



November 23, 2021

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

Subject: Hidden Valley Subdivision – C.U.P. & Preliminary Plat Application

Dear Cynda,

Please find attached to this letter, a submittal for the Hidden Valley Subdivision project located along Norwood Road, Valley County, Idaho. The proposed development consists of a 4-lot preliminary plat encompassing 20.01 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*
- Wildfire Mitigation Plan – *1 page*
- Adjoining Property Owners – *1 page*
- Legal Description – *1 page*
- Proposed Street Names and Lots 1" = 300' Scale – *1 page*
- Preliminary Plat – *1 sheet*
- Existing Physical Conditions with Preliminary Site Plan – *1 sheet*
- Preliminary Road, Grading, and Stormwater Management Pan – *1 sheet*

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,

A handwritten signature in blue ink, appearing to read 'Kyle Hickman'.

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 | | <input checked="" type="checkbox"/> Check # <u>1893</u> or <input type="checkbox"/> Cash |
| FILE # <u>C.U.P. 21-44</u> | | FEE \$ <u>600</u> |
| ACCEPTED BY _____ | | DEPOSIT <u>1000</u> |
| CROSS REFERENCE FILE(S): _____ | | DATE <u>11-23-2021</u> |
| <input type="checkbox"/> ADMINISTRATIVE PLAT | COMMENTS: _____ | |
| <input type="checkbox"/> SHORT PLAT | _____ | |
| <input checked="" type="checkbox"/> FULL PLAT | _____ | |

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

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

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ A Wildfire Mitigation Plan.
- ❖ Names and 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 Hidden Valley

APPLICANT Clay Szeliga

Owner ☒

Option Holder ☐

Contract Holder ☐

PHONE (509) 852-7022

APPLICANT'S SIGNATURE 

DATE

12/19/21

APPLICANT'S MAILING ADDRESS 200 Swiftwater Blvd., Cle Elum, WA 98922

OWNER Clay Szeliga

PHONE (509) 852-7022

OWNER'S MAILING ADDRESS 200 Swiftwater Blvd., Cle Elum, WA 98922

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

AGENT/REPRESENTATIVE _____

FAX _____

PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____

ENGINEER Gregg Tankersley, P.E.

PHONE (208) 634-4140

ENGINEER ADDRESS 323 Deinhard Lane, Suite C, P.O. Box 2330, McCall, ID 83638

1. SIZE OF PROPERTY 20.01 Acres

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

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to Existing 50' Ingress-Egress, Existing 50' Irrigation, Existing 20' Power Easements

Deed Restrictions None

Liens or encumbrances Existing Loan to Idaho Credit Union, Documents can be Provided Upon Request

4. LEGAL DESCRIPTION See Attached Legal Description

5. TAX PARCEL NUMBER RP18N03E284055

Quarter _____

Section 28

Township 18N

Range 3E

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

105 Dry Grazing Land, Structure under Construction

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 105 Dry Grazing Land, No Structures

South 102 Irrigated Grazing Land, Future Residential Subdivision

East 102 Irrigated Grazing Land, No Structures

West 102 Irrigated Grazing Land, No Structures

- 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: None
- 9a. WATER COURSE: Seasonal Drainage Area; Mud Creek
- 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? No
- 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 _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____
- 10b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 24' Wide with 2' Shoulders
Will the proposed roads be publicly or privately maintained? Privately
Proposed road construction: Gravel ☒ Paved ☐
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Existing Single Well, Single Septic, and Single Power Has Been Installed on Lot 2
- 11b. PROPOSED UTILITIES: Septic, Individual Well, 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? Yes Depth Yes Flow 30 Purity Verified? Yes
Nearest adjacent well ID# 464357 Depth 280' Flow 30
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? None
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 & On-site Detention Basins
Any special drains? No (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Archabal loam, Melton 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 N/A Days ☐ Months ☐ Years ☐
Resubdivision permitted? No
Other None

17. LAND PROGRAM:

Acreage in subdivision 20.01 Acres Number of lots in subdivision 4
Typical width and depth of lots 557' x 354'
Typical lot area 4.81 Acres Minimum lot area 2.2 Acres Maximum lot area 11.07 Acres
Lineal footage of streets 72' Average street length/lot 224'
Percentage of area in streets 3.8 %
Percentage of area of development to be public (including easements) 0 %
Maximum street gradient 1.5%
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): Clay Szeliga

| | | |
|-----------------------------|---------------------|--------------|
| <u>200 Swiftwater Blvd.</u> | <u>Cle Elum, WA</u> | <u>98922</u> |
| Mailing Address | City, State | Zip |

Telephone Numbers: (509) 852-7022

Location of Subject Property: Norwood Road and Johnson Lane
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP RP18N03E284055 Section 28 Township 18N Range 3E

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 X No
2. What is the name of the irrigation and drainage entities servicing the property?
Irrigation: Lake Irrigation District
Drainage: Unknown
3. How many acres is the property being subdivided? 20.01 Acres
4. What percentage of this property has water? TBD
5. How many inches of water are available to the property? TBD
6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☒ Unknown ☐ above ground pipe ☐ underground pipe
7. How is the land to be irrigated after it is subdivided? TBD
☐ 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.
Unknown
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? TBD
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) TBD

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: Water Rights Transfer Plan is Pending

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:  _____
Applicant / Property Owner

Date: 11 / 19 / 2021
(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

Clay Szeliga

200 Swiftwater Blvd.

Cle Elum, WA 98922

By: _____

Date: 11/19/2021

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 28' wide gravel roadway will accommodate three (3) residential housing lots. Lot 4 will be accessed through an existing 50' wide ingress-egress easement. The roadway gradient is minimal, aligned within the ROW, and will be constructed to Valley County standards. The owner(s) will be responsible for maintaining the roadway for the shared access. A moderate increase in traffic flow will occur during construction activities, and post development traffic flow will be typical of single-family home access.

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.*

Private well water supply will furnish water to properties for domestic and irrigation purposes. A water storage tank will be installed for fire mitigation purposes. Wetlands are not present on the property. 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.*

There are no known existing or proposed hazards associated with this development.

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 mostly limited to removal of pasture/native grasses and roadway will be developed with swales designed to capture stormwater. Vegetated areas removed for roadway construction will be re-seeded as needed to prevent erosion. Wetlands are not present on the property.

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 proximity to rivers, mountains, and lakes. The site is adjacent to other residential properties 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.*

Four (4) individual lots will be available for future planned 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 2023. 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

Hidden Valley Subdivision

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.

By: _____

Clay Szeliga

Date: _____

11/19/2021

Lighting Plan

Hidden Valley Subdivision

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

By: _____



Clay Szeliga

Date: _____

11/19/2021

Phasing Plan and Construction Timeline

Hidden Valley Subdivision

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 2022 through 2023

Roadway grading and construction.

Roadway drainage and stormwater management improvements.

By:  Date: 11/19/2021

Clay Szeliga

Wildfire Mitigation Plan

Hidden Valley Subdivision

The new roadway will provide emergency vehicle access to the property for fire suppression efforts. The proposed roadway is less than 150' therefore a turnaround is not required. A water storage tank will be installed for fire mitigation purposes.

Site re-vegetation efforts will consist of native grasses, sod, landscaping, and grading to improve upon existing pastureland conditions to further mitigate wildfire.

By: _____



Clay Szeliga

Date: _____

11/19/2021

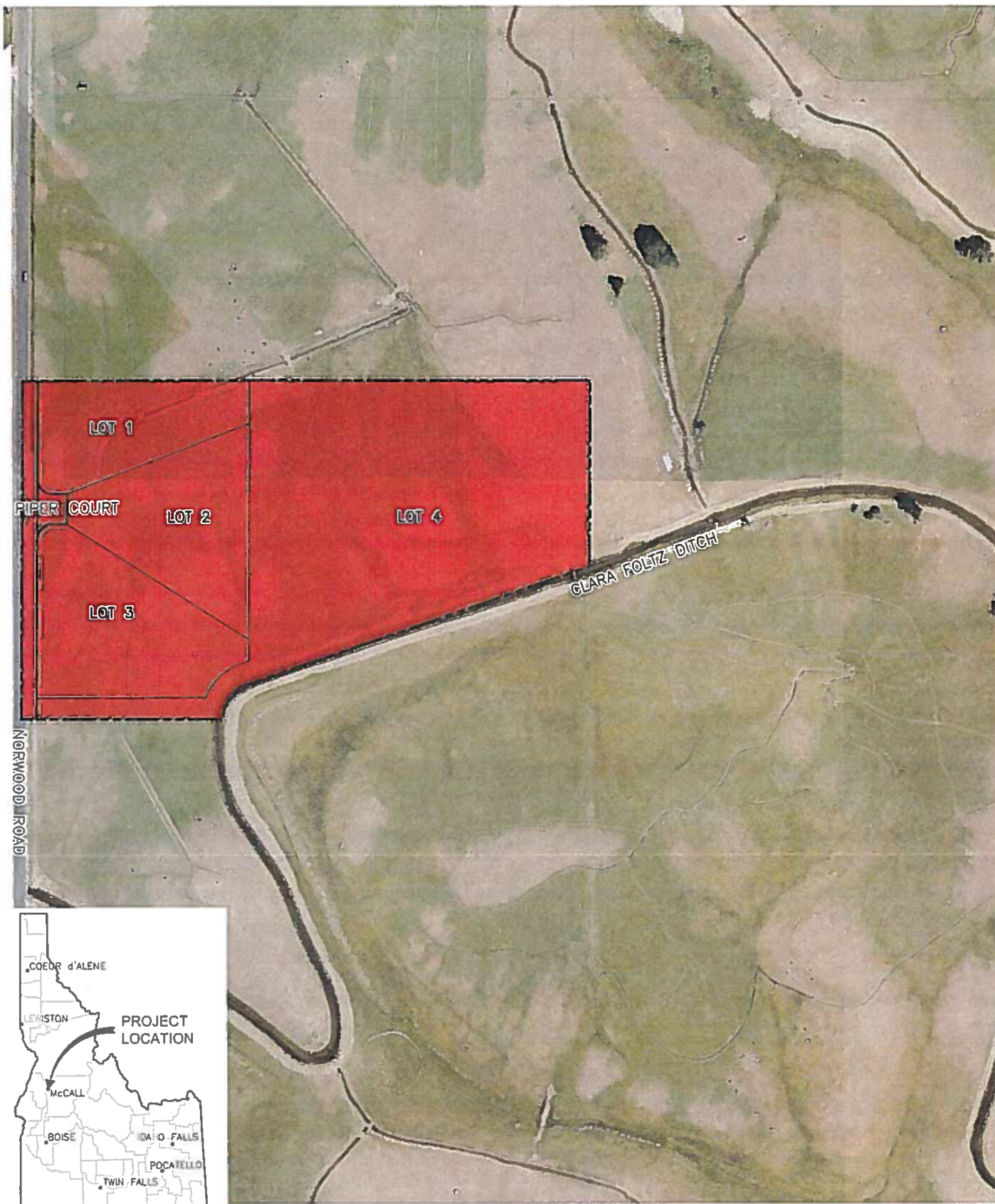
Below is a list of all property owners and their mailing addresses, owning property any part of which is within, or within 300 feet of, the external boundaries of the land being considered, according to the Valley County Assessor.

| | |
|--|--|
| Maw Properties LLC 12066 Vibrato Ct. Las Vegas, NV 89138 | James Hamblin and Melinda Voicu PO Box 3091 McCall, ID 83638 |
| GFL Holdings PO Box 2554 McCall, ID 83638 | Brian and Sandra Anderson 4220 W. Perkins St. Meridian, ID 83642 |
| Kara and Mason Finley 2360 E. Fawnhill Dr. Eagle, ID 83616 | Brundage Mountain Resort LLC PO Box 1062 McCall, ID 83638 |
| McCall Ranch LLC PO Box 1225 Eagle, ID 83616 | |

Legal Description:

Parcel 27 as shown on survey 429001

A parcel of land situate in the SW1/4 NW1/4 and the NW1/4 SW1/4, Section 28, T. 18 N., R. 3 E., B.M., Valley County, Idaho, more particularly described as follows:
Commencing at a brass cap marking the Quarter Corner common to Sections 28 and 29, T. 18 N., R. 3 E., B.M., Valley County, Idaho, as shown on that particular Record of Survey, recorded as Instrument No. 365581, on Book 11, on Page 162 of Surveys, on file in the Office of the Recorder of Valley County, Idaho, the REAL POINT OF BEGINNING:
Thence, N. 0°27'25" E., 661.35 feet to the S-N 1/64th Corner common to said Sections 28 and 29,
Thence, S. 89°58'02" E., 35.00 feet to a 1/2" rebar,
Thence, continuing S. 89°58'02" E., 1,299.65 feet to a 5/8" rebar marking the C-S-NW 1/64th Corner of said Section 28,
Thence, S. 0°26'56" W., 411.10 feet along the easterly boundary of said SW1/4 NW1/4, to a 1/2" rebar, Thence, continuing S. 0°26'56" W., 21.17 feet along said easterly boundary to the centerline of the Clara Foltz Ditch,
Thence, S. 71°16'43" W., 455.40 feet along said ditch centerline,
Thence, S. 71°18'23" W., 392.59 feet along said ditch centerline,
Thence, 108.83 feet along said ditch centerline on a curve to the left, whose radius is 90.00 feet, delta angle is 69°17'06", and whose long chord bears S. 36°39'50" W., 102.32 feet,
Thence, N. 89°56'14" W., 20.00 feet to a 1/2" rebar,
Thence, continuing N. 89°56' 14" W., 418.27 feet to a 1/2" rebar,
Thence, continuing N. 89°56' 14" W., 35.00 feet to the westerly boundary of said NW1/4 SW1/4,
Thence, N. 0°27'43" E., 125.25 feet to the Point of Beginning.
Bearings based on GPS derived State Plane Grid Azimuth, Idaho West Zone (1103).



NORTH
SCALE: 1" = 300'

CRESTLINE
ENGINEERS

323 DEINHARD LANE, SUITE C • PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 • 208.634.4146 FAX

HIDDEN VALLEY SUBDIVISION
VALLEY COUNTY, IDAHO
PROPOSED SUBDIVISION STREET NAMES AND LOT

| | | | |
|---------|------------|-------|------------|
| PROJECT | 21050 | DRAWN | FIGURE NO. |
| DATE | 11/17/2021 | AMD | 1 OF 1 |

NOTES:

THE SUBMITTER OF THIS PROPOSED DEVELOPMENT IS:

CLAY STELLA
OWNER/DEVELOPER
C/O STELLA, WA 98922

1. THE LAND SURVEY OF THIS PROPOSED DEVELOPMENT IS:

SECTION ENGINEERING, INC.
200 S. 10TH AVE.
MCALL, ID 83858

2. THE EXISTING LAND USE/ZONING IS AGRICULTURAL.

3. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY 13.01 ACRES.

4. REFER TO SURVEY NO. EX-2 FOR EXISTING CONDITIONS AND TOPOGRAPHY.

5. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.

DEVELOPMENT DATA:

PROPERTY AREA 20.01 ACRES
RIGHT-OF-WAY AREA 0.76 ACRES
LOT(S) AREA 19.25 ACRES

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C1001C
FIRM EFFECTIVE DATE(S): 2/1/2019
FLOOD ZONE(S): ZONE X
BASE FLOOD ELEVATION(S): N/A

THIS DEVELOPMENT IS NOT LOCATED WITHIN A FLOODPLAIN AS SHOWN BY FEMA AND ALL LAND WITHIN A FLOODPLAIN OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

LEGEND:

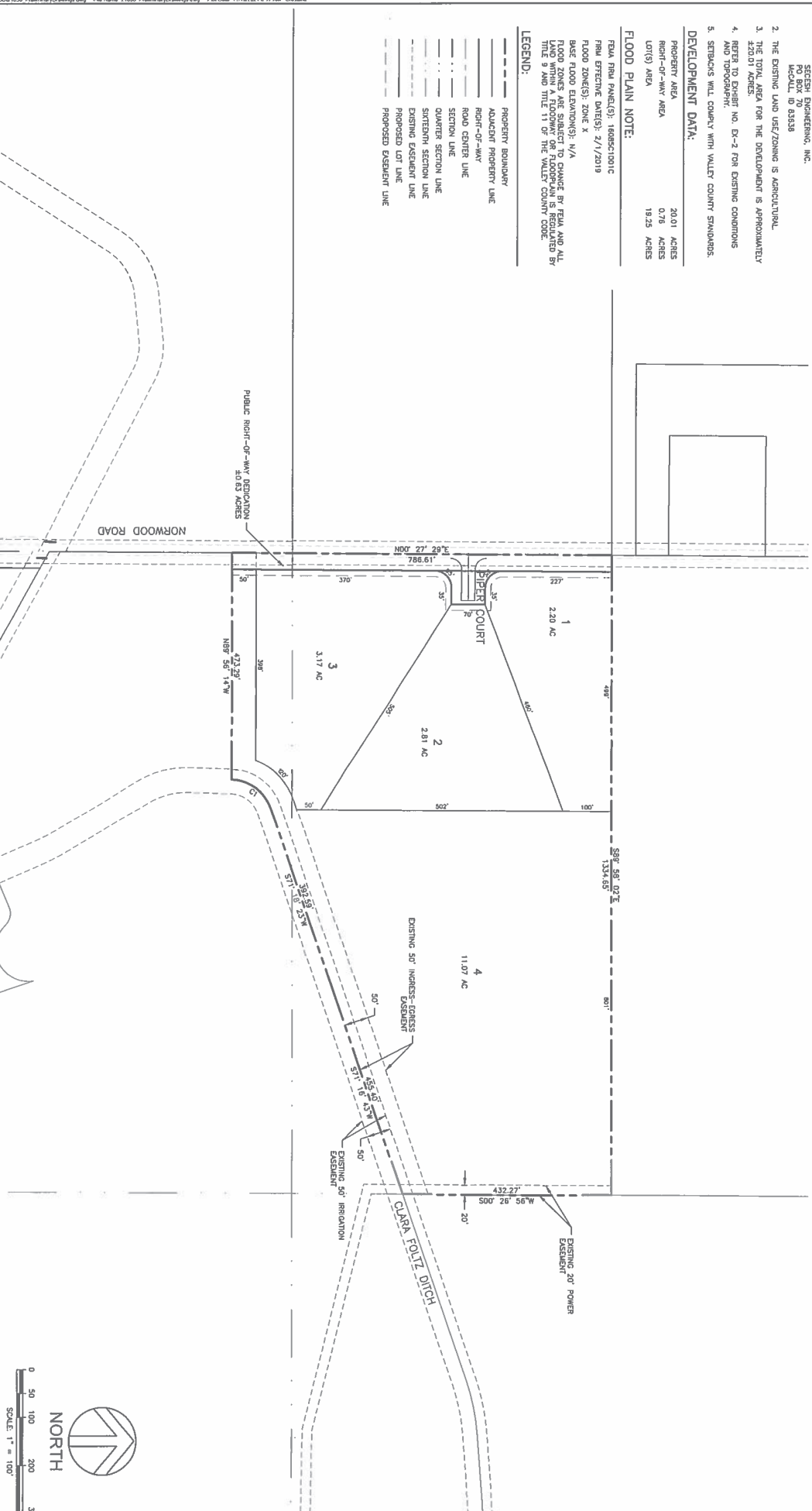
- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- ROAD CENTER LINE
- SECTION LINE
- QUARTER SECTION LINE
- SUBSECTION SECTION LINE
- EXISTING EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE

PRELIMINARY PLAT-HIDDEN VALLEY SUBDIVISION

A RESIDENTIAL SUBDIVISION LOCATED IN
SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 SECTION 28
T18N, R32E, B1E
VALLEY COUNTY, IDAHO
2021

PROPERTY CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD |
|-------|--------|--------|-------|----------------|--------|
| C1 | 108.63 | 90.00 | 69.29 | S35° 39' 00" W | 103.32 |



0 50 100 200 300
SCALE: 1" = 100'

VERIFY SCALE

DATE OF SCALE CHECK
BY: [Signature]

PROJECT: 210

DATE: 11/17/20

DRAWING NO: SHEET NO.

EX-1 1 OF 3

CRESTLINE
ENGINEERS
323 DENIHARD LANE, SUITE C - PO BOX 2330
MCALL, IDAHO 83858
208.634.4140 • 208.634.4146 FAX

HIDDEN VALLEY SUBDIVISION
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT

| NO. | REVISION | BY | DATE | DESIGN |
|-----|----------|----|------|--------|
| 1 | | | | DTT |
| 2 | | | | DTT |
| 3 | | | | DTT |
| 4 | | | | DTT |
| 5 | | | | DTT |
| 6 | | | | DTT |
| 7 | | | | DTT |
| 8 | | | | DTT |
| 9 | | | | DTT |
| 10 | | | | DTT |

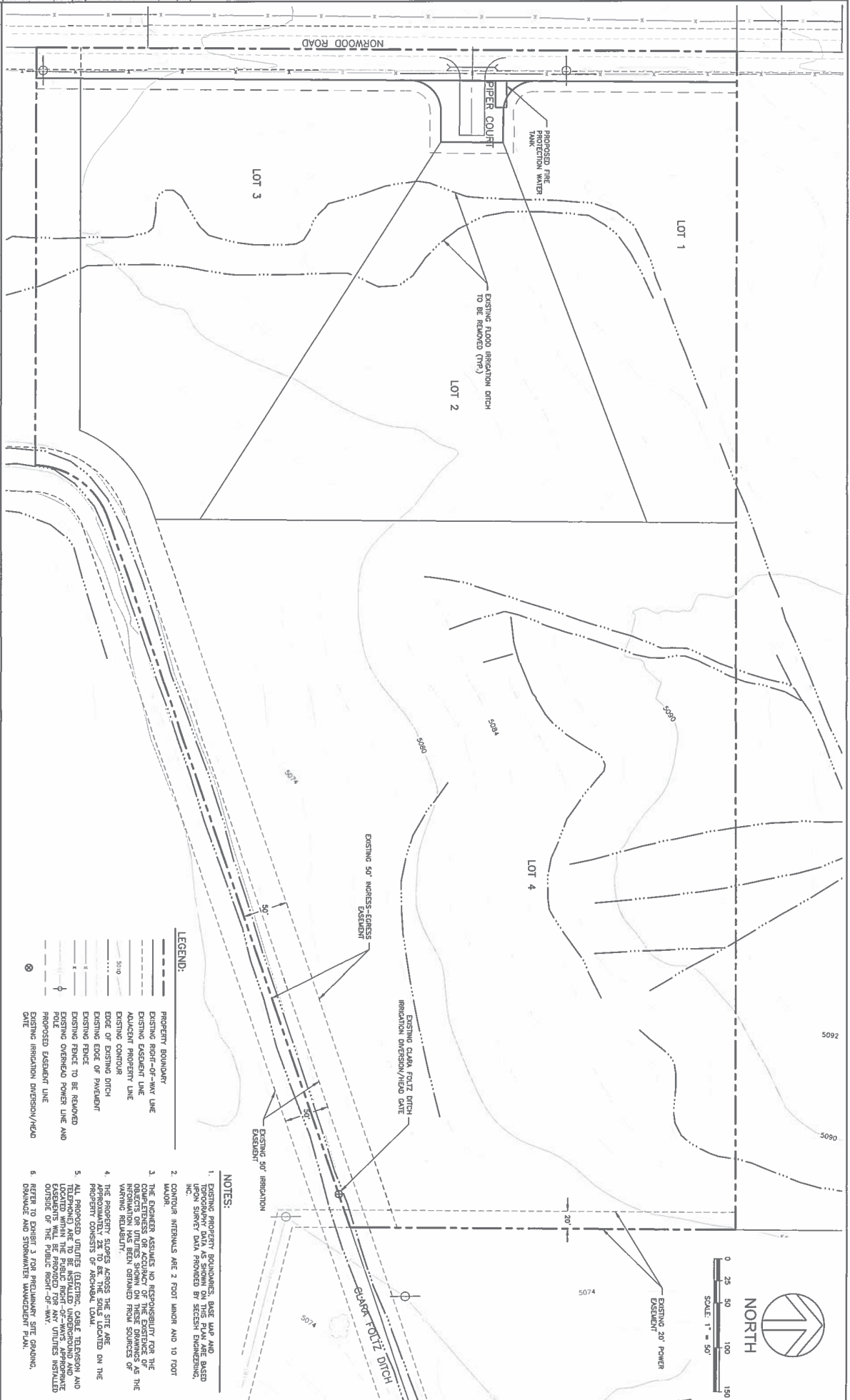
| | |
|---|---------------------|
| CRESTLINE | ENGINEERS |
| 323 DENHARD LANE, SUITE C - PO BOX 2330 | MCCALL, IDAHO 83638 |
| 208 634 4140 | 208 634 4146 FAX |

| | |
|---|---|
| 1 | EXISTING PROPERTY BOUNDARIES, DATE MAP AND SURVEY DATA PROVIDED BY SECRET ENGINEERING, INC. |
| 2 | CONTOUR INTERVALS ARE 2 FOOT MINOR AND 10 FOOT MAJOR. |
| 3 | THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DATA SHOWN ON THIS PLAN, AS THE INFORMATION HAS BEEN OBTAINED FROM SOURCES OF VARYING RELIABILITY. |
| 4 | THE PROPERTY SLOPES ACROSS THE SITE ARE INDICATED BY THE SLOPE INDICATOR SYMBOLS LOCATED WITHIN THE PLACED RIGHT-OF-WAY APPROXIMATE TO THE PROPERTY BOUNDARIES. |
| 5 | ALL PROPOSED UTILITIES (ELECTRIC CABLE, TELEPHONE AND CABLE TV) ARE TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN THE PLACED RIGHT-OF-WAY, UNLESS OTHERWISE NOTED OTHERWISE. |
| 6 | REFER TO SHEET 3 FOR PRELIMINARY SITE GRADING, DRAINAGE AND STORMWATER MANAGEMENT PLAN. |

| | |
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| LEGEND: | |
|---------|------------------------------------|
| --- | PROPERTY BOUNDARY |
| --- | EXISTING RIGHT-OF-WAY LINE |
| --- | EXISTING EASEMENT LINE |
| --- | ADJACENT PROPERTY LINE |
| --- | EXISTING CONTOUR |
| --- | EDGE OF EXISTING DITCH |
| --- | EXISTING EDGE OF PAVEMENT |
| --- | EXISTING FENCE |
| --- | EXISTING FENCE TO BE REMOVED |
| --- | EXISTING OVERHEAD POWER LINE AND |
| --- | PROPOSED EASEMENT LINE |
| --- | EXISTING IRRIGATION DIVERSION/HEAD |
| --- | GATE |

NOTES:

- EXISTING PROPERTY BOUNDARIES, DATE MAP AND SURVEY DATA PROVIDED BY SECRET ENGINEERING, INC.
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NORTH

0 25 50 100 150

SCALE: 1" = 50'

