed use will not require new public infrastructure or additional public services beyond those currently available to the surrounding area.

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

Many other storage facilities do not offer large surface parking/storage areas able to accommodate large pieces of equipment, recreational vehicles, etc. The project will provide a service that is not readily available to the area and is not anticipated to impact other developments.

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.

The natural resource to be used is the topsoil at the northeast corner of the parking lot. The process consists of: (1) clearing and stripping the topsoil in cut zones, (2) temporary stockpiling of material for use as fill on the site, (3) final shaping and reclamation of the slopes around the parking lot and revegetation of disturbed perimiter areas. No crushing, washing, screening, or batching is proposed on site.

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

The proposed surface parking/storage lot will provide a dedicated storage area capable of accommodating large equipment, recreational vehicles, and other oversized vehicles that may not be adequately accommodated by existing storage facilities. The project will address a storage need within the area while complementing surrounding land uses. The proposed use is not anticipated to adversely impact neighboring developments.

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

No buildings or floor space are associated with the proposed project. The project will produce approximately 218,000 S.F. of gravel parking/storage area.

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

The project stages of development will start at the southwest corner of the property and be constructed moving towards the northeast corner of the property. Construction is anticipated to

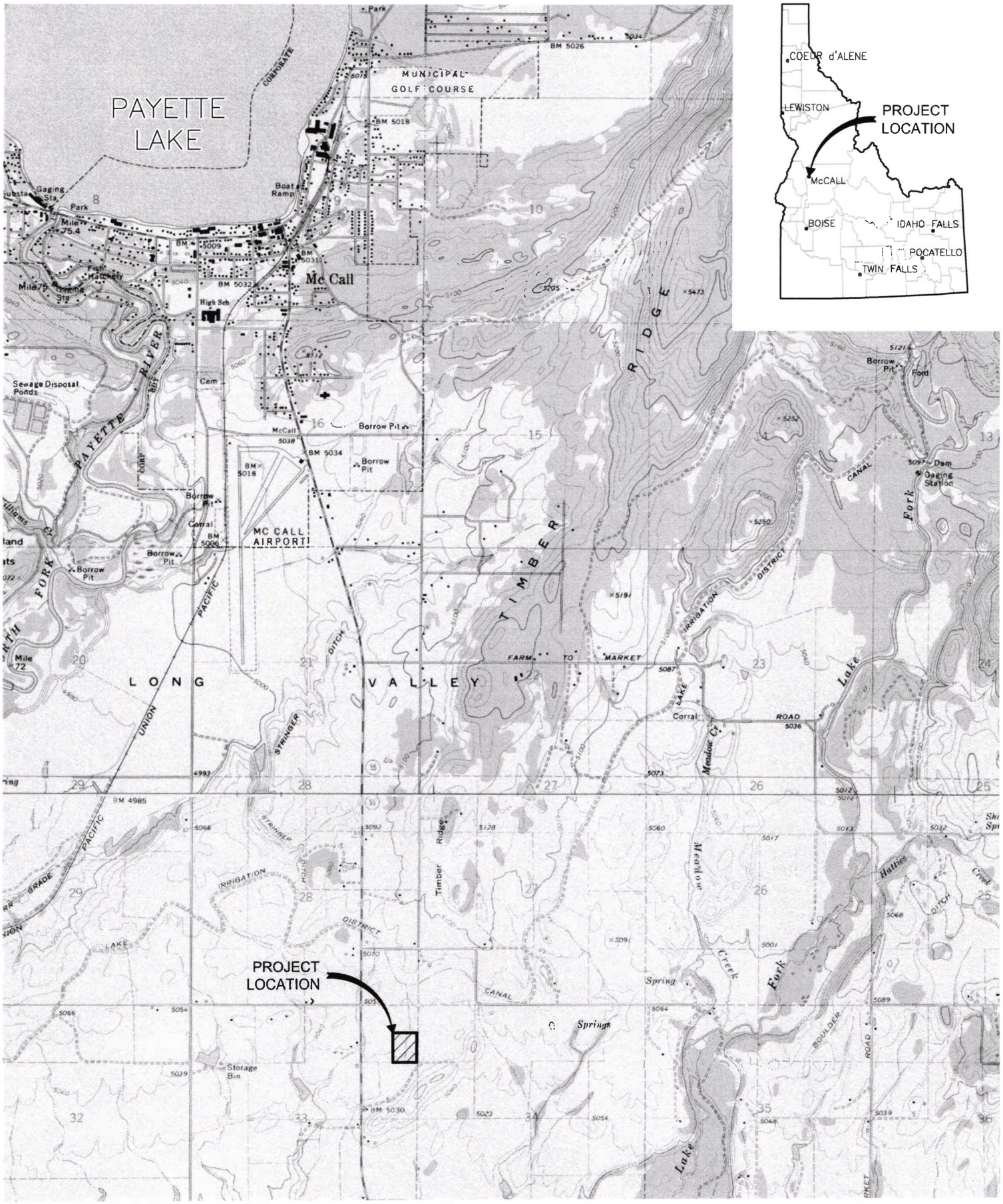
begin in late spring/early summer of 2027 and is anticipated be completed by summer/fall of 2027.

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 surface parking/storage lot is anticipated to be a marketable amenity supporting commercial prices competitive with other similar developments in Valley County.

APPENDIX A

FIGURES AND DRAWINGS



NORTH
SCALE: 1" = 3000'

CRESTLINE ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

ROCKY MOUNTAIN STORAGE SOUTH
VICINITY MAP

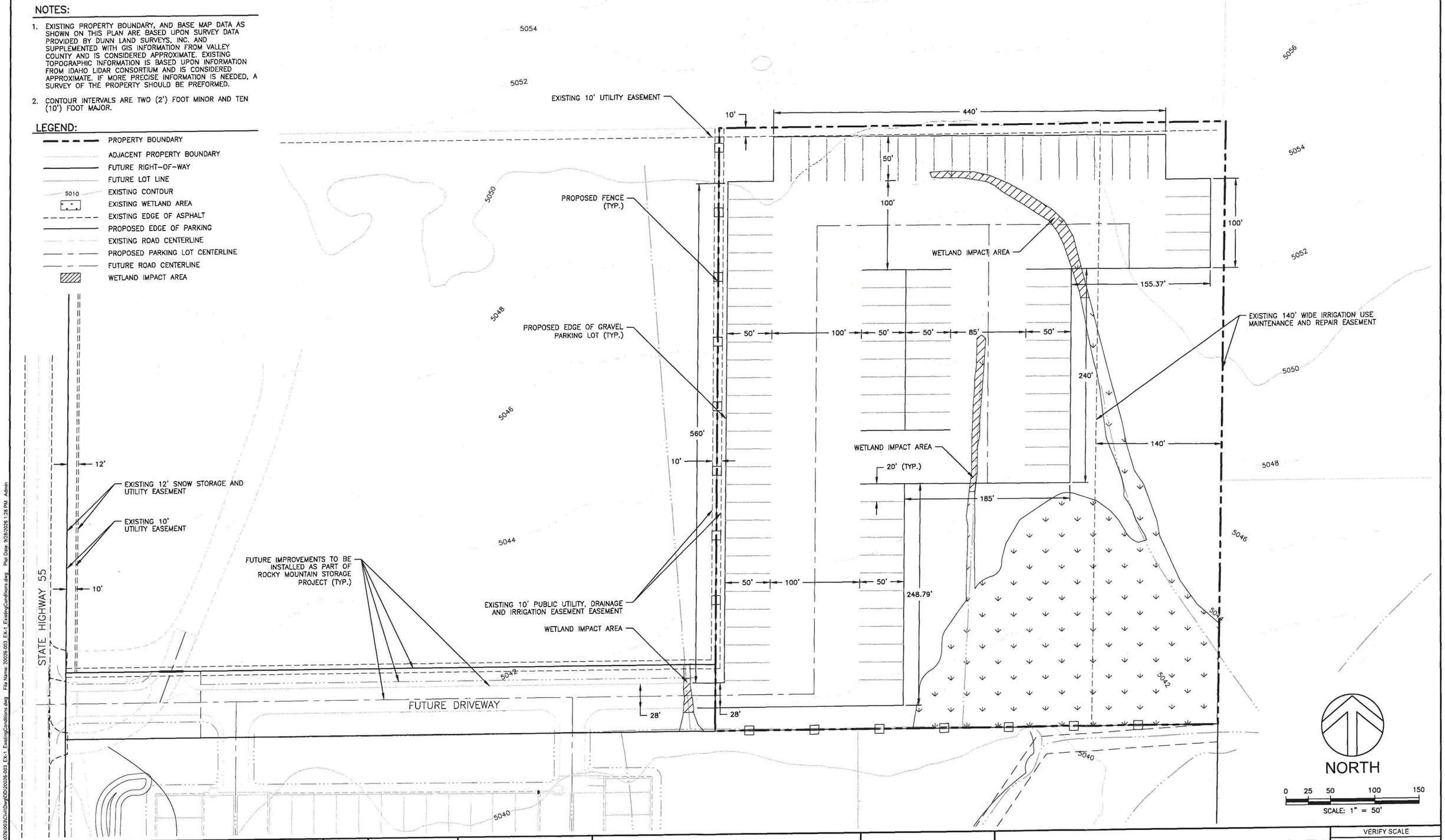
PROJECT	22026-003	DRAWN	FIGURE NO.
DATE	9/28/2026	LJE	1 OF 1

NOTES:

1. EXISTING PROPERTY BOUNDARY, AND BASE MAP DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY DUNN LAND SURVEYS, INC. AND SUPPLEMENTED WITH GIS INFORMATION FROM VALLEY COUNTY AND IS CONSIDERED APPROXIMATE. EXISTING TOPOGRAPHIC INFORMATION IS BASED UPON INFORMATION FROM IDAHO LIDAR CONSORTIUM AND IS CONSIDERED APPROXIMATE. IF MORE PRECISE INFORMATION IS NEEDED, A SURVEY OF THE PROPERTY SHOULD BE PREFORMED.
2. CONTOUR INTERVALS ARE TWO (2') FOOT MINOR AND TEN (10') FOOT MAJOR.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- FUTURE RIGHT-OF-WAY
- FUTURE LOT LINE
- 5010 EXISTING CONTOUR
- EXISTING WETLAND AREA
- EXISTING EDGE OF ASPHALT
- PROPOSED EDGE OF PARKING
- EXISTING ROAD CENTERLINE
- PROPOSED PARKING LOT CENTERLINE
- FUTURE ROAD CENTERLINE
- WETLAND IMPACT AREA



NO.	REVISION	BY	DATE

DESIGN RFP
DRAWN LJE
CHECKED AMD
APPROVED AMD

CRESTLINE ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

811 SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

ROCKY MOUNTAIN CRANE STORAGE SOUTH
VALLEY COUNTY, IDAHO

EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

VERIFY SCALE
BAR IS ONE INCH ON FULL SIZE DRAWING
0 1"

PROJECT	20026-003
DATE	9/28/2026
DRAWING NO.	EX-1
SHEET NO.	1 OF 2

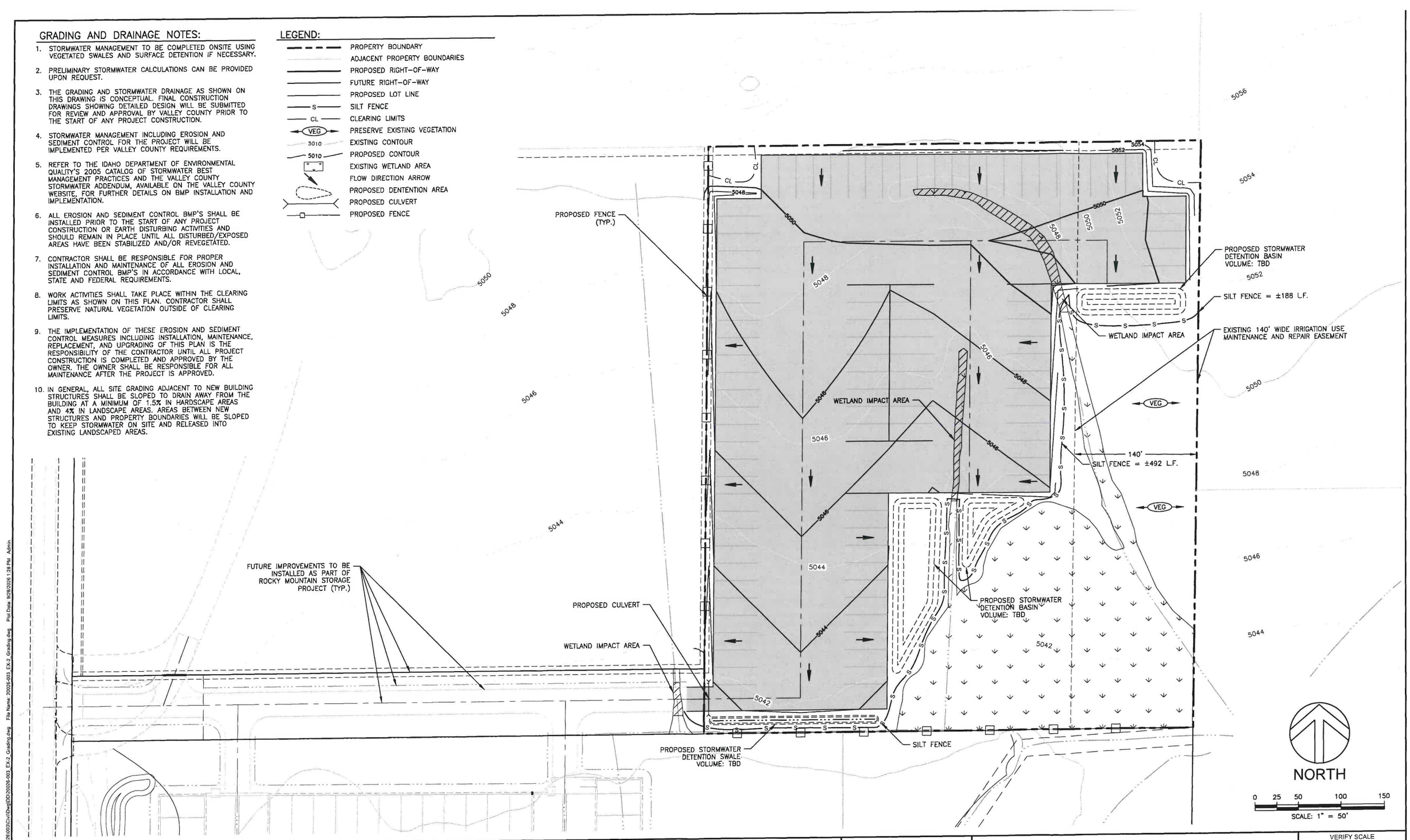
Path: M:\001R\RockyMountainCrane\20026\003\Civil\Dwg\DD\20026-003_EX-1_ExistingConditions.dwg File Name: 20026-003_EX-1_ExistingConditions.dwg Plot Date: 9/28/2026 1:28 PM Admin

GRADING AND DRAINAGE NOTES:

1. STORMWATER MANAGEMENT TO BE COMPLETED ONSITE USING VEGETATED SWALES AND SURFACE DETENTION IF NECESSARY.
2. PRELIMINARY STORMWATER CALCULATIONS CAN BE PROVIDED UPON REQUEST.
3. THE GRADING AND STORMWATER DRAINAGE AS SHOWN ON THIS DRAWING IS CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGN WILL BE SUBMITTED FOR REVIEW AND APPROVAL BY VALLEY COUNTY PRIOR TO THE START OF ANY PROJECT CONSTRUCTION.
4. STORMWATER MANAGEMENT INCLUDING EROSION AND SEDIMENT CONTROL FOR THE PROJECT WILL BE IMPLEMENTED PER VALLEY COUNTY REQUIREMENTS.
5. REFER TO THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY'S 2005 CATALOG OF STORMWATER BEST MANAGEMENT PRACTICES AND THE VALLEY COUNTY STORMWATER ADDENDUM, AVAILABLE ON THE VALLEY COUNTY WEBSITE, FOR FURTHER DETAILS ON BMP INSTALLATION AND IMPLEMENTATION.
6. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO THE START OF ANY PROJECT CONSTRUCTION OR EARTH DISTURBING ACTIVITIES AND SHOULD REMAIN IN PLACE UNTIL ALL DISTURBED/EXPOSED AREAS HAVE BEEN STABILIZED AND/OR REVEGETATED.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL BMP'S IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
8. WORK ACTIVITIES SHALL TAKE PLACE WITHIN THE CLEARING LIMITS AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PRESERVE NATURAL VEGETATION OUTSIDE OF CLEARING LIMITS.
9. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL MEASURES INCLUDING INSTALLATION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THIS PLAN IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL PROJECT CONSTRUCTION IS COMPLETED AND APPROVED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AFTER THE PROJECT IS APPROVED.
10. IN GENERAL, ALL SITE GRADING ADJACENT TO NEW BUILDING STRUCTURES SHALL BE SLOPED TO DRAIN AWAY FROM THE BUILDING AT A MINIMUM OF 1.5% IN HARDSCAPE AREAS AND 4% IN LANDSCAPE AREAS. AREAS BETWEEN NEW STRUCTURES AND PROPERTY BOUNDARIES WILL BE SLOPED TO KEEP STORMWATER ON SITE AND RELEASED INTO EXISTING LANDSCAPED AREAS.

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARIES
- PROPOSED RIGHT-OF-WAY
- FUTURE RIGHT-OF-WAY
- PROPOSED LOT LINE
- S — SILT FENCE
- CL — CLEARING LIMITS
- VEG — PRESERVE EXISTING VEGETATION
- 5010 — EXISTING CONTOUR
- 5010 — PROPOSED CONTOUR
- EXISTING WETLAND AREA
- FLOW DIRECTION ARROW
- PROPOSED DENTENTION AREA
- PROPOSED CULVERT
- PROPOSED FENCE



NO.	REVISION	BY	DATE

DESIGN	RFP
DRAWN	LJE
CHECKED	AMD
APPROVED	AMD

CRESTLINE ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
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208.634.4140 · 208.634.4146 FAX

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ROCKY MOUNTAIN CRANE STORAGE SOUTH
VALLEY COUNTY, IDAHO

PRELIMINARY GRADING, DRAINAGE AND STORMWATER MANAGMENT PLAN

VERIFY SCALE
BAR IS ONE INCH ON FULL SIZE DRAWING
0 1"

PROJECT	20026-003
DATE	9/28/2026
DRAWING NO.	C-2
SHEET NO.	2 OF 2

Path: M:\001\R\RockyMountainCrane\20\26\003\Civil\Dwg\DD\20026-003_EX-2_Grading.dwg File Name: 20026-003_EX-2_Grading.dwg Plot Date: 9/28/2026 1:28 PM Admin

APPENDIX B

LIGHTING PLAN

Lighting Plan

Rocky Mountain Crane Storage South

It is not anticipated that lighting will be installed as part of the Rocky Mountain Crane Storage South project. If any lighting is installed, it will conform to Valley County standards. All exterior lights will be downward facing, no higher than twenty (20') feet from the ground to promote a "Night Sky" neighborhood and avoid light trespass.

By: _____ **Date:** 9/24/26

Romans 12:12, LLC

APPENDIX C

PHASING PLAN AND CONSTRUCTION TIMELINE

Phasing Plan and Construction Timeline

Rocky Mountain Crane Storage South

This phasing timeline is dependent upon the availability of funds, contractors, surveyors, scheduling of work, and permit approvals. We currently believe that the following schedule can be achieved within reasonable expectations.

Phase 1 – Spring/Summer 2027

Surface parking/storage lot construction and stormwater management improvements.

By: _____ **Date:** 9/29/26

Romans 12:12, LLC

APPENDIX D

PROPERTY OWNERS WITHIN 300'

ADJOINING PROPERTY OWNERS

Below is a list of all property owners and their mailing addresses, owning property any part of which is within, or within 300 feet of, the external boundaries of the land being considered, according to the Valley County Assessor.

Rousseau Harrison Holdings, LLC 5112 N 40th Street, Suite 105 Phoenix, AZ 85018	
McCall Donnelly Joint School District #421 299 S 3rd Street McCall, ID 83638	
Harrison Development LLC. 5112 N 40th Street Suit 105 Phoenix, AZ 85018	
Kessler Properties, LLC 13801 Stewart Court McCall	
Gregory Nelson 32 Knob Hill Drive McCall, ID 83638	
Ned Crossley PO Box 142 McCall, ID 83638	
Rocky Mountain Crane and Equipment Rental, LLC PO Box 2888 McCall, ID 83638	
Joshua and Jamie Philips Living Trust 52 Knob Hill Drive McCall, ID 83638	
Jason and Jennifer Tinney PO Box 2457 McCall, ID 83638	
Ronald Hoogendyk PO Box 1629 McCall, ID 83638	
McCall Landing, LLC 190 Krahn Lane McCall, ID 83638	

APPENDIX E

WARRANTY DEED

Instrument # 2025-005928
Valley County, Cascade, Idaho
10/31/2025 01:23:29 PM No. of Pages: 2
Recorded for: FLYING S TITLE AND ESCROW - MCCALL
Douglas Miller Fee: $15.00
Deputy Relliott
Electronically Recorded

RECORDING REQUESTED BY
Flying S Title and Escrow of Idaho, Inc.

AND WHEN RECORDED MAIL TO:
Flying S Title and Escrow of Idaho, Inc.
616 North 3rd Street Suite 101
McCall, ID 83638

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **1196458-MC (bh)**

Date: **October 09, 2025**

For Value Received, **High Rock Residential LLC, an Oregon limited liability company**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Romans 12:12 LLC, an Idaho limited liability company**, hereinafter called the Grantee, whose current address is **PO Box 1419, McCall, ID 83638**, the following described premises, situated in **Valley** County, **Idaho,** to-wit:

Lot 2, Block 1, Vandal Flats Subdivision, Valley County, Idaho, as shown on the plat recorded May 31, 2023, as Instrument No. 457227, Book 13 of Plats, page 98.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises, with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

APPENDIX F

WUI PLAN (SHORT FORM)

ROCKY MOUNTAIN CRANE STORAGE SOUTH
WILDLAND URBAN INTERFACE FIRE PROTECTION PLAN

10-7-1: PURPOSE:

Valley County's community wildfire protection plan acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The Valley County fire working group recommends that a requirement for the development and approval of a wildland urban interface fire protection plan be added as an addendum to the Valley County subdivision regulations ordinance. The existence of said plan will assist the Valley County planning and zoning commission and the structural fire districts in satisfying the current subdivision regulation, subsection 10-3-2-6D7 of this title. (Ord. 10-07, 8-26-2010)

10-7-2: DEFINITIONS:

APPROVED: Refers to approval as the result of review, inspection or tests by reason of accepted principles.

ASPECT: Generally, refers to the direction to which a mountain slope faces. For example: A slope that faces the sun in the afternoon has a westerly aspect or is a west facing slope.

DEFENSIBLE SPACE: Refers to that area between a building and an oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the building.

FORESTED: Idaho Code title 38, chapter 1 (Idaho forestry act) defines "forestland" as meaning "any land which has upon it sufficient brush or flammable forest growth of any kind or size, living or dead, standing or down, including debris or growth following a fire or removal of forest products, to constitute a fire menace to life (including animal) or property".

FUEL BREAK: An area, strategically located for fighting anticipated wildfires, where the vegetation has been modified or removed so that fires burning into it can be more easily controlled. Fuel breaks may divide fire prone areas into smaller areas for easier fire control and to provide access for firefighting.

PROFESSIONAL: Can include qualified professional forester, fire ecologist, or comparable experience. Professionals can be prequalified by the commission or recommended by the Valley County fire working group and kept on record at the planning and zoning office.

PROFESSIONAL FORESTER: An individual holding at least a Bachelor of Science degree in forestry from an accredited four (4) year institution. (This is consistent with Idaho state tax commission rule 960 of the Idaho administrative code, Idaho state tax commission, PDAPA 35.01.03, section 04.)

SLOPE: The variation of terrain from the horizontal; the number of feet of rise or fall per one hundred feet (100') measured horizontally, expressed as a percentage.

STRUCTURE: That which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed or parts joined together in some manner.

VALLEY COUNTY FIRE WORKING GROUP: This group is given charter by the Valley County board of commissioners and is tasked with oversight of the community wildfire protection plan.

This group is represented by local fire departments, SITPA, public land managers (USFS, IDL, BOR), bureau of homeland security, West Central Highlands RC&D, Valley County Natural Resource Consultants, etc.

WILDFIRE: An uncontrolled fire spreading through vegetative fuels, exposing and possibly consuming structures.

WILDLAND URBAN INTERFACE AREA: That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels. (Ord. 10-07, 8-26-2010)

10-7-3: BASIS FOR RECOMMENDAITON:

Valley County adopted the 2006 international fire code, which references the international wildland urban interface when dealing with wildlands. The following addendum's structure set out in section 10-7-4 of this chapter is based on the 2006 wildland urban interface area requirements section 405. (Ord. 10-07, 8-26-2010)

10-7-4: SUBMISSION REQUIREMENTS:

A. *General: All developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal.*

B. *Content: The plan shall be based upon a site-specific wildfire risk assessment that includes consideration of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, fire protection systems and equipment, defensible space, and vegetation management.*

1. *Preparation: The plan shall be developed by a "professional" (see definition in section 10-7-2 of this chapter). Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.*

2. *Format: The plan shall consist of two (2) sections:*

a. Wildfire Risk Assessment: This portion of the plan includes a map and narrative describing the status of the land to be developed. At a minimum, the following must be included:

1. ***Topographic map. Use blank map format included on the last page.***

   Refer to Appendix A, Existing Conditions with Preliminary Site Plan, Drawing No. EX-2, Sheet 2 of 3.

2. ***Site description including discussion of slope(s), aspect(s), and significant topographic features.***

   Rocky Mountain Crane Storage South is located in Valley County, Idaho, Parcel No. RP007340010020 in Section 33, Township 18 North, Range 3 East. The property currently sits vacant. The property lies approximately 3.0 miles south of McCall just past Johnson Lane and is approximately 10.00 acres in total. The current land use around the proposed subdivision consists of primarily residential use and light industrial/commercial uses.

   The natural topography is relatively flat, sloping from the north to the south with slopes ranging from two (2%) percent to five (5%) percent.

3. ***Narrative describing existing vegetation and fuel hazards, distribution, and continuity.***

During a site visit, it was determined that the majority of existing vegetation is natural grasses and shrubbery.

4. ***Fire history, including historical occurrence, causes, typical wind and climatic conditions which influence fire behavior.***

Weather patterns in Valley County during the summer months produce thunderstorms that have the potential to ignite wildfires. The average summer temperature (June 20 through September 14) is 77 degrees, and the average for July is 83 degrees. Increased summertime thunderstorms, warm temperatures, low humidity, and winds from the south/southwest create an ideal situation for the ignition of a fire from natural or human caused events. The rapid changes of weather conditions in the summer and fall months could create fire behavior that increases the risks of homeowners and firefighters.

5. ***Existing roads and bridges, including a description of widths, grade percentages and weight limits.***

A new shared private road to the proposed surface parking/storage shared by Rock Mountain Storage (SUB 25-019) and McCall Donnelly School District, and the subject property will connect to State Highway 55. It is proposed as 28' wide, with a maximum gradient of 2.5%.

6. ***Location of existing structures and an estimate of the proposed density, types and sizes of planned structures.***

No structures are planned for the proposed project.

7. ***Infrastructure that may affect wildland fire risk (i.e., existing power lines, railroad lines, propane tanks, etc.).***

No infrastructure currently exists on the property.

8. ***Description of existing features that may assist in controlling a wildfire (i.e., fuel breaks, water sources, etc.).***

Currently, Highway 55 and an existing irrigation ditch act as fire breaks to the south, eastern and western sides of the property. Dipping and/or drafting from Payette Lake could also be an option for water supply (approximately 6.8 - mile air distance).

9. Current structural and wildland fire jurisdictional agencies.

Rocky Mountain Crane Storage South is located within the McCall Fire Protection District (MFPD) and wildfire suppression for timbered lands is provided by Southern Idaho. Timber Protective Agency (SITPA).

10. Effect of proposed development on current wildland fire risk within the development area and to adjacent landowners.

The gravel parking/storage surface does not present a wildland fire risk.

b. Wildfire Risk Mitigation: This portion of the plan includes a map(s) and narrative detailing planned wildfire hazard mitigation actions to be taken by the developer prior to individual lot development to mitigate risks to life and property from wildland fire. Specific items to be addressed include:

1. Access - planned ingress and egress routes.

Rocky Mountain Crane Storage South includes one (1) ingress and egress route connected to State Highway 55 and a circulating internal access at full build-out. All roadway/drive areas are anticipated to be constructed to a gravel surface.

2. Water supply for structural and wildland fire response.

Rocky Mountain Crane Storage South is not proposing a water supply.

3. Estimated response time and distances for jurisdictional fire agencies.

The development is located within District 1 of the MFD and the estimated response time is six (6) minutes. Additional wildfire resources from federal agencies are available upon request.

4. Planned internal fire protection systems and/or equipment, including buried tanks, wells, hydrants, drylines, etc., along with protective measures for systems and/or equipment.

There are no internal fire protection systems proposed at this time.

5. Proposed infrastructure, including bridge standards, road widths, grades, signage, aboveground/belowground power lines, etc.

As described above, the development will utilize one (1) ingress/egress route and an internal circulating aisle.

Power infrastructure is not proposed as part of this project.

No buildings are proposed as part of this project.

6. Safety zone locations.

It is suggested that defensible space be designed to reduce fuel loads around structures and implemented before construction within the proposed project site. There are three zones that successfully create defensible space around structures according to Firewise programs; the

immediate zone (0-5 feet), intermediate zone (5-30 feet) and the extended zone (30-100 feet). Below are some suggestions to create a defensible space for each zone.

Immediate Zone (0 to 5 Feet)

- All plant debris should be removed from around the residence.
- Use non-combustible mulch such as stones and rock around the home, instead of mulch or wood chippings.
- Trim branches that overhang the home, porch and deck while pruning the lower branches of larger trees at least six (6') feet from the ground.
- Keep leaf litter and pine needs off of the roof and remove branches within 10 feet of the chimney.
- Use ignition resistant building materials on exterior walls.
- Use non-flammable fencing materials.
- Keep the gutters clean of leaf debris that is collected in gutters (annually).

Intermediate Zone (5 to 30 Feet)

- Keep vegetation clear around propane tanks.
- Keep grasses mowed to four inches.
- Irrigate lawns and trees to prevent them from becoming dry.
- Remove vegetation under trees to prevent fire from reaching tree crowns.
- Trees should have a minimum of ten (10') to eighteen (18') feet between crowns, this spacing should increase as slope increases.
- Remove ladder fuel by pruning the lower branches of trees to minimize the risk of any fires reaching the crowns.
- Create fuel breaks such as pathways.

Extended Zone (30 to 100 Feet)

- Remove piles of ground litter/debris, dead plants, and tree materials.
- Remove vegetation around out-buildings.
- Remove small conifers growing between mature trees.
- Space all trees to have a minimum of six (6') to ten (10') feet between the crowns, this spacing should increase as slope increases.
- Remove ladder fuel by pruning the lower branches of trees to minimize the risk of any fires reaching the crowns.

7. Planned live and dead fuel treatment actions, including modification through thinning, pruning, piling, chipping, and fuel break construction; and removal through commercial harvest, chipping and hauling or prescribed burning.

Prior to construction and during site grading, fuel reduction should be followed to remove all woody ground fuels, slash piles and any other hazards. Dead and dying debris should also be removed and existing trees should be limbed where appropriate.

8. Long term maintenance schedule to sustain fuel treatment effectiveness.

Due to the location and natural vegetation, long term maintenance of fuel treatment is not anticipated.

9. ***Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented.***

   Rocky Mountain Crane Storage South does not present a large wildland fire risk in relation to the existing conditions/vegetation on-site.

3. Submittal, Implementation and Verification:

a. The plan shall be submitted with the preliminary plat application to the Valley County planning and zoning office.

b. Planned mitigation work must be completed or financially guaranteed prior to the recordation of the final plat. A schedule for the phased completion of mitigation work may be approved in conjunction with recordation of final plats.

c. Verification of completed implementation of mitigation actions will be the responsibility of the jurisdictional structural fire district. Where no structural fire district exists, the Valley County sheriff shall appoint a county representative.

4. Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in section 10-7-2 of this chapter) are exempt from the ***professional requirement****. For proposed subdivisions fitting these descriptions, the developer may complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the fire district.*

5. Cost: The cost and implementation of the plan preparation shall be the responsibility of the applicant.

6. Plan Retention: The approved plan shall be retained at the Valley County planning and zoning office and the jurisdictional fire district or designated agency where no fire district exists. (Ord. 10-07, 8-26-2010)

Use additional pages as necessary. If you have map already constructed, it may be used instead.