

May 31, 2022

Valley County Planning and Zoning Department
Attn: Cynda Herrick, AICP, CFM
219 North Main
P.O. Box 1350
Cascade, ID 83611



RE: Stag's Run Estates Subdivision Wildland Urban Interface Fire Protection Plan

Dear Ms. Herrick,

As required pursuant to Valley County Code Chapter 7, Wildland Urban Interface Fire Protection Plan (the Plan) we are submitting the following Plan:

- a. Wildfire Risk Assessment: This portion of the plan includes a map and narrative describing the current status of the land to be developed. As a minimum, the following must be included:

- (1) Topographic map.

See attached map (Exhibit "A").

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

The site consists of rolling terrain, wetlands, and an area of special flood hazard associated with Beaver Creek. The rolling terrain varies approximately 47-feet between the highest and lowest points of the site. The lowest portion of the site is located within the western and southern areas of the site which consists of an area of special flood hazard associated with Beaver Creek.

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

The site consists of native grasses and riparian vegetation located within the wetland areas. (Aerial View Exhibit "B").

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

We are not aware of existing fire or explosion hazards located within the property. Upon development of the property the possibility of grass fires should be substantially reduced due to the reduction of fuels.

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

There are no existing roads located within the site. The site is fronted by West Lake Fork Road, which has approximately 20-feet of paved travel area.

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

The site contains one (1) existing structure which is proposed to be removed. The subdivision is proposed with 58-lots (50-buildable, 8-common) with a gross density of .31dwelling units/acre. The subdivision will consist of residential lots which will consist of large homes with the possibility of accessory structures.

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

All utilities to the site will be located underground.

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

Beaver Creek is located along the western and southern boundaries of the site. The site also contains wetlands with riparian vegetation. The wetland areas will serve as natural fire breaks.

- (9) Current structural and wildland fire jurisdictional agencies.

The site is located within the Donnelly Rural Fire Protection Association, Inc. They association has a fire apparatus facility located within Donnelly.

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

The proposed development should have a positive effect to help reduce the wildland fire risk in the area based on the fact there will be residents located within the proposed subdivision which will have some manicured vegetation. Also, the residents and homeowner's association will be required to maintain the native grasses in a manner to reduce the possibility of fires.

b. Wildfire Risk Mitigation:

- (1) Access - planned ingress and egress routes.

The subdivision is proposed with internal streets which will have two (2) access points to West Lake Fork Road. The subdivision will be served by internal streets which will be located within a 70-foot-wide common lot consisting of a 24-foot-wide travel way bordered by a 23-foot-wide barrow pit for drainage located on each side of the road.

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

Each individual buildable lot will have a potable well serving the lot. There will be a minimum of two (2) fire hydrants located within the common areas of the development to provide a resource for the fire department for fire suppression.

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

The Donnelly Fire Station is located approximately 9-miles from the site. The estimated response time would be approximately 10-12 minutes.

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

As previously mentioned, there will be a minimum of two (2) fire hydrants located within the common areas of the development to provide a resource for the fire department for fire suppression.

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

All internal roads and bridge and/or culvert will be constructed to meet the requirements of the Donnelly Fire Department. The internal roads are proposed with a 24-foot-wide travel area. The proposed grades of the roads will be minimal and are subject to review and approval of the Donnelly Fire Department. All power to the site is proposed to be underground.

- (6) Safety zone locations.

Since there are no forested areas located within the site and the site will be served by internal roads providing access to West Lake Fork Road no safety zones are being proposed.

- (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.

Since there are no forested areas located within the site there is no need of thinning, pruning, piling, chipping, and fuel break construction. The wetlands and proposed internal roads will serve as fuel breaks. Also, the residents will be required to maintain the grasses within the individual lots and the homeowner's association will be required to maintain the common areas grasses in a manner to reduce wildland fire risk.

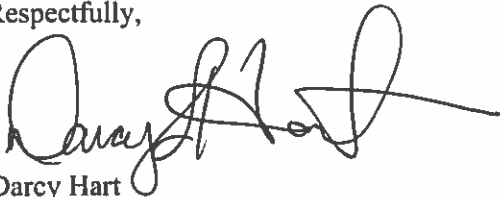
- (8) Long term maintenance schedule to sustain fuel treatment effectiveness.

The CC&Rs of the subdivision will contain provisions for a maintenance schedule to ensure the native grasses are maintained in a manner to reduce the wildland fire risk.

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

Based on the proposed mitigation actions, the proposed development should provide a reduction in the overall wildland fire risk since the native grasses located within the site will be maintained in a manner in which they will not become overgrown.

Respectfully,



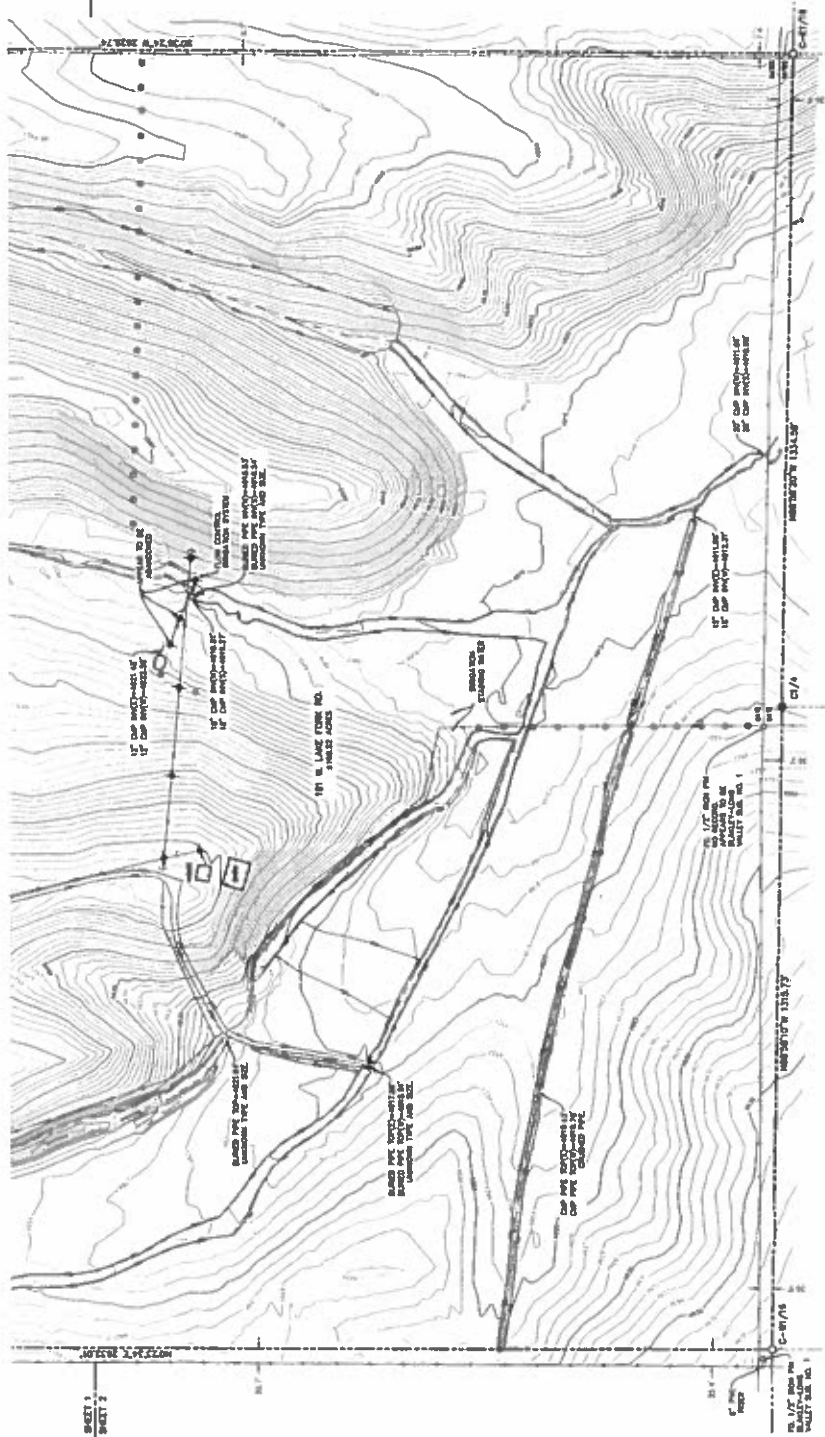
Darcy Hart

Urban Solutions, LLC



EXHIBIT "B"



[illegible]

AT ABOUT 4.30 PM THE MAN CALLED IN A FRIENDLY
AND LITHELY MANNER OF SPEECH TO THE POLICE AND
STAYED IN THE HOUSE FOR SOME TIME. HE REMAINED THERE

181 W. LAKE FORK RD.																									
TOPOGRAPHIC SURVEY																									
LOCATED IN THE W1/2 OF THE NE1/4 AND THE E1/2 OF THE NW1/4 OF SECTION B, T.17N., R.3E., B.M., VALLEY COUNTY, IDAHO																									
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