

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



Subdivision Application

Includes Conditional Use Permit

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash or <input checked="" type="checkbox"/> Card
FILE # SUB 26-004 Orange Sky		FEE \$ 600
ACCEPTED BY _____		DEPOSIT \$1000
CROSS REFERENCE FILE(S): _____		DATE 2-23-2026
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: 2-lot single-family subdivision	
<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: 01/29/2026

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

- Neighborhood Meeting Information and results if 5 or more lots. VCC 9-5H-1.D
- A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations, Title 10.
- 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: Orange Sky Subdivision

APPLICANT Leo Stoddard PHONE [REDACTED]
Owner Option Holder Contract Holder

MAILING ADDRESS 651 Stockton Dr. McCall, ID ZIP 83638

EMAIL [REDACTED]

PROPERTY OWNER _____
(if not the applicant)

MAILING ADDRESS _____ ZIP _____

EMAIL _____

Nature of Owner's Interest in this Development? _____

AGENT / REPRESENTATIVE _____ PHONE _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____

ENGINEER _____

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

SURVEYOR John Russell

MAILING ADDRESS _____ ZIP _____

EMAIL russellgeometric@gmail.com PHONE _____

PROPERTY INFORMATION

1. SIZE OF PROPERTY 1.0 Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 1.417 Acres

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

Easements None Shared well

Deed Restrictions none

Liens or encumbrances none

4. LEGAL DESCRIPTION _____

5. TAX PARCEL NUMBER(S) RP0028800-1015D

Quarter SW 1/4 SW 1/4 Section 15 Township 18 Range 3 E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

No

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: No

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

North Residential

South Residential

East Residential

West Residential

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: None

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: ~~10~~ 1 Width 15' Public Private

Are the existing road surfaces paved or graveled? Gravel Paved Driveway

11b. NUMBER OF PROPOSED ROADS: 0 Proposed width: _____

Will the proposed roads be Public Private

Proposed road construction: Gravel Paved

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: Power Stubbed Idaho power, well shared 100 gpm

12b. PROPOSED UTILITIES: N/A

Proposed utility easement width Shared well 10' Locations Sec map

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? yes Depth 180' Flow 100 gpm Purity Verified? yes
Nearest adjacent well _____ Depth ~~180'~~ Flow ~~100 gpm~~

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): there are no construction plans

Any special drains? _____ (Please attach map) - 1 acre lot

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: N/A

18. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS: N/A lot split

Setbacks: Front _____ feet Sides _____ feet Rear _____ feet

Mobile homes allowed? Yes No

Minimum construction value _____ Minimum square footage _____

Completion of construction required within _____ Days Months Years

Resubdivision permitted? Yes No

Other _____

19. LAND PROGRAM:

Open Areas and/or Common Areas Yes No

Acreage in subdivision _____ Number of lots in subdivision 2

Typical width and depth of lots _____

Typical lot area 2 lots (1.5) Minimum lot area 1 Maximum lot area 1.5

Lineal footage of streets _____ Average street length per lot _____

Percentage of area in streets _____ %

Dedicating road right-of-way to Valley County? Yes No

Percentage of area of development to be public (including easements) 0 %

Maximum street gradient _____

Is subdivision to be completely developed at one time? Yes No - Attach phasing plan and timeline.

20. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.

21. COMPLETE ATTACHED WEED CONTROL AGREEMENT.

22. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

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 \rightarrow).
- Direction of wastewater flow (use long arrows on your map to indicate wastewater direction \longrightarrow).
- 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: 01 / 29 / 26



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

By: Valley County Weed Supervisor

Date: 1-29-26

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.
- ❖ Thoroughly 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.

No construction, development, or change in land use is proposed. So no changes to traffic volume, character, or patterns.

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

No impact

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.

No change

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.

No change

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

No change

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.

No change

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

None

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.

None

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

None

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

No change

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

No change

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 impacts of shadows from new features on neighboring property.

No change

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.

Looked for property close to town to build a house on. We've already built on one side, now looking to do a lot split into two lots.

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

N/A

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

No change

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

No impact, not looking to build or sell currently.

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

N/A

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

N/A

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

Lot A : N/A (just land)

Lot B : 1 residential dwelling unit - 3,600 SF

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

No change, all construction complete.

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.

Current market value

Phasing Plan & Construction Timeline

- No construction, development, or change in the land is proposed.
- Approval of the Subdivision Application will allow the division of one existing residential parcel into two legally conforming lots in accordance with Valley County Code. The request does not propose additional development at this time. The existing single-family residence will remain on one lot, and the second lot will remain vacant for potential future use consistent with applicable zoning regulations. No changes to access, utilities, or site conditions are proposed as part of this application.

Landscaping Plan

- All landscaping is mature and complete.

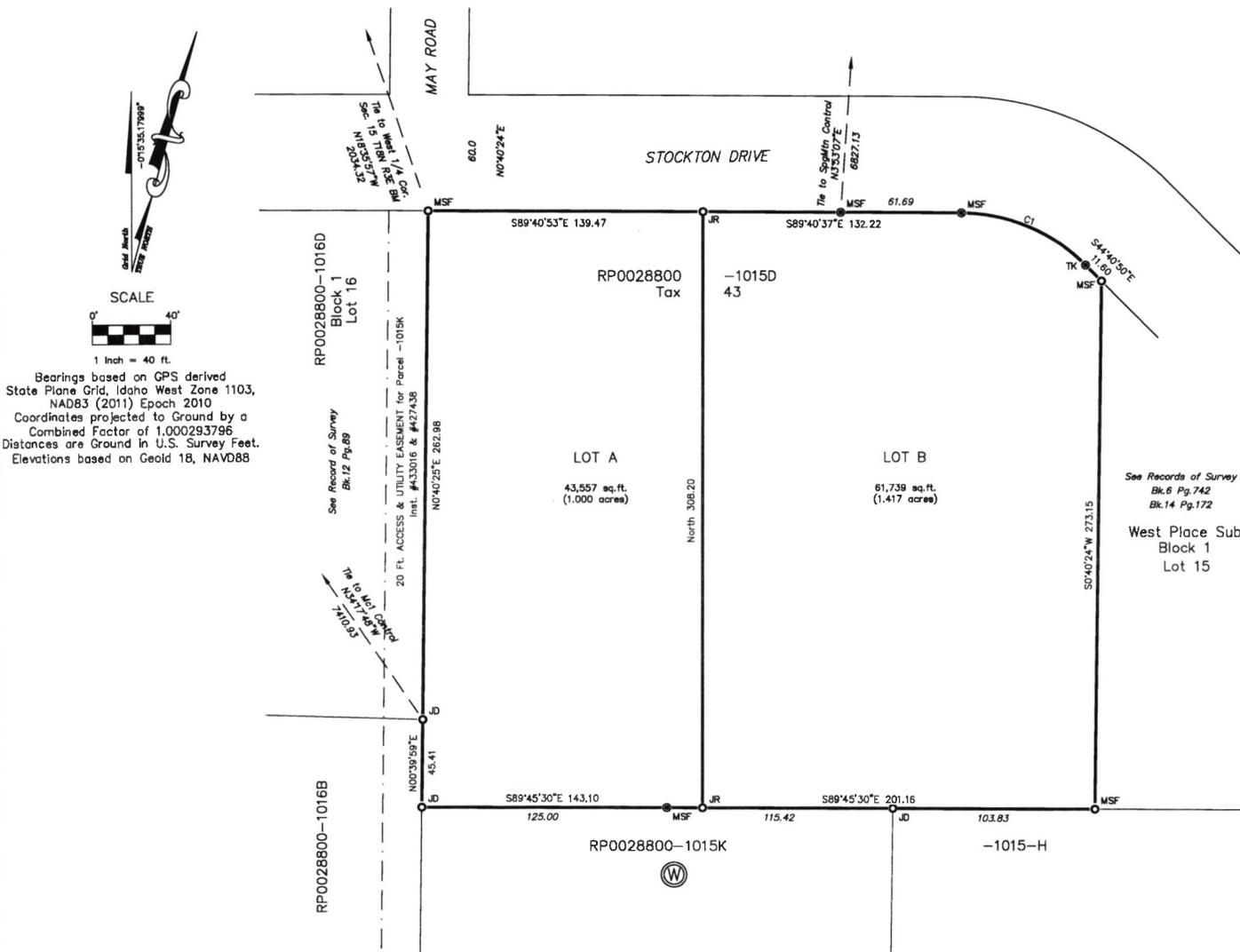
Wildfire Mitigation Plan

- The subject property is currently vacant and undeveloped, consisting primarily of open ground with minimal vegetation and a limited number of scattered trees. Dead trees on property will be removed.

ORANGE SKY SUBDIVISION

Book _____, Page _____, of Plats.

situated in the southwest 1/4 southwest 1/4 Section 15,
T.18N., R.03E., B.M., Valley County, Idaho
being a replat of Tax 43 in Lot 15 West Place Subdivision
2023



SCALE
1 inch = 40 ft.

Bearings based on GPS derived
State Plane Grid, Idaho West Zone 1103,
NAD83 (2011) Epoch 2010
Coordinates projected to Ground by a
Combined Factor of 1.000293796
Distances are Ground in U.S. Survey Feet.
Elevations based on Geoid 18, NAVD88

- NOTES:
1. This subdivision shall be subject to the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Orange Sky, recorded as Instrument # _____
 2. All driveways are privately owned and maintained and shall not be the responsibility of Valley County.
 3. Minimum building setback lines shall be in accordance with the zoning ordinance at the time of the issuance of any building permit.
 4. There shall be a 10 foot Utility & Drainage Easement contiguous to all Public Road Rights-of-Way, and centered on all Lot lines.
 - 5.
 6. This plot is subject to Idaho Code Section 31-3805. Rights to irrigation water will not be expanded beyond the current single owner.
 7. Exterior Lighting shall comply with Valley County Ordinances.
 8. Lots shall not be reduced in size except through application with City of McCall Planning & Zoning, and in compliance with the CC&R's.
 9. Reference is made to Public Health Letter on file regarding additional restrictions

SANITARY RESTRICTIONS

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

Central District Health, EHS

Instrument Number _____ Date _____

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
CI	71.25	90.71	45°00'09"	69.43	N67°10'50"W

LEGEND

- = found bare 5/8" rebar, or as noted
- = found bare 1/2" rebar, or as noted
- JD = Joel Droulard LS 5357
- MSF = Michael Fomenko LS 13550
- JR ○ = set 1/2"x24" rebar mkd. LS 6021

SURVEY NARRATIVE [I.C. 55-1906-5 (a-c)]

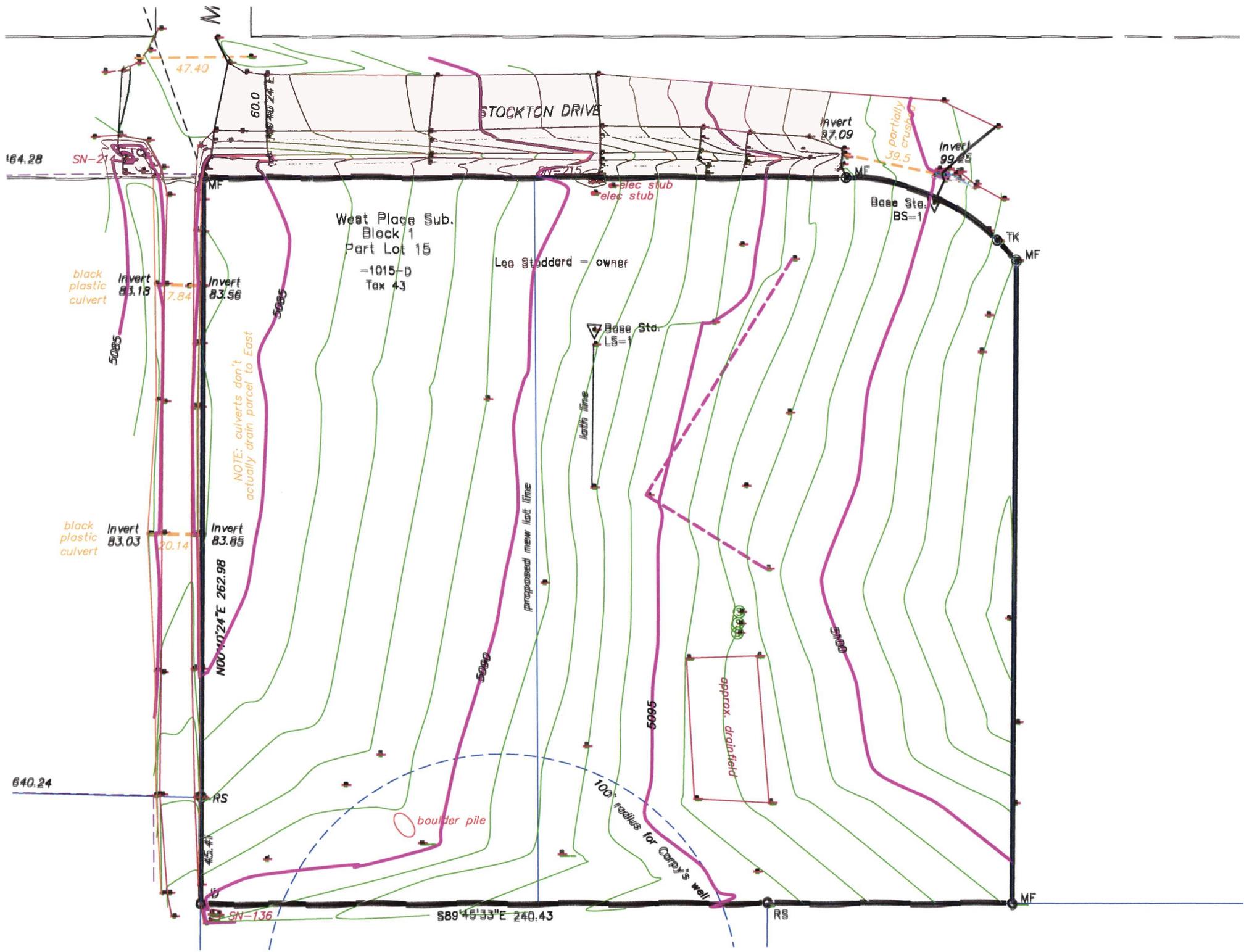
a. The survey was performed to subdivide two parcels from an original 2.4 acre parcel. All parcels have access to Stockton Drive.

All found monuments appear to be original and in true plan position. Measured distances between found original monuments are shown.

The plat of West Place, plus subsequent Records of Survey listed control this survey.

c. No vertical component is required in this survey.

Ties to public land survey [I.C. 55-1906-5]
Ties to found subdivision corner monuments suffice.



164.28

47.40

60.0

STOCKTON DRIVE

Invert 87.09

partially crushed

Invert 99.25

Base Sta. BS=1

TK

West Place Sub.
Block 1
Part Lot 15
=1015-D
Tax 43

Lee Stoddard = owner

Base Sta. LS=1

black plastic culvert
Invert 83.18

Invert 83.56

NOTE: culverts don't actually drain parcel to East

black plastic culvert
Invert 83.03

Invert 83.85

N00°10'24"E 262.98

lot line

proposed new lot line

approx. drainfield

640.24

RS

boulder pile

100' radius for Corey's well

SN-136

S89°45'33"E 240.43

RS

MF

Adjacent Property Owners (Found via Valley County GIS Portal)

- Patrick & Kimberly Allen- 650 Stockton Dr
- Jessica & David Argon- 655 Stockton Dr
- Clark M&A Revocable Living Trust- 475 Ellis Rd
- C and D Revocable Trust of 2023- 641 Stockton Dr
- Espy Family Revocable Living Trust- 455 S Samson Tr
- Elva Torres & Adrian Escobedo- RP00288001016D
- DCB-LKB Irrevocable Trust- 375 May Rd

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 site is generally level and doesn't have a dominant aspect. Slopes are minimal and don't exceed typical residential grade conditions. No steep terrain, ridgelines or major topographic features.

No grading or land disturbance is proposed.

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

The land being subdivided off consists primarily of grass with scattered mature trees. Vegetation is light to moderate in density and not continuous. No dense ladder fuels present.

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

No known wildfire impacts.

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

Access is provided by Stockton Dr, a roadway suitable for emergency vehicles. Existing driveway is located on the North end (20 ft. wide). Driveway runs on top of culvert.

No bridge or roads proposed.

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

One existing single-family residence will remain on one lot. The newly created lot is vacant and no development is proposed.

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

No infrastructure is present that significantly increases wildfire risk.

Existing power lines are located on other side of Stockton Dr., not on our property.

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

Open grassy areas and roadway access provide natural breaks and emergency access.

Access to shared well.

(9) Current structural and wildland fire jurisdictional agencies.

Property is served by local fire district (MFPD) providing structural and wildland fire protection.

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

Lot split doesn't include new construction or vegetation disturbance and will not increase wildfire 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:

(11) Access - planned ingress and egress routes.

No new access is proposed. Existing access remains unchanged.

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

New lot has access to shared well.

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

Emergency residential response time is consistent with other properties in the area.

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

No new fire protection systems are proposed.

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

No new infrastructure is proposed.

(6) Safety zone locations.

Open areas of the property and roadway access provide potential safety zones.

(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.

Routine vegetation maintenance will continue, including mowing grass and removing dead trees.

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

Property owner will maintain vegetation to prevent hazardous fuel buildup.

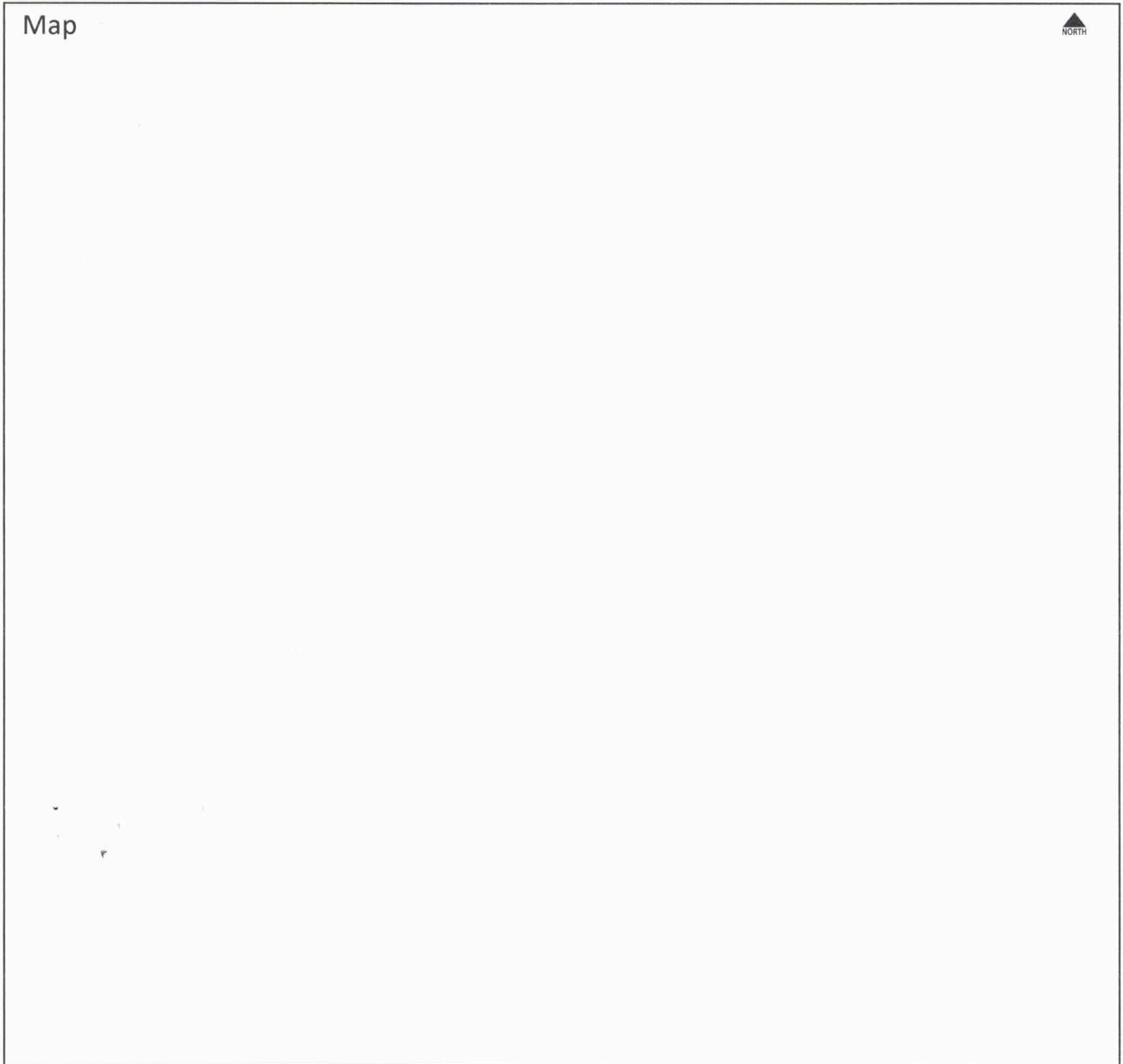
(9) Analysis of the overall change in wildland fire risk within the development and to adjacent landowners once the planned mitigation actions are implemented.

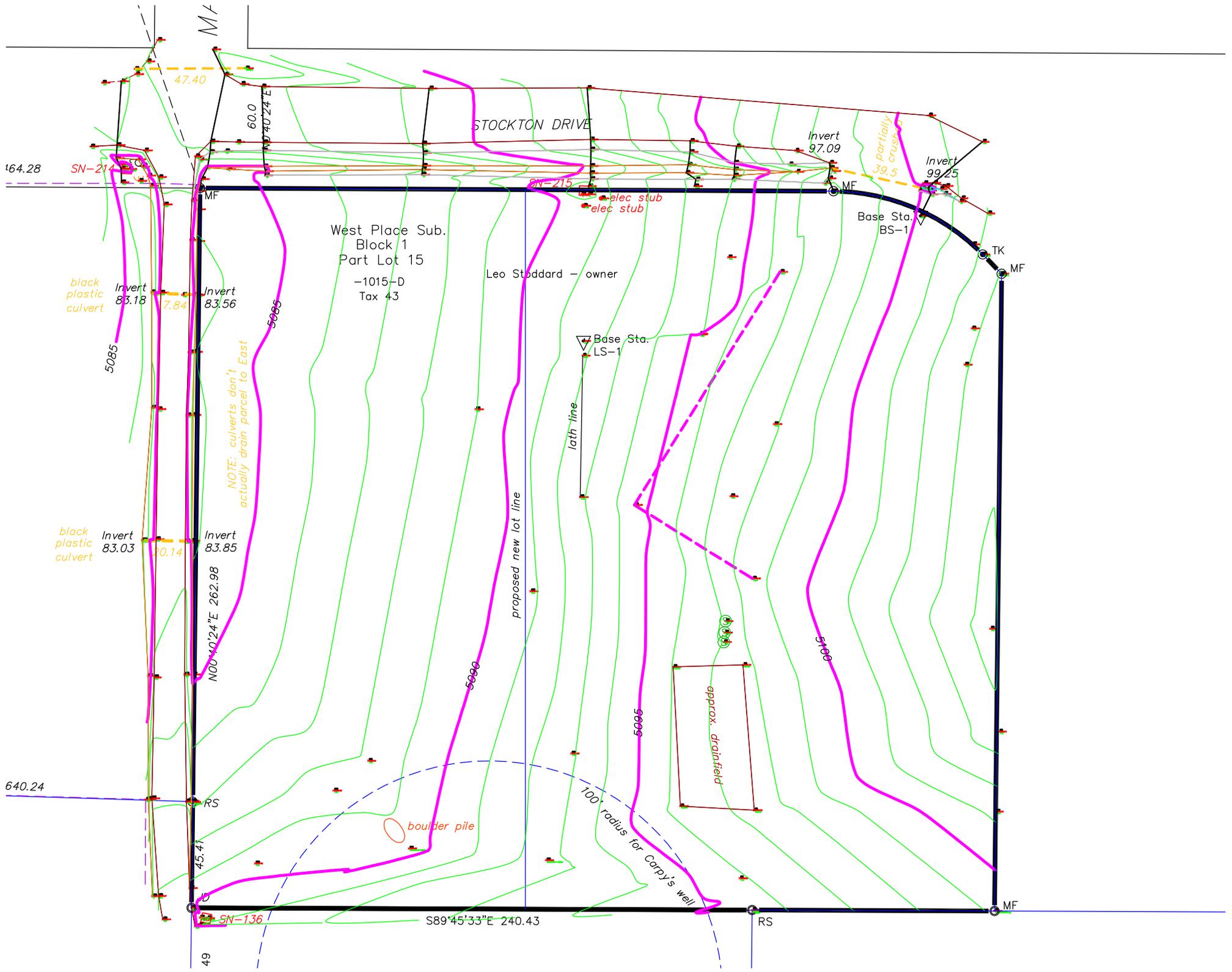
The subdivision is administrative in nature and doesn't increase wildfire risk.

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.





West Place Sub.
Block 1
Part Lot 15
-1015-D
Tax 43

STOCKTON DRIVE

Leo Stoddard - owner

NOTE: culverts don't
actually drain parcel to East

proposed new lot line

lath line

approx. drain field

boulder pile

100' radius for Carpy's well

164.28

640.24

MF

MF

N00°40'24"E 262.98

RS

49

S89°45'33"E 240.43

RS

Invert 97.09

MF

Base Sta. BS-1

Invert 99.25

TK

MF

black plastic culvert

Invert 83.18

7.84

Invert 83.56

black plastic culvert

Invert 83.03

20.14

Invert 83.85

STOCKTON DRIVE

SN-215

elec stub

elec stub

partially crushed

39.5

5085

5085

5090

5095

5100

SN-136