

# Valley County Planning and Zoning Department

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



## C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>1053</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 23-45</u>		FEE \$ <u>600-</u>
ACCEPTED BY _____		DEPOSIT _____
CROSS REFERENCE FILE(S): _____		DATE <u>9-19-2023</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input checked="" type="checkbox"/> FULL PLAT	_____	

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

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

- ☐ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ☐ A phasing plan and construction timeline.
- ☐ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ☐ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ☐ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ☐ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☐ A lighting plan.
- ☐ A Wildfire Mitigation Plan.
- ☐ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. Only one list is required.
- ☐ **Ten (10) copies of the application and additional materials are required.**

We recommend you review Title 9 and Title 10 of the Valley County Code online at  
[www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or  
at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.  
Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

## CONTACT INFORMATION

**PROPOSED SUBDIVISION NAME:** Lake Fork Preserve

**APPLICANT** DAVID OCHOA

PHONE

Owner ☒ Option Holder ☐ Contract Holder ☐MAILING ADDRESS 14183 Hancock Rd, McCall, Idaho 83638

ZIP

EMAIL

**PROPERTY OWNER**

(if not the applicant)

MAILING ADDRESS

ZIP

EMAIL

Nature of Owner's Interest in this Development? OWNER

**AGENT / REPRESENTATIVE** LSW, LLC

PHONE

MAILING ADDRESS 14183 Hancock Rd. McCall, Idaho 83638

ZIP

EMAIL

## ENGINEER

MAILING ADDRESS

ZIP

EMAIL

PHONE

**SURVEYOR** DAN DUNN

MAILING ADDRESS 25 Coyote Trail Rd, Cascade, ID 83611

ZIP

EMAIL

PHONE

### PROPERTY INFORMATION

1. SIZE OF PROPERTY 10.468 acres Acres
2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 5.123 acres Acres
3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.

**Easements** Shared Driveway Easement

Deed Restrictions N/A

Liens or encumbrances N/A

- #### 4. LEGAL DESCRIPTION

Lot 29 Lake Fork Estates in a portion of the NE 1/4 of the SE 1/4 & the SE 1/4 of the NE 1/4 of  
Section 23 Township 18 North, Range 3 East B.M. Valley County

5. TAX PARCEL NUMBER(S)

Quarter NE 1/4

Section 23

Township 18N

Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

IN AN EXISTING SUBDIVISION & NO STRUCTURES

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: N/A

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

North CATTLE GRAZING

South RESIDENTIAL SUBDIVISION

East RESIDENTIAL SUBDIVISION

West CATTLE GRAZING

9a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☐ Flat ☒ Timbered ☐

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: FLAT LAND

10a. WATER COURSE: N/A

10b. 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 ☒

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? N/A

11a. NUMBER OF EXISTING ROADS: 1 Width \_\_\_\_\_ Public ☒ Private ☐

Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☒

11b. NUMBER OF PROPOSED ROADS: N/A Proposed width: \_\_\_\_\_

Will the proposed roads be Public ☐ Private ☐

Proposed road construction: Gravel ☐ Paved ☐

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: \_\_\_\_\_

POWER TELEPHONE ALONG ADAMS CIRCLE

12b. PROPOSED UTILITIES: \_\_\_\_\_

EXTEND POWER TELEPHONE ALONG ADAMS CIRCLE TO THE PROPOSED LOT 29 A

Proposed utility easement width 12' Locations ALONG EAST PROPERTY LINE

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒  
 If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
 Nearest adjacent well ACROSS STREET Depth 40 FEET Flow 10GPM
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☒ No ☐  
 Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒  
 If yes, explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
16. DRAINAGE (Proposed method of on-site retention): Onsite adhering to BMP's  
 Any special drains? N/A (Please attach map)  
 Soil type(s): B1 & B2  
 (Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? YES  
 If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: \_\_\_\_\_  
 \_\_\_\_\_
16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:  
 Setbacks: Front 30 feet Sides 30 feet Rear 30 feet  
 Mobile homes allowed? Yes ☐ No ☒  
 Minimum construction value \$350,000.00 Minimum square footage 1800  
 Completion of construction required within 2 Days ☐ Months ☐ Years ☒  
 Resubdivision permitted? Yes ☒ No ☐  
 Other \_\_\_\_\_
17. LAND PROGRAM:  
 Open Areas and/or Common Areas Yes ☐ No ☒  
 Acreage in subdivision 10.468 acres Number of lots in subdivision 2  
 Typical width and depth of lots \_\_\_\_\_  
 Typical lot area 400 x 300 Minimum lot area 2 acres Maximum lot area 5 acres  
 Lineal footage of streets access off existng street Average street length per lot access off existng street  
 Percentage of area in streets 0 %  
 Dedication road right-of-way to Valley County? Yes ☐ No ☒  
 Percentage of area of development to be public (including easements) 0 %  
 Maximum street gradient 5  
 Is subdivision to be completely developed at one time? Yes ☒ No ☐ - Attach phasing plan and timeline.
18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

# 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 \_\_\_\_\_ X No
2. What is the name of the irrigation district/company and drainage entities servicing the property?  
Irrigation: PRIVATE NO NAME  
Drainage: PRIVATE NO NAME
3. How many acres is the property being subdivided? EXISTING Lot 29=10.468 acres split in half to Lot 29 5.234 acres, & a Lot 29a 5.234 acres
4. What percentage of this property has water? SEASONAL IRRIGATION DITCH
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.  
SEASONAL IRRIGATION DITCH RUNS NORTH TO SOUTH, USE SHOVEL TO CLEAN OUT OCCASIONALLY
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? \_\_\_\_\_  
ONSITE PER COUNTY/DEQ/BMP REQUIREMENTS

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)  
N/A

### 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.

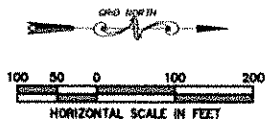
### =====Applicant Acknowledgement=====

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:   
Applicant

Date: 9-11-23 / \_\_\_\_ / \_\_\_\_



# BASIS OF BEARINGS

HORIZONTAL DATUM IS STATE PLANE, IDAHO N.E.S.T.  
 ZONE 110X DISTANCES ARE GROUND DISTANCES  
 AND ARE IN U.S. SURVEY FEET.

## AMENDED RECORD OF SURVEY

### LOT SPLIT

FOR

DAVE & SHANNON OCHOA

LOTS 28 AND 29

LAKE FORK ESTATES

IN A PORTION OF THE NE1/4 OF THE SE1/4  
 AND THE SE1/4 OF THE NE1/4

SECTION 23

TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M.  
 VALLEY COUNTY, IDAHO

2023

Instru

VALLEY

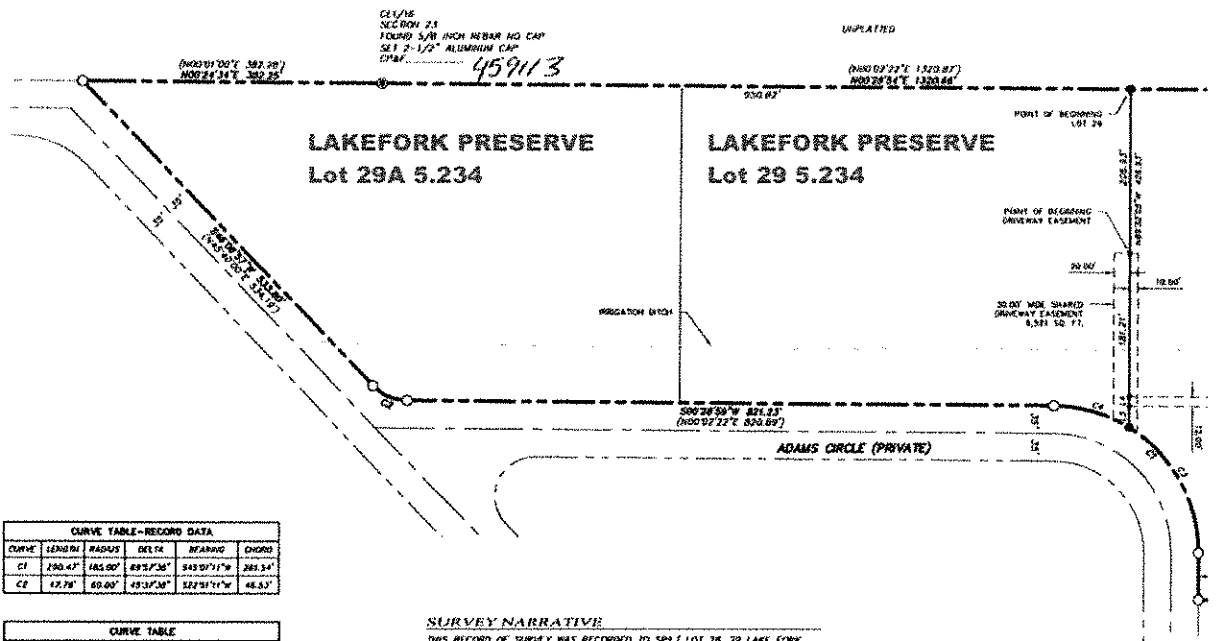
9-8-2023

Recorder

DOUGLA

Ex-Offici

Index to: Rt



CURVE TABLE-RECORD DATA					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	290.43'	185.00'	89°57'26"	S45°07'11"W	361.34'
C2	42.77'	60.00'	45°33'58"	S22°31'11"W	46.53'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	290.43'	185.00'	89°57'26"	S45°07'25"W	361.33'
C2	42.77'	60.00'	45°33'53"	S22°17'11"W	46.52'
C3	188.80'	185.00'	58°48'31"	S81°05'29"W	181.58'
C4	100.73'	185.00'	31°17'38"	S16°04'50"W	92.51'

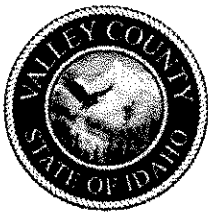
### SURVEY NARRATIVE

THIS RECORD OF SURVEY WAS RECORDED TO SPLIT LOT 28, 29 LAKE FORK ESTATES AND CREATE A SEPTIC SYSTEM EASEMENT AND DRIVEWAY EASEMENT AS SHOWN HEREON. ALL INSTRUMENTS FOUND WERE ACCEPTED AND YIELD.

THIS RECORD OF SURVEY WAS FILED TO AMEND RECORD OF SURVEY INSTRUMENT NO. 458810 TO ADD THE DRIVEWAY EASEMENT SHOWN HEREON AND CORRECT THE LOCATION OF THE NE1/8 CORNER SHOWN ON RECORD OF SURVEY INSTRUMENT NO. 458810.

REFER TO:  
 LAKE FORK ESTATES, BOOK 7, PAGE 11, INST. NO. 97370

CERTIFICATE OF SURVEY



# VALLEY COUNTY

## WEED CONTROL AGREEMENT

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

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

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

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

By:   
**Applicant**

By: \_\_\_\_\_  
**Valley County Weed Control**

Date: 9-11-23

Date: \_\_\_\_\_



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

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

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
  1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.  
**SEE ATTACHED EXHIBIT-A LAKEFORK PRESERVE**  
**IMPACT REPORT**
  2. Provision for the mitigation of impacts on housing affordability.
  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.
  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.
  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.
  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.

**EXHIBIT-A LAKEFORK PRESERVE  
IMPACT REPORT**

# **LAKEFORK PRESERVE**

## **IMPACT REPORT**

The LAKEFORK Preserve, as planned, meets the goals of the Comprehensive Plan, planning policy and the requirements of the Valley County Land Use and Development Ordinance with minimal impacts as required by Valley County. This submittal is proposing to split the existing Lot 29 which is 10.468 acres split it in half to Lot 29 5.234 acres, & a Lot 29a 5.234 acres

### **A. TRAFFIC**

Elo Road is the main road providing access and connectivity to the surrounding communities and highways and to LAKEFORK Preserve. An existing looped roadway, called Adams Circle, already connects LAKEFORK Preserve to Elo Road.

The existing Adams Circle loop road services the Lake Fork Estates subdivision and its existing homes/ lots. Construction of 2 private driveways adhering to County guidelines are planned to access the proposed 2 x 5.234 acre lots. At project build-out, and due to the recreational nature of the development, anticipated added average daily vehicle trips traveling on Elo Road is less than 11 trips per day.

Elo Road is adequate to accommodate the anticipated increased traffic that this development will generate. Elo Road & Adams Circle are currently paved.

### **B. COMMUNITY HOUSING**

Owner is not proposing any community housing.

### **C. NOISE AND VIBRATION**

The site is currently undeveloped land and there are no significant levels of noise and vibration associated with the existing use. During periods of construction of any subdivision infrastructure and new housing construction, there will be a short term increase in noise and vibration levels. However, these increases are expected to be normal levels for the type of work being performed and these noise levels will be mitigated by restricting construction activities to normal working periods of the day and the work week. Long term increases resulting from daily activities of the residents of the development are anticipated to be minimal. These noise and vibration levels will be consistent with the standards set forth in the Valley County Land Use and Development Ordinance and in keeping with current activities from previous development in the area.

#### **D. HEAT AND GLARE**

In the short term of any infrastructure and building construction there may be a slight increased glare. Heat and glare should be minimized to the greatest extent possible through the project site planning, building orientations and materials.

#### **E. AIR QUALITY**

During the construction periods of the development for any infrastructure and new housing construction, there will be a short term increase in the potential for dust, smoke, and construction equipment emission levels. However, these increases are expected to be normal levels for the type of work being performed and these levels will be mitigated through strict dust abatement requirements, maintaining construction equipment for optimum performance and minimization of fume emissions and through restricted construction activities to normal working periods of the day and the work week.

#### **F. WATER SUPPLY AND DEMAND**

Domestic water will be provided by individual wells located on each residential lot. These wells will be constructed and maintained by the home owner. It is anticipated that wells can be drilled on each individual lot that will provide adequate supply for residential use. Reporting on existing

wells in the areas shows that the groundwater quality is generally good and it is anticipated that the water quality will be adequate for domestic use.

## **G. FIRE PROTECTION**

There are no activities that require the routine burning of debris and there are no explosive materials stored, or used on this site.

Owner will work in accordance with coordination with the McCall Fire Department, any any Fire suppression required will be supplied from on site means.

Additional fire protection will be required through the CCR's for defensible buffer zones around structure perimeters and or use of fireproof building materials.

## **H. SOLID WASTE**

This development should not adversely impact the existing solid waste transfer station or the private collection operation. The solid waste collection for the residents within this development will function similar to other Valley County property owners. Participation in recycling programs will help minimize the development's overall waste production.

## **I. SANITARY SEWER SYSTEM**

Sewage collection and treatment will be provided by an onsite sewage disposal system located Lot 28. .

The Idaho Department of Environmental Quality and Central District Health Department Rules and Regulations stipulate that Nutrient-Pathogen Studies are not required for residential developments with minimum lot sizes of 3 acres or greater. Developments of this low density that utilize individual sewage disposal systems within the complete range of suitable soils types have been determined to have negligible impact on surrounding and down-gradient properties and water bodies. Based on these current rules, a Nutrient Pathogen Study was not performed for this application. An existing standard system exists on Lot 28 the soil compatibility was determined to be suitable. The new lot 29a will have a sewer line that connects to the

existing system for lot 29 it will be inspected and approved for the intended sewage treatment and disposal system by the local health department official prior to issuance of a building permit.

## **J. FLOOD POTENTIAL**

LAKEFORK Preserve is located on land west of Adams Circle Road and over .5 miles from Lake Fork Creek, nonetheless the final finishes floor of the proposed new homes will be at or above the existing Adams Circle Road pavement grade. Therefore, there is no flood risk within the limits of the development other than flows associated with winter snow melt. These flows are considered minor in nature and are not reflected on flood maps. Culverts for the conveyance of these flows will take into consideration peak runoff. New home sites will be located well above these channels to protect structures from seasonal runoff.

## **K. DRAINAGE PATTERN / WATER QUALITY**

The subject property currently consists of flat land, nonetheless Drainage in excess of pre-development volumes and flow rates will be retained and/or detained on site and discharged at predevelopment rates to protect downstream properties.

Drainage will be designed in accordance with the design standards stated in the Valley County Minimum Standards for Private Road Design and Construction.

Storm water will be treated through approved BMPs and then disposed in accordance with the "Handbook of Valley County Storm Water Best Management Practices." BMPs will be used to naturally filter pollutants, and provide nutrient uptake before storm water enters the existing drainage patterns. In addition, surface water quality will be addressed during and after construction of the development. Improvements will focus on limiting the area of disturbance and treating the surface water as close to the source as possible. Storm Water Pollution Prevention Plans will be prepared and complied with throughout the course of construction to protect the site and surrounding properties from uncontrolled runoff.

## **L. WETLAND AREAS**

There are minimal existing wetlands located within the development site. These wetlands have been delineated in the field and are shown on the preliminary plat maps. Through careful site planning, the proposed improvements will try to avoid these wetlands to the greatest extent possible and incorporate the wetlands into undisturbed space. Any impacts will be totally mitigated with like quantities and types of wetlands in areas adjacent to existing wetlands that will be retained. The mitigation areas of the site appear to provide favorable hydrology and soils conditions for riparian and wetland area rehabilitation and mitigation. All proposed wetland encroachments and planned mitigation will be submitted to and approved by the U.S. Army Corps of Engineers for compliance with Section 404 of the Clean Water Act. Approval will be secured, prior to mandatory requirements and or infrastructure construction.

## **M. SOIL CHARACTERISTICS**

Soils groups within the site are typically B1 & B2. These soils groups appear to be suitable for the intended improvements, however, specific site selection for suitable ground conditions will be required and is ongoing. A preliminary geotechnical evaluation has been conducted. A detailed final report will be prepared following approval of this application. A detailed Erosion Control Plan, to be followed throughout the course of the project development, will be designed and implemented to avoid potential erosion and soils instability problems.

## **N. SITE GRADING**

Site grading will be designed, where possible, to minimize land disturbance and retain natural site features. Residential lot grading will be designed based on the individual home design and access requirements to the home. Lot grading for the residential lots will be conducted with the construction of the individual home. Disturbed areas associated with utility and roadway construction will be carefully graded and revegetated to protect against site erosion and discharge of sediments. Final grading plans will be submitted for review and approval with the final plat for each construction phase of the project.

## **O. VEGETATION**

This site is covered with a mixture of upland and low land grasses, bitter brush, and pine trees to the north. The owner intends to maintain and protect this vegetation to the greatest extent possible. The goal of the development will be to create an environment that is harmonious with the existing landscape.

Grading of lots for building pads will be done at the time of house construction to exactly locate the building site and retain, to the greatest extent possible, the existing native grasses and vegetation.

## **P. FISH AND WILDLIFE**

This development is anticipated to have minimal impact to existing fish and wildlife populations and habitat. Fencing in and around this development area will be restricted, through the CCR's, which will allow the free movement of wildlife in and around the development.

## **Q. VISIBILITY TO DEVELOPMENT**

The owner has located, to the greatest extent possible, home sites away from Adams Circle, the primary vehicle route in this area. Owner intends to retain and protect a maximum amount of existing flora and fauna to preserve the natural appearance and provide a private setting for new residents.

## **R. SITE SELECTION**

This site is located inside an existing subdivision called Lake Fork Estates. The total acreage owned by the Owner is 10.468 acres and he proposes to split it in half to Lot 29 5.234 acres, & a Lot 29a 5.234 acres This project site offers existing natural features, direct access to public roads and close proximity to grocery shopping and services in McCall.



## **S. MARKET NEED**

Market research shows that there is a continued demand for acreage estates lots. The "Baby boomer" generation which controls approximately 80% of the country's wealth, is moving their money into more secure forms of investments, specifically government backed bonds and vacation/retirement real estate. This demand has been supported through recent sales at the nearby master planned resorts. This area of the Valley has natural beauty and mystique that is attractive to those buyers interested in the Idaho lifestyle, the state's history, and the welcoming community of Valley County.

The topographical layout of the property is outstanding, as the design uses the flat elevation and vastness of the grasslands to give homeowners views of the surrounding mountains, cattle grazing land, open spaces, & wetlands.

## **T. ANTICIPATED RANGE OF SALES**

LAKEFORK Preserve will consist of 2 single family home sites, at approximately 5 acres in size. These home sites are going to be priced based on market demand.

## **U. PROPOSED PHASING**

The Phasing Plan for LAKEFORK Preserve consists of 1 phase. Phase 1 is proposed to consist of about 2 5 acre residential lots and will be accessed from Adams Circle.

## **V. PROPOSED FINANCING**

The Owner plans to finance this project with its own capital, private funds, and conventional lender financing.

**W. PROPOSED CONSTRUCTION SCHEDULE**

The initial Phase 1 project,

**Latest Projected Schedule**

Phase		Construction	Platting
Phase 1	2 Lots	2024	2024

**X. PUBLIC SERVICES**

This development is a private venture to be financed through private funds. No public funds will be required for the construction of the site improvements. The project will include individual water and sewer systems, which will not pose added cost burdens to the county. Other public services include telephone and power service, which will also be extended to the site at the owners cost.

**Y. BENEFITS VS. COSTS**

Our anticipated engineering and construction costs to build out LAKEFORK Preserve, based on today's projected costs, are expected to be approximately \$100,000 for improvements. Sales, based on today's forecasts range from \$500,000 to \$700,000. Given the current building guidelines, we anticipate home prices to range between \$900,000 and \$2,000,000. The corresponding economic build out of LAKEFORK Preserve is estimated to be between \$1,800,000 to \$4,000,000 upon the completion and sale of the 2 homes.

Preliminary market data suggests that the typical home owners moving to this area are well educated, well traveled, affluent, and approaching retirement age. This clientele comes from all over the world, however, is pre-

dominantly made up of 2<sup>nd</sup> home, and vacation home purchasers west of the Rockies. The benefits of this development to Valley County, its businesses, and the local community of McCall are significant. These benefits arise from an elevated tax base, due to the real estate sales, and subsequent taxes collected on these properties. In addition, the out of town cash infusion to the local economy by new homeowners will be beneficial to both business owners, and local employment. We project our home owners will contribute to the local economy through the purchase of goods and services which should remain consistent with those national averages of similar "high end" resort properties, at slightly over \$150 per day, per individual.

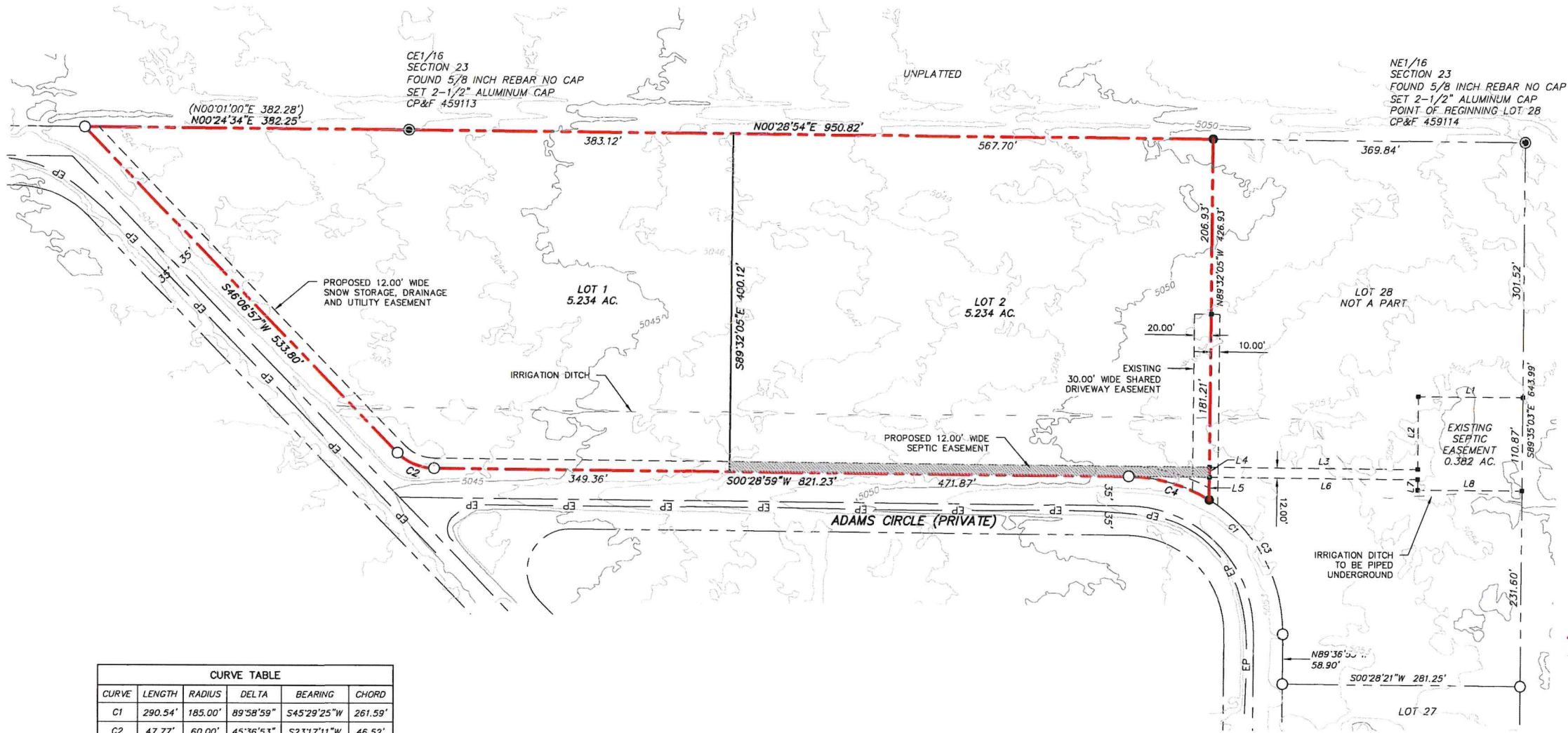
## **Z. NATURAL RESOURCE**

Natural resources at this site include the existing site topography, forested north side, native grasslands, seasonal water channels, existing wetlands and the underground soils types.

The existing site topography are flat grasslands. Minor impacted areas to the flat grasslands will include the required roadway locations that access home sites. To the greatest extent possible, home sites and roadways will be located within the lowest potential impact areas to minimize the visual impact of driveways through the open meadow areas of the site.

PRELIMINARY PLAT  
LAKE FORK PRESERVE

LOT 29  
LAKE FORK ESTATES  
IN A PORTION OF THE NE1/4 OF THE SE1/4  
AND THE SE1/4 OF THE NE1/4  
SECTION 23, TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M.  
VALLEY COUNTY, IDAHO



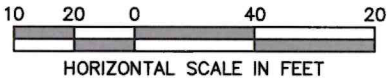
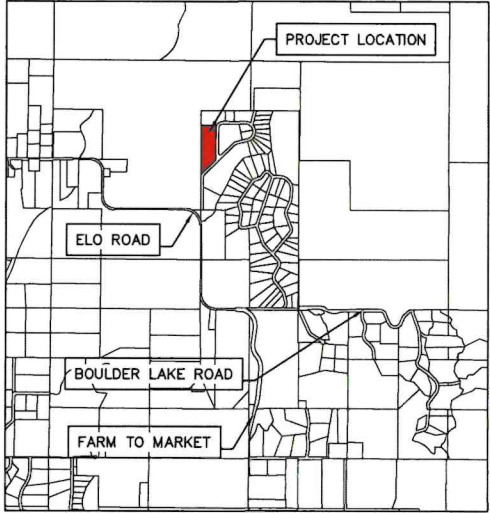
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	290.54'	185.00'	89°58'59"	S45°29'25"W	261.59'
C2	47.77'	60.00'	45°36'53"	S23°17'11"W	46.52'
C3	189.80'	185.00'	58°46'51"	S61°05'29"W	181.58'
C4	100.75'	185.00'	31°12'08"	S16°06'00"W	99.51'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°17'49"E	123.71'
L2	N89°42'11"W	86.23'
L3	S00°28'59"W	246.65'
L4	N89°32'05"W	12.00'
L5	N89°32'05"W	26.79'
L6	S00°28'59"W	246.68'
L7	N89°42'11"W	12.64'
L8	N00°17'49"E	123.48'

NOTES

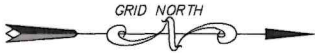
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
- ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO PUBLIC UTILITIES.
- THE LAND WITHIN THIS PLAT IS LOCATED WITHIN LAKE IRRIGATION DISTRICT.
- LOTS WILL BE SERVED BY INDIVIDUAL WELLS. LOTS 1, 2 AND LOT 28 WILL SHARE TA DRAINFIELD LOCATED WITHIN LOT 28.
- NO NEW ROADS ARE PROPOSED.
- NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- UTILITY AND DRAINAGE EASEMENTS SHALL BE 12 FEET WIDE ON THE INTERIOR SIDE OF ALL LOT LINES ADJOINING ROADS AND SHALL FURTHER SERVE AS SNOW STORAGE AND REMOVAL.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKE FORK PRESERVE.
- CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
- CONTOURS AND IMAGERY SHOWN HEREON ARE DERIVED FROM AIRBORNE IMAGERY AND LIDAR COLLECTED AUGUST 2023.
- FEMA FIRM PANEL(S): 16085C1000C  
FIRM EFFECTIVE DATE(S): 2/1/2019  
FLOOD ZONE(S): ZONE X  
BASE FLOOD ELEVATION(S): NA  
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

VICINITY MAP NOT TO SCALE



BASIS OF BEARINGS

BEARINGS ARE BASED ON THE CITY OF MCCALL GRID (MODIFIED STATE PLANE COORDINATE SYSTEM), DISTANCES SHOWN ARE TRUE GROUND DISTANCES.



LEGEND

- SUBDIVISION BOUNDARY
- NEW LOT LINE
- EXISTING LOT OR PARCEL LINE
- EXISTING ROADWAY CENTERLINE
- EASEMENT LINE
- FOUND 5/8" REBAR
- SET 2-1/2" ALUMINUM CAP LS14217
- SET 5/8"x24" REBAR LS14217
- CALCULATED POINT, NO MONUMENT SET OR FOUND



25 COYOTE TRAIL  
CASCADE, ID 83611

PHONE: [REDACTED]  
WWW.DUNNLANDSURVEYS.COM

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⑨				
NO.	REVISION			BY DATE
DRAWN BY: DTD		CHECKED: SRD	JOB NO.	SHEET NO.
DATE: 14 SEPT 2023		DATE:	OCHOA	1 of 1