

October 25, 2023
Project No.: 23-123

Lori Hunter
Valley County Planning & Zoning
219 N. Main Street, P.O. Box 1350
Cascade, ID 83611

RE: Moser Subdivision Preliminary Plat and Conditional Use Permit Application

Dear Lori Hunter,

I have attached supplements for the Moser Subdivision preliminary plat and conditional use permit application. The property owner requests approval for a heating and air equipment business and employee housing.

Site Background and History

The property located at 13129 Norwood Road in Donnelly, Idaho 83615 falls under the jurisdiction of Valley County and is identified by parcel number RP16N03E170006. It is located adjacent to Norwood Road and West Roseberry Road. However, it is not considered a legal parcel as it underwent an illegal lot split in 1998 and has since been sold to multiple owners. A one-lot subdivision is now being proposed to comply with county regulations. The surrounding area is mostly single-family residential subdivisions, except for the rural parcels to the south. The lot is approximately 2.13 acres.

An initial application for a conditional use permit was submitted by the property owner on February 1st, 2023, and was redacted due to missing components. Central District Health had no objections at the time, Donnelly Fire Marshal had standard requirements, ITD had no comments about the site, and no neighbor comments were received.



Preliminary Plat

A single-lot subdivision is being proposed to comply with creating a legal parcel. A building is planned to be constructed, and its measurements will be 100 feet long and 40 feet in width. The building will have an office, a space for storing equipment, and an apartment on the second floor.

An individual well will be used for water supply, while the North Lake Recreational Sewer and Water District will provide sewer services. Access to the property will be through Norwood Road, which is a public road. The western part of the land is located within a mapped floodplain. The site is relatively flat near Norwood Road and slopes downward to Mud Creek.

Conditional Use Permit

According to Table 9-3-1, this particular type of use falls under the Commercial Use Area Business category and requires a conditional use permit. The necessary setbacks for this use, as outlined in code and staff report for C.U.P. 23-07, are specified in the owner's intended setbacks mentioned in the CUP and Preliminary Plat application. The owner intends to provide 10 jobs and provide employee housing. The expected business hours are from 8 am to 5 pm Monday through Friday, complying with the 9-5B-1 standard restricting operations to Monday through Saturday, 7 am to 7 pm.

There will be minimal lighting provided for security purposes at night. The lighting will be designed in accordance with code section 6-2-5 to ensure that it doesn't disturb neighbors, oncoming traffic or contribute to light pollution. Lighting will be fully shielded so that there is not upward or horizontal projection of lights.

Conclusion

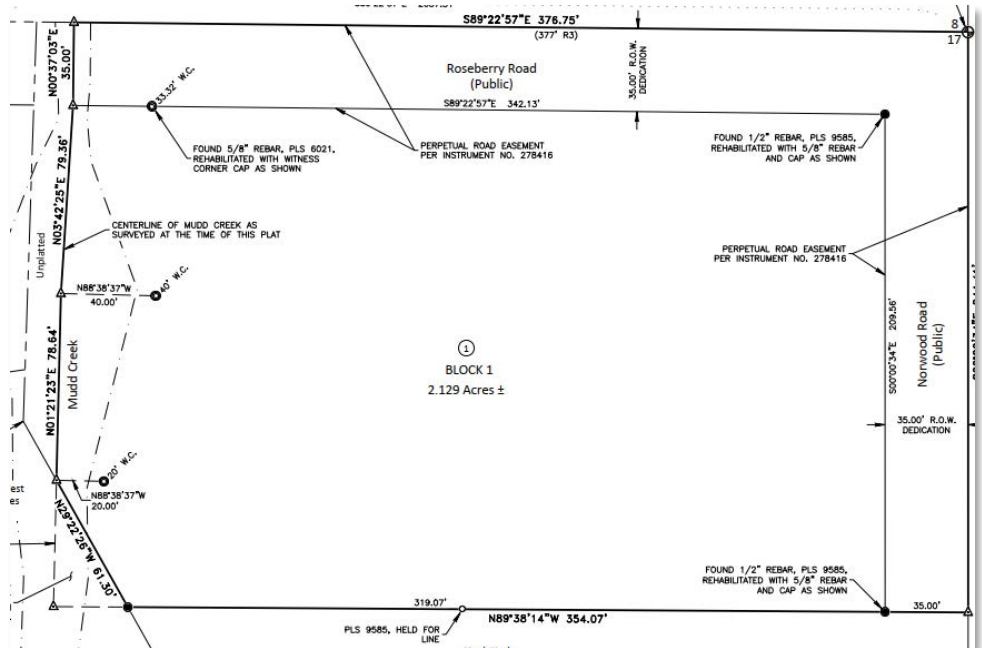
With the conditional use permit and preliminary plat discussed herein, we believe Moser Subdivision will create a legal parcel, provide housing and jobs, and not interfere with the area's rural nature.

If you have questions or require further information to process these applications, feel free to contact me.

Sincerely,

KM Engineering, LLP

R. Lacey Clark
Lacey Clark
Land Planner



Submittal List for Preliminary Plats

Not a Complete List. Applications are site specific. See Title 10 of Valley County Code for Complete Details

- n/a ☐ Neighborhood Meeting – Required for proposed subdivision with 5 or more lots. VCC 9-5H-1.D
- ☐ CUP/Preliminary Plat Application Form
- n/a ☐ Preliminary Plat (VCC 10-3-2-3 Contents of Preliminary Plat)
 - ☐ Notes on Face of Plat (not a complete list):
 - n/a ☐ Private Road Declaration _____ (If private roads proposed.)
 - n/a ☐ Declaration of Installation of Utilities _____
 - ☐ All lighting must be dark sky compliant.
 - n/a ☐ Only one wood burning device per lot.
 - ☐ The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
 - ☐ Surrounding Land Uses Are Subject to Change
 - ☐ A plot plan, drawn to scale, showing:
 - ☐ existing utilities, streets, easements, buildings,
 - ☐ all watercourses, including ditches, high water elevation, & known Base Flood Elevations (BFE)
 - ☐ any significant natural features (e.g., rock outcroppings, marshes, or wooded areas)
 - ☐ wetland delineation (may be required)
 - ☐ Soil profiles and water table data when property has potential for high groundwater
 - ☐ location of existing and proposed sewers, water mains, culverts, drainpipes, and electric conduits or lines proposed to service the property to be subdivided,
 - ☐ and the location of adjacent streets or existing structures that would affect the proposed improvement program, including pathways.
- n/a ☐ *[Commercial Subdivision]* 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.
- ☐ *[Prior to any Construction - Can be a condition of approval].* A site grading / storm water management plan 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.
- ☐ *[Administrative Request]* Existing site topography (contours with intervals of 5-ft or less)
- ☐ A phasing plan and construction timeline.
- ☐ A Wildland Urban Interface Fire Protection Plan (VCC 10-7)
- n/a ☐ Draft CCRs may be included or may be submitted with final plat package.
 - ☐ Well logs of wells located in surrounding contiguous property.
 - ☐ A current title search report of the property from a licensed title company (1 copy only)
- n/a ☐ Include written request of any variances (e.g., road width, length of cul-de-sac) and reasons why request is made.
 - ☐ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. (1 copy only)
- *6 are needed ☐ Ten (10) copies of the application and additional materials are required, unless otherwise specified. (3 Full size plats and 7 – 11"x17")
- ☐ One 8½ x 11" – 300 scale drawing of the proposed subdivision

Submittal List for Final Plats to PZ Commission

- ☐ Transmittal Letter
 - Describing Request
 - Statement Final Plat Substantially Complies with approved Preliminary Plat
 - Description of Financial Guarantees that Will Be Put in Place
 - Implementation of Wildland Urban Interface Fire Protection Plan and/or Financial Guarantee
- ☐ List of Conditions of Approval from recorded C.U.P. and how each has been completed.
- ☐ Final Plat – VCC 10-3-3-2
 - 3 copies 18", including signature page
 - 10 copies of 11 x 17, including signature page
 - Lot and Subdivision Closure Sheets
 - Proposed road names
 - Declaration of Private Road – Draft version
 - Declaration of Utilities – Draft version
 - CCRs if proposed – Draft Version. Include the following if relevant:
 - Septic maintenance
 - Long-term maintenance of Wildland Urban Interface Fire Protection Plan
 - 1 wood-burning device per lot
 - Dark-Sky lighting compliance
 - Address posting on home and at driveway entrance
 - Approved Site Grading/Storm Water Management from Valley County Engineer
 - Wetland Delineation or Letter of Map Revision (if required)
 - Floodplain Determination Note

Plat Process

- n/a ☐ **Pre-Application Conference (Recommended):** Put on Notice Concerning Sewer/Septic Challenges and other issues such as.... Hydrologist Report for Well Logs, Private Road Declaration, Declaration of Installation of Utilities, CCR's, Site Grading Plan, Topographic Map, Landscaping Plan, Lighting Plan, Fire Protection Plan (Fire Districts), Construction Plan, Central District Health Response (Must make application to CDHD.), Wetland Delineation, Idaho Power
- ☐ **Submit Application:** Review within ten days to make sure the application is complete then set it on an agenda. Prepare the Staff Report for the public hearing.
 - ☐ **Public Hearing:** P&Z approves the conditional use permit and preliminary plat with conditions of approval.
 - ☐ **Construction or Financial Guarantees:** After CUP/preliminary plat approval and compliance with conditions of approval, the developer can start construction of the project. However, the developer may choose to financially guarantee the improvements prior to going to Board of County Commissioners.
 - ☐ **Final Plat – P&Z Commission:** Developer submits final plat information 30 days before public meeting -- blueprints, CCR's (if they have any), Private Road Declaration, etc. The final plat must substantially comply with the approved preliminary plat.
 - ☐ **Final Plat – Board of County Commissioners:** Two weeks before going to Board, developer submits everything on the attached list. Prior to approval by the Board of County Commissioners financial sureties must be in place. After approval of the Board, the plat can be recorded.

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

FILE C.U.P. 23-47 Moser Subdivision

ACCEPTED BY _____

CROSS REFERENCE FILE(S): _____

☐ ADMINISTRATIVE PLAT

COMMENTS: 1-lot Subdivision

☐ SHORT PLAT

☒ FULL PLAT

X Check # _____ or ☐ Cash

FEE \$ 600.00

DEPOSIT

DATE 10-25-2023

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: B. Lacey Clark Date: 10/25/2023

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

n/a ☐ Neighborhood Meeting Information and results if 5 or more lots. VCC 9-5H-1.D

n/a ☐ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.

n/a ☐ 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 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: Moser Subdivision

APPLICANT c/o Lacey Clark, KM Engineering **PHONE** [REDACTED]
Owner ☐ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 5725 N. Discovery Way - Boise, Idaho **ZIP** 83713

EMAIL [REDACTED]

PROPERTY OWNER Matthew M. Moser
(if not the applicant)

MAILING ADDRESS P.O. Box 591 Donnelly, Idaho **ZIP** 83615

EMAIL

Nature of Owner's Interest in this Development? Property owner looking to develop

AGENT / REPRESENTATIVE See applicant information **PHONE**

MAILING ADDRESS **ZIP**

EMAIL

ENGINEER Joe Pachner, P.E.

MAILING ADDRESS 5725 N. Discovery Way - Boise, Idaho **ZIP** 83713

EMAIL [REDACTED] **PHONE** [REDACTED]

SURVEYOR Ron Wright, KM Engineering

MAILING ADDRESS 5725 N. Discovery Way - Boise, Idaho **ZIP** 83713

EMAIL [REDACTED] **PHONE** [REDACTED]

PROPERTY INFORMATION

1. **SIZE OF PROPERTY** 1.71 Acres

2. **AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER** n/a Acres

3. **ANY RESTRICTIONS ON THIS PROPERTY?** Must show all easements on plat.

Easements n/a

Deed Restrictions n/a

Liens or encumbrances n/a

4. **LEGAL DESCRIPTION** A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO.

5. **TAX PARCEL NUMBER(S)** RP16N03E170006

Quarter NE 1/4 of the NE 1/4 **Section** 17 **Township** 16 **Range** 4 East

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Vacant land, has existing well and part of a foundation.

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

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

North Roseberry road, then a couple of homes across the road "Mountain Meadows Subdivision"

South Vacant land, single family residence

East A couple of single family residences.

West One residence, vacant land

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: None

10a. WATER COURSE: Mud Creek flows through the western portion of property.

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? No

11a. NUMBER OF EXISTING ROADS: 2 Width 35' Public ☐ Private ☐
Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☒

11b. NUMBER OF PROPOSED ROADS: None Proposed width: N/A
Will the proposed roads be Public ☐ Private ☐
Proposed road construction: Gravel ☐ Paved ☐

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

12b. PROPOSED UTILITIES: N/A

Proposed utility easement width N/A Locations N/A

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☐ Central Sewage Treatment Facility ☒
14. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒ *Existing well & well logs available.*
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☐
If yes, explain: n/a
16. DRAINAGE (Proposed method of on-site retention): See attached approved grading plan, drainage plan, and SWPPP
Any special drains? _____ (Please attach map)
Soil type(s): _____
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? N/A
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 50' feet Sides 50 feet Rear 200 feet Side Street, 200 feet
Mobile homes allowed? Yes ☐ No ☐
Minimum construction value +/- \$700,000 Minimum square footage 5,000
Completion of construction required within _____ Days ☐ Months ☐ Years ☐
Resubdivision permitted? Yes ☐ No ☐
Other _____
17. LAND PROGRAM: N/A
Open Areas and/or Common Areas Yes ☐ No ☐
Acreage in subdivision +/- 2.129 acres. Number of lots in subdivision 1
Typical width and depth of lots _____
Typical lot area _____ Minimum lot area n/a Maximum lot area n/a
Lineal footage of streets n/a Average street length per lot n/a
Percentage of area in streets n/a %
Dedicating road right-of-way to Valley County? Yes ☐ No ☒
Percentage of area of development to be public (including easements) None %
Maximum street gradient _____
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.



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: 1-31-23

Date: _____

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

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

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
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, wet lands, flood prone areas and

potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.
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.
14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.
15. Approximation of costs for additional public services, facilities, and other economic impacts.
16. State how the proposed development will impact existing developments providing the same or similar products or services.
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.
18. What will be the impacts of a project abandoned at partial completion?

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

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

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.

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 RECOMMENDATION:

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.

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

The property is located on the Southwest corner of Norwood Rd. and Roseberry Rd. The property has a relatively flat building area by Norwood Rd. before it slopes down between 5%-20% to mud creek.

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

Evergreen trees are present to the north and east of the property perimeter, as well as internally.

The land is overgrown with native grasses and shrubs.

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

According to Idaho Fish & Game's "Idaho Fire Map," the property is outside of a fire-restricted area and has no history of fire incidents or closures.

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

The property is off two paved and maintained roads (Norwood Rd. and Roseberry Rd.).

Additional details about road features may be needed for a comprehensive assessment.

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

The proposed building is a 2-story structure with 5000 square feet, intended for a heating and air business, an office, and employee housing.

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

None

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

Mud creek runs through the western portion of the property.

(9) Current structural and wildland fire jurisdictional agencies.

Donnelly Rural Fire Protection District

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

The property is not in a fire-restricted area, and the development is not expected to impact the 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.

Planned ingress and egress from Norwood Road with 40 foot access point.

(2) Water supply for structural and wildland fire response.

Hydrant system within 2000 feet, within 1/4 of a mile subdivision nearby.

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

3-5 minutes, per fire marshall comments

(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.

Underground well. Per staff request; fire extinguishers, smoke detectors will be installed as well.

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

Proposed office building and equipment storage building with apartment on second story

(6) Safety zone locations.

Across the road

(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.

Lot has been cleaned up of dead debris, and will be further cleaned up, per fire marshals comments

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

Landscape maintenance and coordination with fire district meet this requirement

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

The overall wildland fire risk will decrease as potential fuel for a fire (untamed brush & grasses) will be removed.

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)

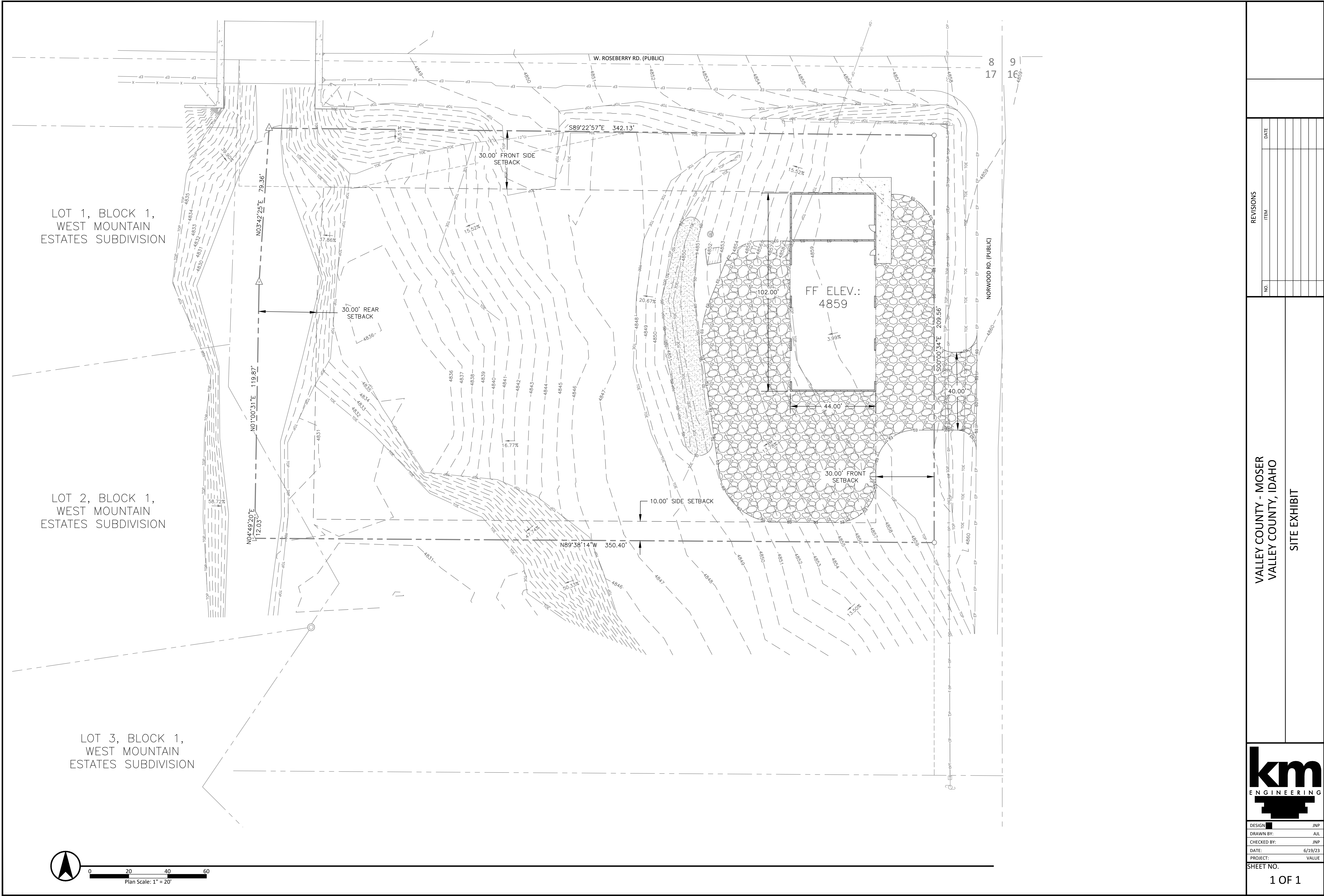
Use additional pages as necessary. If you have map already constructed, it may be used instead.

Map



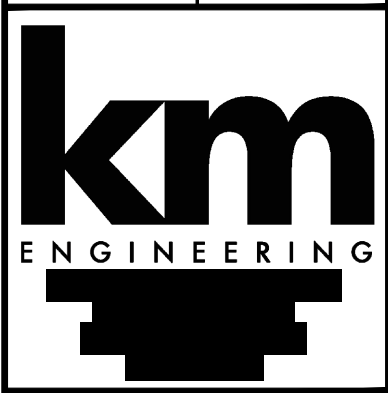
See next page for map attachment





REVISIONS	
NO.	DATE

VALLEY COUNTY - MOSER VALLEY COUNTY, IDAHO	SITE EXHIBIT



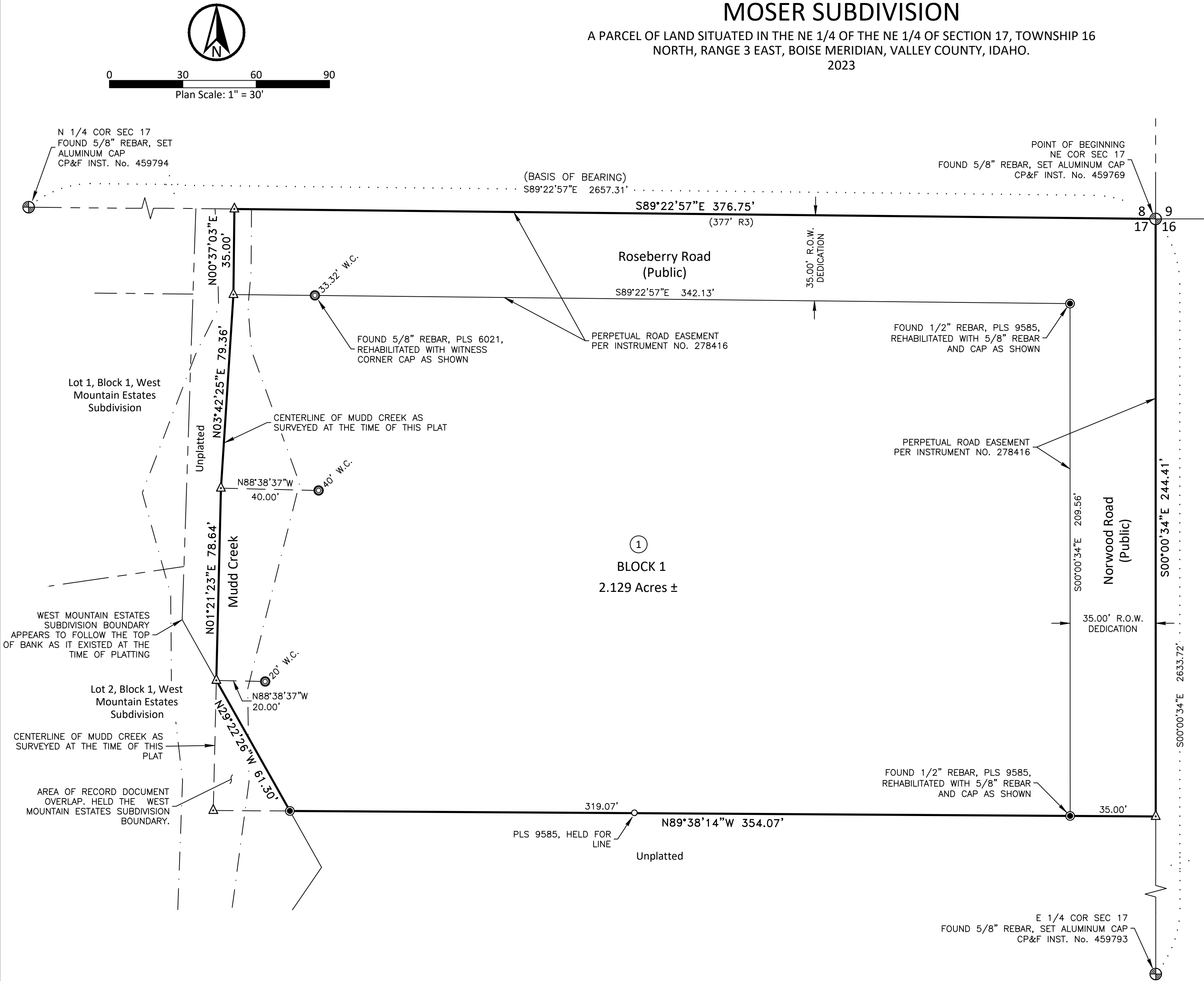
DESIGN	JNP
DRAWN BY:	AIL
CHECKED BY:	JNP
DATE:	6/19/23
PROJECT:	VALUE

1 OF 1

PLAT OF
MOSER SUBDIVISION

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 16
NORTH, RANGE 3 EAST, BOISE MERIDIAN, VALLEY COUNTY, IDAHO.
2023

BOOK _____ PAGE _____

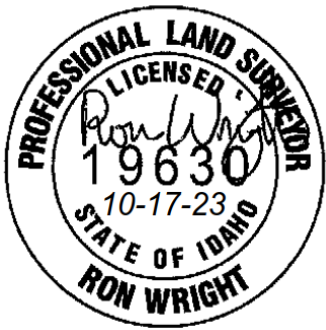


LEGEND	
	FOUND 5/8" REBAR AS NOTED
	SET 5/8" REBAR WITH PLASTIC CAP MARKED "RLW 19630"
	SET 5/8" REBAR WITH PLASTIC CAP MARKED "WC RLW 19630"
	SET ALUMINUM CAP STAMPED FOR LOCATION
	FOUND 1/2" REBAR AS NOTED
	CALCULATED POINT
	LOT NUMBER
	SUBDIVISION BOUNDARY LINE
	SECTION LINE
	ADJACENT BOUNDARY LINE
	EASEMENT LINE AS NOTED
	EDGE OF WATER LINE
	SURVEY TIE LINE
PLS	PROFESSIONAL LAND SURVEYOR
W.C.	WITNESS CORNER
R.O.W.	RIGHT-OF-WAY

REFERENCES	
R1.	WEST MOUNTAIN ESTATES, RECORDS OF VALLEY COUNTY, IDAHO, INSTRUMENT No. 80737.
R2.	WARANTY DEED INSTRUMENT No. 75603.
R3.	QUITCLAIM DEED INSTRUMENT No. 303789.
R4.	TITLE REPORT ISSUED THROUGH FLYING S TITLE & ESCROW OF IDAHO, INC., FILE NO. 1080339-MC, DATED MARCH 28, 2023.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DOCUMENTS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON. THE WARRANTY DEED INSTRUMENT No. 75603 FOR THE ADJOINING PROPERTY'S TO THE WEST MAKES A CALL TO THE CENTERLINE OF MUDD CREEK. THE LEGAL DESCRIPTION IN THE QUITCLAIM DEED INSTRUMENT No. 303789 OF THE SUBJECT PROPERTY ALSO MAKES A CALL TO THE CENTERLINE OF MUDD CREEK. THE WEST BOUNDARY WAS ESTABLISHED BY A FIELD SURVEY OF MUDD CREEK. THIS CREATED AREAS OF GAP AND OVERLAP WITH THE ADJOINING SUBDIVISION BOUNDARY. IN THE AREA OF OVERLAP, THE SUBDIVISION BOUNDARY WAS HELD AS SHOWN HEREON.



PLAT OF
MOSER SUBDIVISION

NOTES

1. PORTIONS OF THIS SUBDIVISION LIE WITHIN FLOOD ZONE "A" PER FEMA MAP NUMBER 16085C1305C.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF VALLEY COUNTY IN EFFECT AT THE TIME OF RE-SUBDIVISION.
3. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED IN IDAHO CODE 31-3805, AND THE REQUIREMENTS IN IDAHO CODE 31-3805 ARE NOT APPLICABLE.
4. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.
5. PARCEL CAN NOT BE SPLIT WITHOUT VALLEY COUNTY APPROVAL.
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
7. EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES.

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSION

THE PLAT OF MOSER SUBDIVISION IS HEREBY ACCEPTED AND APPROVED THE _____ DAY OF _____ , 202____, BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN

DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH OFFICER

DATE

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, COUNTY SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR

DATE

APPROVAL OF VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF MOSER SUBDIVISION IS HEREBY ACCEPTED AND APPROVED BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRMAN

CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PLAT HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

DATE

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, B.M., VALLEY COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ALUMINUM CAP MARKING THE NORTHEAST 1/4 CORNER OF SAID SECTION 17, WHICH BEARS S89°22'57"E A DISTANCE OF 2,657.31 FEET FROM A FOUND ALUMINUM CAP MARKING THE NORTH 1/4 CORNER OF SAID SECTION 17;

THENCE FOLLOWING THE EASTERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, S00°00'34"E A DISTANCE OF 244.41 FEET;

THENCE LEAVING SAID EASTERLY LINE, N89°38'14"W A DISTANCE OF 354.07 FEET TO A POINT ON THE EAST BOUNDARY OF LOT 2 BLOCK 1 OF WEST MOUNTAIN ESTATES SUBDIVISION, INSTRUMENT No. 80737, RECORDS OF VALLEY COUNTY;

THENCE FOLLOWING SAID EAST BOUNDARY, N29°22'26"W A DISTANCE OF 61.30 FEET TO THE CENTERLINE OF MUDD CREEK;

THENCE FOLLOWING SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:

1. N01°21'23"E A DISTANCE OF 78.64 FEET;

2. N03°42'25"E A DISTANCE OF 79.36 FEET;

3. N00°37'03"E A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4;

THENCE FOLLOWING SAID NORTHERLY LINE, S89°22'57"E A DISTANCE OF 376.75 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.129 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD OR IMPLIED.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE LOT WITHIN THIS PLAT WILL RECEIVE WATER SERVICE AND SEWER SERVICE FROM INDIVIDUAL WELL AND SEPTIC SYSTEMS. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC FOREVER THE RIGHTS-OF-WAYS AS SHOWN ON THIS PLAT.

MATHEW M. MOSER

ACKNOWLEDGMENT

STATE OF IDAHO}

VALLEY COUNTY }

SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____ , 202____, BY MATHEW M. MOSER,

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, RON WRIGHT, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF MOSER SUBDIVISION AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

RON WRIGHT, P.L.S. 19630

