



August 30, 2021

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

Subject: Timber Creek Reserve – C.U.P. & Preliminary Plat Application

Dear Cynda,

Please find attached to this letter, a submittal for the Timber Creek Reserve project located along Durham Lane, Valley County, Idaho. The proposed development consists of an 81-lot preliminary plat encompassing 37.17 acres total. Included in the submittal are (10) ten copies of the following items in the order listed:

- Valley County C.U.P. & Preliminary Plat Application – 4 pages
- Valley County Application for Irrigation Plan Approval – 3 pages
- Valley County Weed Control Agreement – 1 page
- Impact Report (from Valley County Code 9-5-3-D) – 4 pages
- Landscaping Plan – 1 page
- Lighting Plan – 1 page
- Phasing Plan and Construction Timeline – 1 page
- Adjoining Property Owners – 3 pages
- Warranty Deed and Legal Description – 1 page
- Draft Wildfire Mitigation Plan – 15 pages
- Proposed Subdivision Street Names and Lots 1" = 300' Scale – 1 figure
- Preliminary Plat – 1 sheet
- Existing Physical Conditions with Preliminary Site Plan & Utility Improvements– 2 sheets
- Preliminary Road, Grading, and Stormwater Management Plan – 2 sheets

Thank you for your attention to this submittal and please feel free to contact me by phone or email at your earliest convenience should you have any questions or comments.

Sincerely,

Kyle Hickman
Construction Manager and Senior Environmental Specialist
Crestline Engineers, Inc.

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>C.U.P. 21-27</u>	<input checked="" type="checkbox"/> Check # <u>14073</u> or <input type="checkbox"/> Cash
ACCEPTED BY _____	FEE \$ <u>1000 + 200</u>
CROSS REFERENCE FILE(S): _____	DEPOSIT <u>1000</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	DATE <u>8-31-2021</u>
<input type="checkbox"/> SHORT PLAT	COMMENTS: _____
<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.

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 8 1/2 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 addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. 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.

PROPOSED SUBDIVISION NAME Timber Creek Reserve

APPLICANT Northlake-Durham, LLC

PHONE [REDACTED]

Owner ☒ Option Holder ☐ Contract Holder ☐

APPLICANT'S SIGNATURE *CS*

DATE 8/23/21

APPLICANT'S MAILING ADDRESS PO Box 1027, Meridian, ID 83680

OWNER Northlake-Durham, LLC

PHONE [REDACTED]

OWNER'S MAILING ADDRESS PO Box 1027, Meridian, ID 83680

Nature of Owner's Interest in this Development? Residential Development

AGENT/REPRESENTATIVE C.P. Shannon

FAX [REDACTED]

PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS PO Box 1027, Meridian, ID 83680

ENGINEER Gregg Tankersley, P.E.

PHONE [REDACTED]

ENGINEER ADDRESS 323 Deinhard Lane, Suite C, PO Box 2330, McCall, ID 83638

1. SIZE OF PROPERTY 37.17 Acres (4 Parcels)

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 0 Acres

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to None

Deed Restrictions None

Liens or encumbrances None

4. LEGAL DESCRIPTION See Attached Warranty Deed and Legal Description from AmeriTitle

5. TAX PARCEL NUMBER RP16N03E280005, RP16N03E219990, RP002860010010, RP002860010020

Quarter [REDACTED] Section 21,22,27,28 Township 16N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Productivity Forest Land, no structures

Residential Rural Sub Vacant, 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: None

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

North None, US Waterways

South Wagon Wheel Ranch Subdivision #1: Single family homes

East Fir Grove Estates Subdivision, Boulder Creek Meadows Subdivision; Single family homes

West Wagon Wheel Subdivision #3, Single family homes

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☒ Flat ☒ Timbered ☒
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Wetlands and wooded areas present on property
-

- 9a. WATER COURSE: Willow Creek and Lake Cascade
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? Information can be obtained from the P&Z Office. Include a map if yes. No
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 10a. NUMBER OF EXISTING ROADS: 0 Width N/A Private or Public? N/A
Are the existing road surfaces paved or graveled? N/A
- 10b. NUMBER OF PROPOSED ROADS: 7 Proposed width: 24' paved
Will the proposed roads be publicly or privately maintained? Publicly
Proposed road construction: Gravel ☐ Paved ☒
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
None
-

- 11b. PROPOSED UTILITIES: North Lake Recreational Sewer and Water District (NLRSWD) sewer and water service connections, power, and communications
- Proposed utility easement width 12' Location Adjacent to ROW
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic ☐ Central Sewage Treatment Facility ☒
- 12b. POTABLE WATER SOURCE: Public ☒ Water Association ☐ Individual ☐
If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well ID# 395333 Depth 70 Flow 20
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
Are you proposing any alterations, improvements, extensions or new construction? N/A
If yes, explain: _____
-

14. DRAINAGE (Proposed method of on-site retention): Roadside swales and on-site detention basins
Any special drains? No _____ (Please attach map) Donnel sandy loam and Soil type (Information can be obtained from the Soil Conservation District): Roseberry coarse sandy loam
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes, and/or financial assurances
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 County Minimum Sides County Minimum Rear County Minimum
Mobile homes allowed? No
Minimum construction value TBD Minimum square footage TBD
Completion of construction required within TBD Days ☐ Months ☐ Years ☒
Resubdivision permitted? No
Other _____

17. LAND PROGRAM:

Acreage in subdivision 37.17 Acres (4 Parcels) Number of lots in subdivision 81
Typical width and depth of lots 150' x 122'
Typical lot area 0.36 Acres Minimum lot area 0.26 Acres Maximum lot area 0.65 Acres
Lineal footage of streets 4,591 LF Average street length/lot 115 LF
Percentage of area in streets 21.43 %
Percentage of area of development to be public (including easements) 0 %
Maximum street gradient ≤ 6%

Indicate if subdivision is to be completely developed at one time; if not, describe stages _____
Refer to Phasing Plan and Construction Timeline.

18. COMPLETE ATTACHED PLAN FOR IRRIGATION.

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
PLANNING & ZONING DEPARTMENT**

219 North Main Street
PO Box 1350
Cascade, ID 83611

Phone 208-382-7115
Fax 208-382-7119
www.co.valley.id.us

APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): Northlake-Durham, LLC

PO Box 1027	Meridian, ID	83680
Mailing Address	City, State	Zip

Telephone Numbers: (208) 249-2169

Location of Subject Property: Durham Ln. and Grand Fir Dr. in Donnelly, ID

(Property Address or Two Nearest Cross Streets)
RP16N03E280005 21

Assessor's Account Number(s): RP RP16N03E219990 Section 22 Township 16N Range 3E
 RP002860010010 27
 RP002860010020 28

C.U.P Number:

This land:

☐ Has water rights available to it

☒ Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

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 land owners 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 in accordance with 50-the 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.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.

1. Are you within an area of negotiated City Impact? ____ Yes ____ No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: _____

Drainage: _____

3. How many acres is the property being subdivided? _____

4. What percentage of this property has water? _____

5. How many inches of water are available to the property? _____

6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well

☐ above ground pipe ☐ underground pipe

7. How is the land to be irrigated after it is subdivided?

☐ surface ☐ sprinkler ☐ irrigation well

☐ above ground pipe ☐ underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) _____

Irrigation Plan Map Requirements

The irrigation plan must be on a scalable map and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate waste water 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 currently in effect 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: *CS/du* Date: 8 / 27 / 21
Applicant / Property Owner (Application Submitted)



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.

COOPERATOR

Northlake-Durham, LLC

PO Box 1027

Meridian, ID 83680

By: *ASL*

Date: 8/27/21

By: _____
Valley County Weed Control

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.

- ❖ 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.*

The new 24' wide paved subdivision road network will be connected into Durham Lane at two separate locations and will accommodate access to eighty-one (81) residential housing lots. The roadway gradient is anticipated to be minimal, will be constructed to Valley County standards, and will be aligned within the ROW and access easement. The roads are proposed to be publicly maintained. A moderate increase in traffic flow will occur during construction activities and will be sustained post development with increased residential traffic accessed from Durham Lane.

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

The primary purpose for subdividing the property is to create residential lot development opportunities in an area that historically has had very few. It is anticipated that the affordability of the lots will be comparable to other similar developments within Valley County.

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.*

Short term increase in daytime noise and vibration levels will occur during the construction process. There will be minimal noise increase due to traffic flows post-construction. Noise generated by the daily ongoings of residential dwellings will persist after residential development.

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.*

Short term increase in glare during the construction process due to equipment present. No permanent changes to heat or glare will be observed as a result of the roadway construction and proposed improvements once completed. Post residential home construction changes in heat and glare will occur due to buildings, homes, and vehicles and will conform to Valley County standards at that time.

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.*

Little to no net change in particulate emissions are expected outside of those generated by increased traffic flows.

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.*

North Lake Recreational Sewer and Water District public water supply will furnish water to properties for domestic, irrigation, and fire protection purposes. If wetland impacts are determined necessary for the roadway construction, they will be permitted as required. Stormwater management associated with the roadway will be addressed per Valley County standards.

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

Construction of the roadway will serve as a firebreak and provide fire department access to the properties and fire hydrants where currently there are no roads or access for fire suppression.

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.*

Existing vegetation removal will include tree, brush, and native grasses. Roadway will be developed with swales designed to capture stormwater. Vegetation removed for roadway construction will be re-seeded as needed to prevent erosion. Any impacts to wetland areas will be permitted accordingly with United States Army Corps of Engineers.

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

Areas disturbed during construction activities on the site will be re-stabilized with hard surface and re-vegetation/landscaping efforts.

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

There are no anticipated problems with existing soil suitability. Roadway construction will be supported by appropriate imported backfill material to stabilize sections as needed. Topsoil may be added to surface restoration areas to supplement existing soil conditions as needed for growth.

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

The site plan calls for creating cuts and fills for the roadway and vegetated stormwater swales and or detention basins if determined necessary. Fencing and other sight buffers will be addressed as part of the CC&Rs.

12. *Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the effect of shadows from new features on neighboring property.*

Future residential structures may be visible from adjacent roadways and adjoining properties depending on construction and will conform to Valley County standards at that time.

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.

Site selection was based upon the availability of land with convenient access to Valley County. Access to recreational activities is desirable within the area including close proximity to Lake Cascade. The site is adjacent to several other residential subdivisions with similar land use.

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

Upon completion of the improvements, including the residential homes, the taxable value will increase over the value of existing undeveloped land.

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

Demand on public services such as public-school systems, Fire, and EMS for the development are anticipated to have economic impacts that are offset by increased property tax revenue collection.

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

The proposed development will provide additional residential development lots in an area which historically has had very few opportunities.

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?

The development will increase the value, access, and utility of the property. If the project is abandoned, the remaining improvements will benefit another residential project.

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

Eighty-one (81) individual lots will be available for future residential development.

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

The stages of construction depend on the availability of building materials, contractors, surveyors, and utility companies' scheduling. The project timing is subject to market changes and financing, but it is expected that the project will be completed by no later than the end of 2025. See attached Phasing Plan and Construction Timeline.

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.

Lot prices are expected to be competitive with other similar improvements in the County.

Landscaping Plan

Timber Creek Reserve

Currently there are no specific plans for landscaping within the development. All areas disturbed during the construction process will be re-vegetated utilizing native grasses, sod, landscaping, or any combination of the above. Entryway features will include large stone boulders with the name of subdivision along with large overhead timber arches at both entrances to the subdivision off of Durham Lane.

By:  Date: 8/27/21

C.P. Shannon

Northlake-Durham, LLC

Lighting Plan

Timber Creek Reserve

The roadway will have no lighting. Residential dwellings will be fitted with external lighting secured to buildings conforming to Valley County standards.

By:  Date: 8/27/21

C.P. Shannon

Northlake-Durham, LLC

Phasing Plan and Construction Timeline

Timber Creek Reserve

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

Phase 1 – 2021 through 2023

Roadway construction & paving.

Roadway drainage improvements and grading.

Water, sewer, and fire protection utility installation.

Phase 2 & 3 – 2022 through 2025

Roadway construction & paving.

Roadway drainage improvements and grading.

Water, sewer, and fire protection utility installation.

By:  Date: 8/27/21

C.P. Shannon

Northlake-Durham, LLC



DS

X
X
X
READ AND APPROVED (initials)

WARRANTY DEED

Order No.: 466291AM

DS

X
X
X
READ AND APPROVED (initials)

PLB

FOR VALUE RECEIVED

Craig J. DeMoss and Linda DeMoss, husband and wife

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

DS

X
X
X
READ AND APPROVED (initials)

Northlake-Durham, LLC

whose current address is:

PO Box 1027
Meridian, ID 83680-1027

the grantee(s), the following described premises, in Valley County, Idaho, TO WIT:

parcel 1
Lot 1 and 2, Block 1 of Wagon Wheel Ranch #1 Subdivision, according to the official plat thereof,
filed in Official Records of Valley County, Idaho

AND

parcel 2
The E1/2 NE1/4 NE1/4 and the SE 1/2 W1/2 NE 1/4 NE1/4, Section 28, Township 16 North
Range 3 East Boise Meridian and the SE 1/2 SE 1/4 SE 1/4 SE 1/4, Section 21, Township 16
North Range 3 East Boise Meridian.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record. And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Wildfire Protection Plan

Timber Creek
Reserve Subdivision

Northlake-Durham, LLC

Valley County, Idaho
August 1, 2021



Mountain
WATER WORKS

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DRAFT

Section 1 Report Purpose and Plan Objectives

1.1 Purpose

Valley County Wildland Urban Interface's 2018 "Fire Protection Plan Manual" acknowledges that wildfire hazard areas exist throughout the county. Therefore, wildfire mitigation actions are prudent to enable safe habitation in these fire environments. The purpose of this Wildfire Protection Plan is to:

- Meet requirements of the Valley County Planning and Zoning Commission's Conditional Use Permitting (CUP) process for the proposed Timber Creek Reserve Subdivision;
- Support the preliminary plat application process; and,
- 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 Valley County's Code of Ordinances (Ord. 10-07, 8-26-2010).

The development plan for the proposed Timber Creek Reserve subdivision follows the Valley County Urban Wildland Urban Interface's "Fire Protection Plan Manual" guidance documents.

1.2 Objective

The objective of this document is to describe the Timber Creek Reserve Subdivision and identify clear priorities for the implementation of wildfire mitigation. This document will include prioritized recommendations intended to lower the risk hazard score for the community. It is self-evident that by exercising the diligence necessary to address the hazard score, fire safety at the Timber Reserve community will be improved.

1.3 Community Collaboration

The following agencies and entities will be contacted to receive project-specific information and to provide input on the final Wildfire Protection Plan for the proposed Timber Creek Reserve subdivision.

- Adjacent landowners, home owners and Homeowner Associations (HOAs)
- Valley County Planning and Zoning Commission
- Donnelly Rural Fire Protection District
- North Lake Recreational Sewer and Water District (NLSWD)
- Idaho Power Company
- United States Bureau of Reclamation (BOR)
- Idaho Department of Lands
- United States Forest Service
- Southern Idaho Timber Protective Association
- Cascade Rural Fire District Bureau of Reclamation
- Wildfire Prevention Associates, LLC

1.4 Submittal Requirements

This document is prepared in compliance with Valley County Code, Chapter 10-7-4, "Submission Requirements" which states:

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.

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.

Preparation: The plan shall be developed by a "professional" Professionals can be prequalified by the commission and a list will be maintained at the Valley County planning and zoning office.

Format: The plan shall consist of two (2) sections, Wildfire Risk Assessment and Wildfire Risk Mitigation. The Fire Plan will vary from site to site.

Review: The recommended review process includes the local fire district having jurisdiction, the Fire Working Group suggests plans received for review and recommendations are sent back to the Planning and Zoning Commission and Planning Administrator.

Section 2 Wildfire Risk Assessment

This portion of the plan includes a map and narrative describing the existing predevelopment condition of the land to be developed.

2.1 Property Description

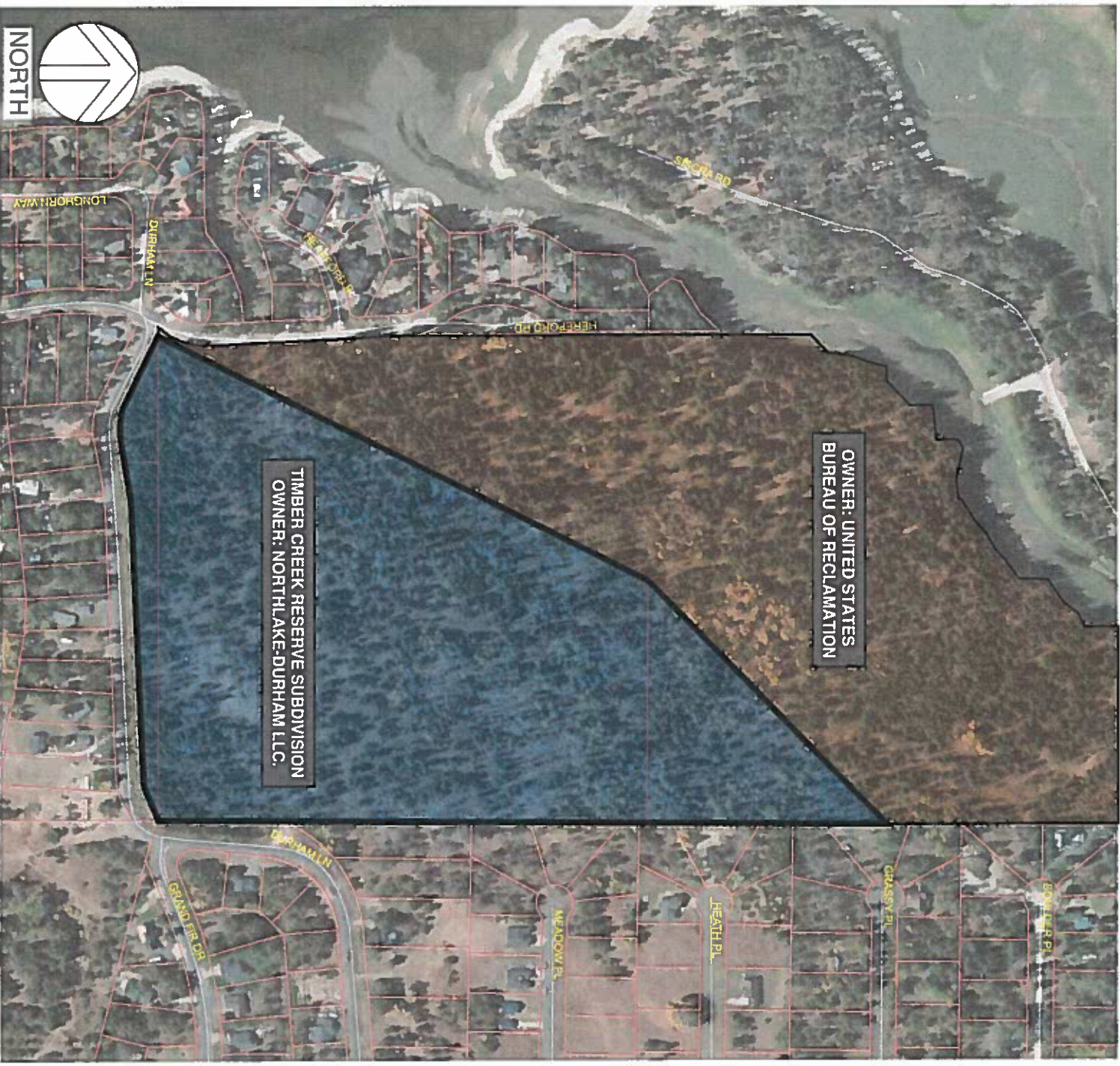
The proposed Timber Creek Subdivision includes 36.85 acres of undeveloped land with relatively flat topography (0-5%). With general westerly aspect and surface water and site drainage flowing towards Cascade reservoir **Figure 1**. The proposed development is located within the four parcels as listed below.

The legal description is T16N, R3E, 21,22,27,28. The development's parcel numbers are listed below:

- Parcel No. 1 - RP16N03E28005
- Parcel No. 2 - RP16N03E21999
- Parcel No. 3 - RP002860010010
- Parcel No. 4 - RP002860010020

The land has previously been logged with sparse groups of lodgepole pine, alpine fir, and quaking aspen remains. Old larger growth trees and new younger reproduction remains. The older growth forest remaining after logging ranges in size from 8-20 inches in diameter at breast height (DBH). New younger forest growth (5-20 years of age) range in size from 4-10 inches DBH. Logging debris still remains and is present by observed slash piles scattered throughout the property.

Specific low areas within the development contain hydrophilic vegetation and have been delineated as wetland areas. No seasonal flow across the property has been observed.



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1161 W. RIVER ST. SUITE 130
BOISE, IDAHO 83702
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IDAHO OFFICES
BOISE, LEWISTON, MCCALL

VICINITY MAP	PROJECT NO. 271.0010
WILDFIRE MITIGATION PLAN	SHEET NO. FIGURE 1

The property borders BOR lands associated with lands adjacent to Cascade Reservoir (Figure 1). SISCRA campground is located approximately a mile to the north following the Willowcreek Drainage.

2.2 Site Topography

The proposed Timber Creek Subdivision includes 36.85 acres of undeveloped land with relatively flat topography (0-3%) (shown in Figure 1) with a general westerly aspect and site drainage flowing towards the west.

2.3 Existing Vegetation and Fuel Hazards, Distribution and Continuity

Recent logging (15 years or less) has resulted in a sparse stand of older non-timber value trees 50+ years of age and 30-70 feet in height. These trees were left as wildfire trees or for revegetation. Most of the older stand is 10-20 inch DBH consisting of lodgepole pine, subalpine fir, or quaking aspen. The younger trees (5-20 years of age) are primarily lodgepole pine, with spruce or fir interspersed within the old growth forest. The younger stand range in size from 20-50 ft tall and 4-8 inches DBH. The older trees are at the end of their growing cycle with many in poor condition, with some appearing to be in a stressed condition. The younger trees are mostly growing in groups of 5-10 shown in Figure 2.



Figure 2: Forest Site Density

Traveling away from Durham Lane on the southern boundary and towards BOR property to the North, the old and young forest become denser. Forest distribution varies from 20-40 trees per acre to the south, to over 50 trees per acre to the north.



Figure 3: Existing Slash Piles

There is significant inventory of dead woody material on the ground that will need to be removed to reduce fire spread hazard. Most of the existing woody material is left over from past logging operations. Also, there is a large biomass of the ground vegetation that has grown over the last 10 years as a result of the logging operation. There is no record of this ground being used for commercial range land.

2.4 Recent Fire History

As this property is contained within existing subdivisions, no recent fire activity is evident within the project boundary. The BOR lands to the north are currently thinning. With the existing high-density forests and with the removal of dead woody materials, the chance of starting wildfires and or spreading to adjacent residential properties is reduced.

2.5 Existing Roads and Bridges

No existing roads or bridges are present on the property.

2.6 Existing and Proposed Structures

No structures existing on the property. The proposed development will include 81 residential lots with a density of approximately 2.2 houses per acre. Average lot size will be 0.36 acres, or 15,600 square feet per lot. Typical lot size will be approximately 150 ft. by 122 ft.

2.7 Critical Infrastructure

No utilities exist to date. Water and sewer service will be provided by NLSWD . Power service will be provided by Idaho Power Company. Propane will be the responsibility of each lot owner.

2.8 Existing Fire Breaks and Water Features

The property is flanked by roadways on the west, south and east sides of the proposed subdivision. In the event of a fire, these roadways with an average width of 25 ft. shall provide for excellent fire breaks. In addition, Cascade reservoir is approximately 500 ft. to the west and will prevent fire spread onto, or from the proposed development.

The BOR is currently conducting a thinning program on the south side of their property to reduce fire starts and spread to adjacent lands.

Past logging operations have reduced the risk of crown fires throughout the property.

Existing NLSWD fire hydrants to the east are currently available for fire protection purposes.

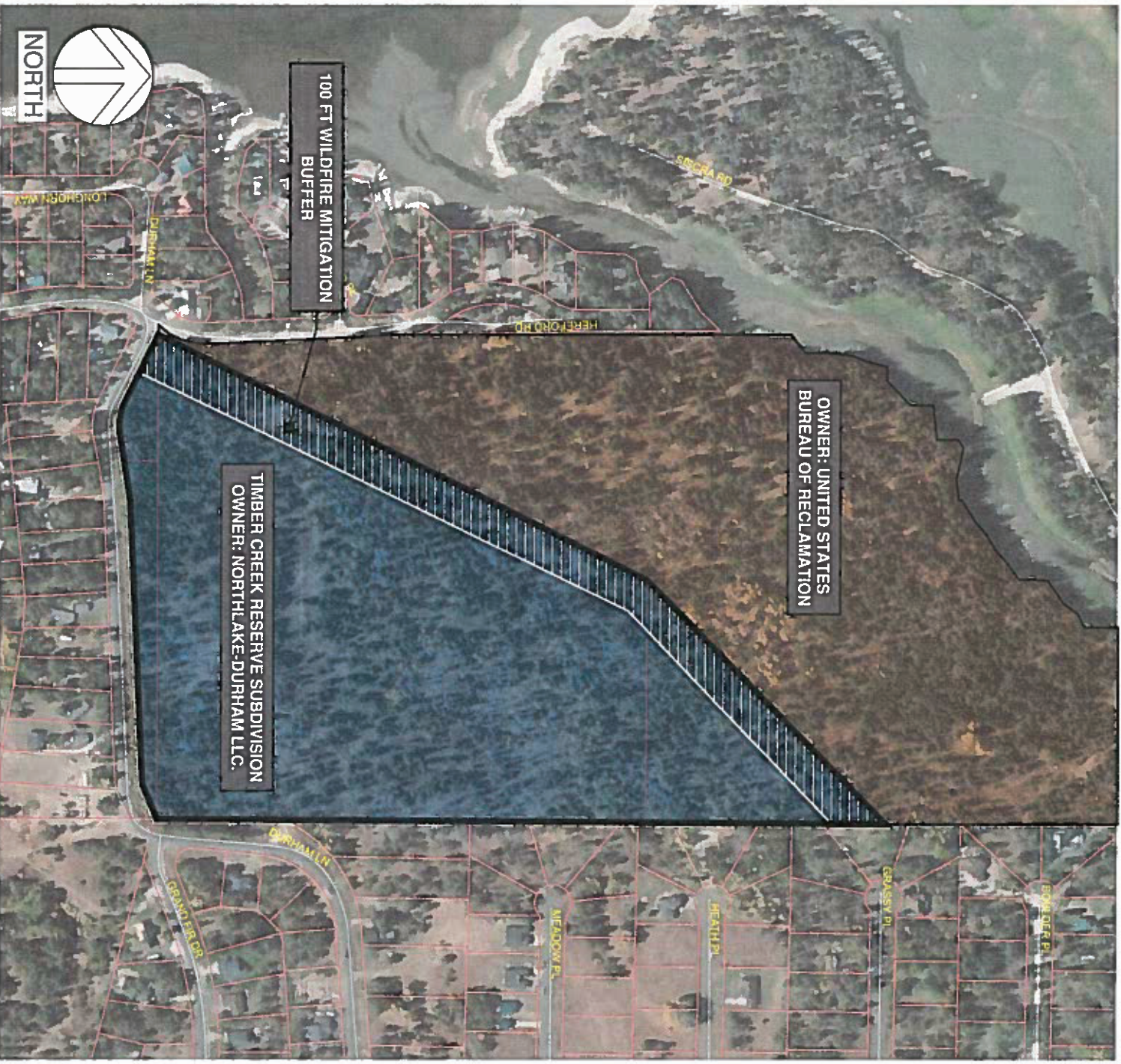
2.9 Current Structural and Wildland Fire Jurisdictional Agencies

Structural and wildland fire protection is currently provided by the Donnelly Rural Fire Protection District. Wildland protection on nearby private timberlands provide by Southern Idaho Timber Protective Association. The USDA Forest Service also provides wildland fire protection in the area.

Section 3 Wildfire Risk Mitigation

This portion of the plan includes maps 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 shown in **Figure 4**.

DRAFT



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 IDAHO OFFICES
 BOISE LEWISTON MCALL

WILDFIRE MITIGATION BUFFER AREA

PROJECT NO.:
 271.0010

WILDFIRE MITIGATION PLAN

SHEET NO.
 FIGURE 4

3.1 Access - Planned Ingress and Egress

Two new planned access roads for ingress and egress are planned off the south and east sides of Durham Lane. White Cap and Glacier roads will provide domestic and emergency access allowing fire trucks and equipment to enter and turn around within the proposed subdivision. Roads will be constructed wide enough to accommodate emergency vehicles, with either loop roads or cul-de-sacs with wide turning radii. Roads will be well signed and homes will be numbered with greater than four-inch reflective numbers.



Figure 5: Durham Road Access

3.2 Water Supply for Structural and Wildland Fire Response

Public water services will be provided by NLWSD for domestic service and fire supply to hydrants and sprinkler systems. Hydrants are planned for locations throughout the development. NLWSD wells are located in Fir Grove subdivision and will be equipped with standby power generators in the event of a power outage.

3.3 Estimated Emergency Response Time

Donnelly Rural Fire District is located approximately 10 miles to the north of the proposed development. Estimated response time is 15-20 minutes.

3.4 Planned Fire Protection Systems

NLSWD will provide fire protection capacity to supply hydrants in conformance with the International Fire Code (IFC). No internal sprinkler systems are planned at this time. All hydrants will provide sufficient fire flow capacity supplied by two groundwater wells located within the Fir Grove subdivision. These public facilities are owned and operated by NLWSD.

3.5 Proposed Infrastructure

Hydrants are planned throughout the community at IFC minimum spacing requirements. No additional storage tanks are planned as all water supply will be provided by NLSWD public facilities. Road widths will be 20-24 feet throughout the development. Surfaced grade less than 5%. Street signs will be posted at each intersection. Residence numbers will be greater than four inches and made of reflective material. Access for all forms of firefighting equipment will be provided including adequate turn around in all cul-de-sac locations. Residences will be properly signed with reflective numbers. Streets will be named and signed per county requirements.

3.6 Evacuation and Pre-Incident Planning

A pre-incident action plan will be developed and instituted in the community covenants. An escape route and evacuation plan will be developed to encourage pre-planning by residents for preparation in the event of an incident. Periodic interaction between the Donnelly Rural Fire Protection District, NLSWD and the HOA will be held to review and address the current plan. Every five years the community will receive an updated assessment of structure and vegetation review. New structures will strongly consider materials meeting a standard of fire resistance advocated by the County Building department.

3.7 Planned Live and Dead Fuel Treatment Actions

Prior to road construction and during site grading a comprehensive fuel reduction plan will be developed that will include removal of all woody ground fuels, removal of snags and slash piles and other hazard fuels reduction. A 100 ft. fuel break will be created on the north property line adjacent to BOR lands. The existing old growth poor health trees will be removed and replaced with healthy fire-resistant trees with spacing at 1.5 times largest height trees. Existing trees will be limbed to 10 feet above ground level. Dead or dying trees will be removed.



Figure 6: Old Growth Timber

3.8 Long Term Maintenance Planning and Schedule

Timber Creek Reserve will develop and provide for a long-term fire protection maintenance plan and associated schedule. This plan will be defined within the covenants, conditions, and restrictions (CCRs) and developed to exist in concert with the natural ecosystem and to promote forest health and stewardship.

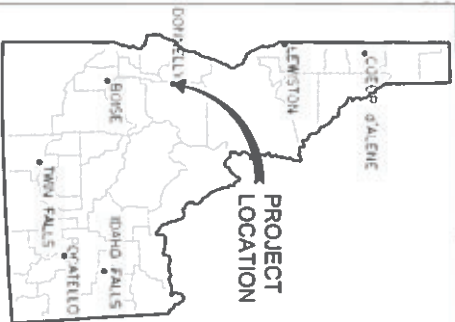
- Maintain 100 ft. fire protection buffer from BOR lands.
- Periodically review trends and projections of future fire risk and fire risk reduction capabilities to ensure that mitigation measures are adequate.
- Natural surface water and moisture levels shall be maintained.
- Extend defensible fuel profile zone agreements to subsequent landowners.
- Promote the opportunity to return to native plant species.
- Emergency response capabilities shall be maintained and improved to protect all members of the community.
- Structures with a minimum 100' setback (when feasible) from property lines. *
 - Vegetation encroachment within the 100' zone of each structure will be reduced annually during a community work day, or by a professional hired by the homeowner.
- Woody debris will be collected each spring and removed to an approved facility.
- No open fires will be allowed during closed burn season (May 10 to October 20).



Figure 7: Bureau of Reclamation Lands

3.9 Evaluate Annual Change in Wildland Fire Risk

Residents will be subjects to CCRs that provide for annual evaluation of fuel loading and recommendations for removal. Development of this project into a community worthy of a Firewise Communities USA designation is the goal of this plan.



NORTH

SCALE: 1" = 300'



CRESTLINE

ENGINEERS

323 DEINHARD LANE, SUITE C • PO BOX 2330

MCCALL, IDAHO 83638

208.634.4140 • 208.634.4146 FAX

TIMBER CREEK RESERVE

PROPOSED SUBDIVISION STREET NAMES AND LOTS

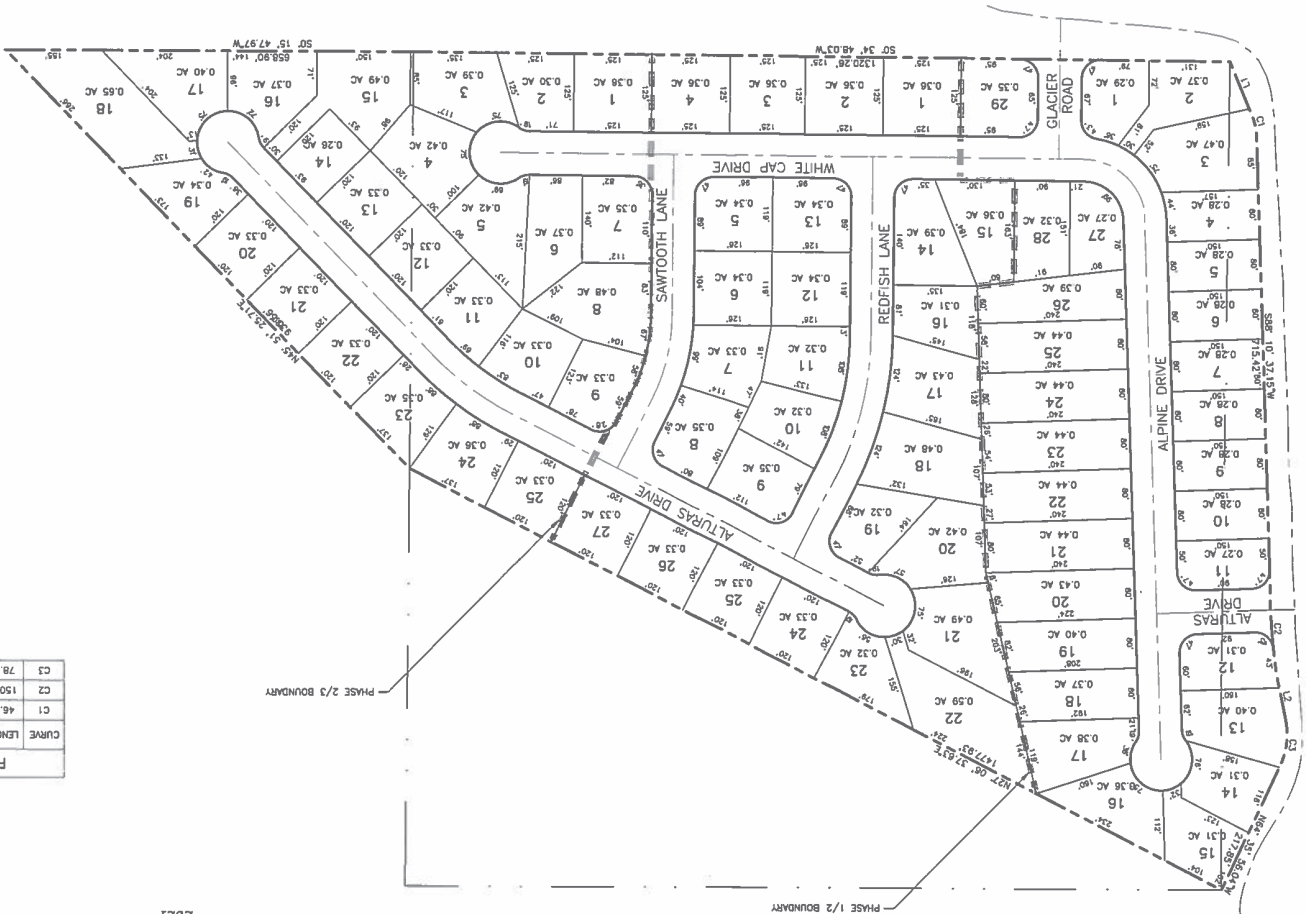
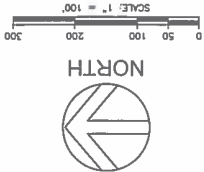
PROJECT	21034	DRAWN	FIGURE NO.
DATE	8/31/2021	AMD	1 OF 1

NO	REVISION	BY	DATE	DESIGN	AMOUNT	DRAWN	CHECKED	REF	APPROVED	DATE

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C - PO BOX 2330
MCALL, IDAHO 83638
208.834.4140 - 208.834.4146 FAX

TIMBER CREEK RESERVE
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

PROJECT	21034
DATE	01/14/21
DRAWING NO	EX-1
SHEET NO	1 OF 5



---	PROPERTY BOUNDARY
---	EXISTING RIGHT-OF-WAY
---	PROPOSED RIGHT-OF-WAY
---	ROAD CENTER LINE
---	SIXTEENTH LINE
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT LINE
---	PHASE BOUNDARY

LEGEND:

1. THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS.
2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS.
3. THE EXISTING ZONING/LAND USE IS PRODUCTIVITY FOREST
LAND AND RURAL RESIDENTIAL.
4. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY
4.3717 ACRES.
5. REFER TO EXHIBITS NO. EX-2 AND NO. EX-3, SHEETS 2
AND 3 FOR EXISTING CONDITIONS AND TOPOGRAPHY.
6. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.

FLOODPLAIN NOTE:

PROPERTY AREA
37.17 ACRES
PRIMATE RIGHT-OF-WAY AREA
7.83 ACRES
LOT(S) AREA
29.34 ACRES
FEMA FIRM PANEL(S): 16065C1305C
FIRM EFFECTIVE DATE(S): FEBRUARY 1, 2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL
LAND WITHIN A FLOODPLAIN OR FLOODPLAIN IS REGULATED BY
TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

DEVELOPMENT DATA:

1. THE SUBDIVISION OF THIS PROPOSED DEVELOPMENT IS.
2. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS.
3. THE EXISTING ZONING/LAND USE IS PRODUCTIVITY FOREST
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CURVE	LENGTH	DELTA	BEARING	CHORD
C1	46.19	99.91	26.49 S74° 55' 47"W	45.78
C2	150.41	95.19	9.04 S85° 39' 02"W	150.25
C3	78.37	117.81	182° 25' 25"W	78.93

LINE	LENGTH	BEARING
L1	81.96	S67° 45' 27.15"W
L2	71.97	S76° 25' 17.15"W

PRELIMINARY PLAT-TIMBER CREEK RESERVE
A RESIDENTIAL SUBDIVISION LOCATED IN
THE SE 1/4 OF SE 1/4 OF SECTION 21
AND THE NE 1/4 OF NE 1/4 AND THE SE 1/4 OF NE 1/4 OF SECTION 28
T16N R3E, E4E
VALLEY COUNTY, IDAHO
2021

TIMBER CREEK RESERVE
VALLEY COUNTY, IDAHO
EXISTING PHYSICAL CONDITIONS WITH PRELIMINARY SITE PLAN
AND UTILITY IMPROVEMENTS - 1

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING ASPHALT DRIVE
- EXISTING ROAD CENTER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL ROAD
- EXISTING FENCE
- EXISTING CULVERT
- EXISTING DITCH FLOW LINE
- EXISTING DITCH OUTLINE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- PRELIMINARY WETLAND AREA
- EXISTING POWER POLE AND OVERHEAD LINE
- EXISTING SEWER MAIN AND MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED CULVERT
- PROPOSED SEWER MAIN SIZE AND MANHOLE

NOTES:

- EXISTING PROPERTY BOUNDARY BASE MAP AND TOPOGRAPHY DATA AS SHOWN ON PLAN IS BASED UPON SURVEY DATA PROVIDED BY SAWTOOTH LAND SURVEYING, LLC.
- CONTOUR INTERVALS ARE 1 FOOT MINOR AND 5 FOOT MAJOR.
- THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF OBJECTS OR UTILITIES SHOWN ON THESE DRAWINGS AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY.
- THE PROPERTY SLOPES ACROSS THE SITE ARE APPROXIMATELY 2%.
- THE SOILS LOCATED ON THE PROPERTY CONSIST PRIMARILY OF DUNE/SANDY LOAM AND SOME ROSEBERRY COARSE SANDY LOAM.
- PROPOSED WATER AND SEWER SYSTEM IMPROVEMENTS SHALL BE CONNECTED TO NORTH LAKE RECREATIONAL SEWER AND WATER DISTRICT (NLSWD). ALL WORK SHALL CONFORM TO THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORK CONSTRUCTION (SPWC) AND MUNDO STANDARDS.
- WATER AND SEWER LAYOUTS ARE CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGNS WILL BE SUBMITTED FOR REVIEW AND APPROVAL TO NLSWD AND THE IDEA PRIOR TO ANY CONSTRUCTION.
- ALL PROPOSED UTILITIES (ELECTRIC, CABLE TELEVISION AND TELEPHONE) ARE TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN THE PUBLIC RIGHT-OF-WAYS. APPROPRIATE EASEMENTS WILL BE PROVIDED FOR ANY UTILITIES INSTALLED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- REFER TO EXHIBITS NO. EX-4 AND EX-5, SHEETS 4 AND 5 FOR PRELIMINARY ROAD, DRAINAGE, DAMAGE AND STORMWATER MANAGEMENT PLAN.

LEGEND:

