

Urban Solutions | 



STAG'S RUN ESTATES SUBDIVISION

June 23, 2022

Applicant:

Urban Solutions – Darcy Hart

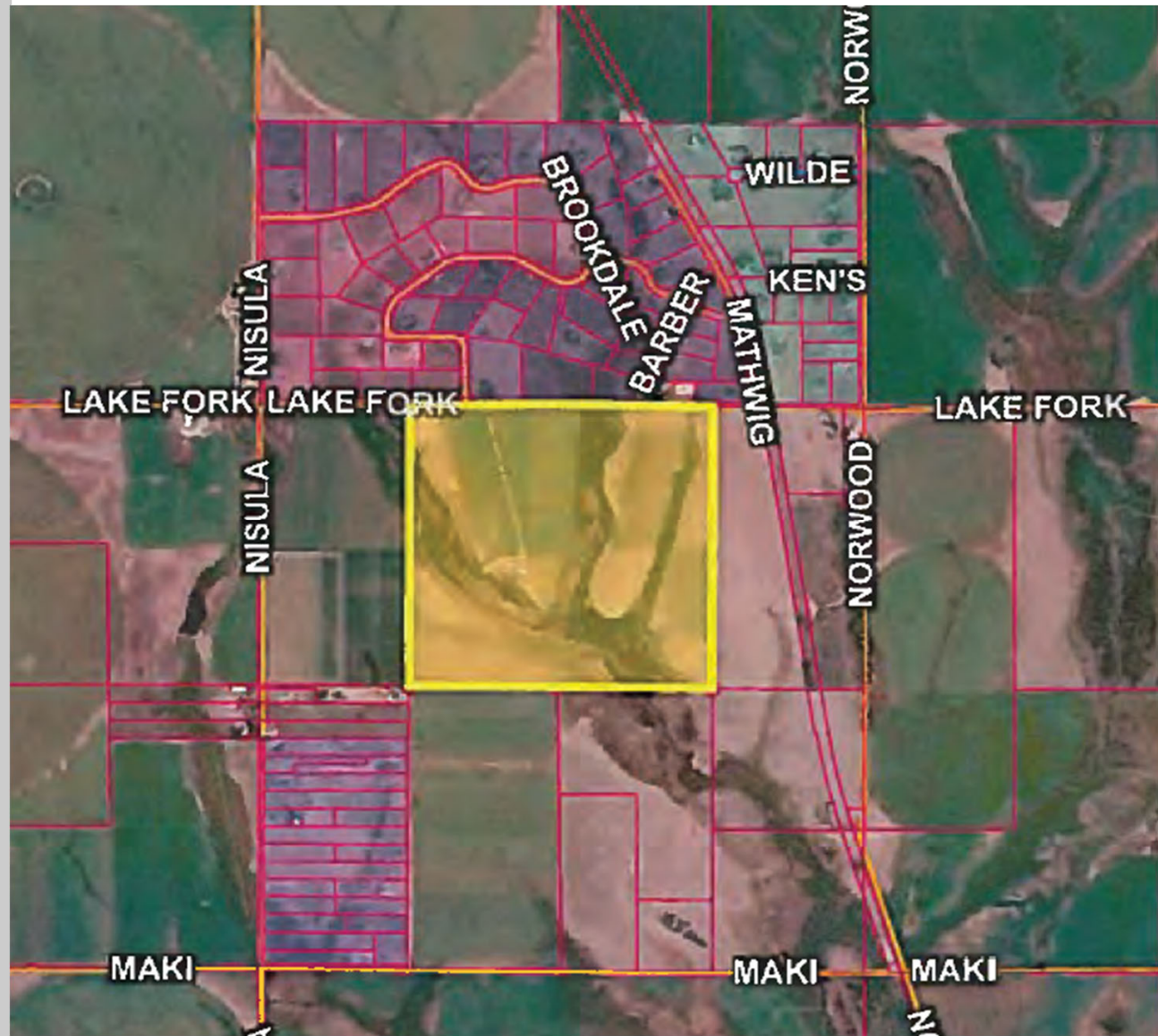
Engineer:

CK Engineering – Chad Kinkela, P.E.

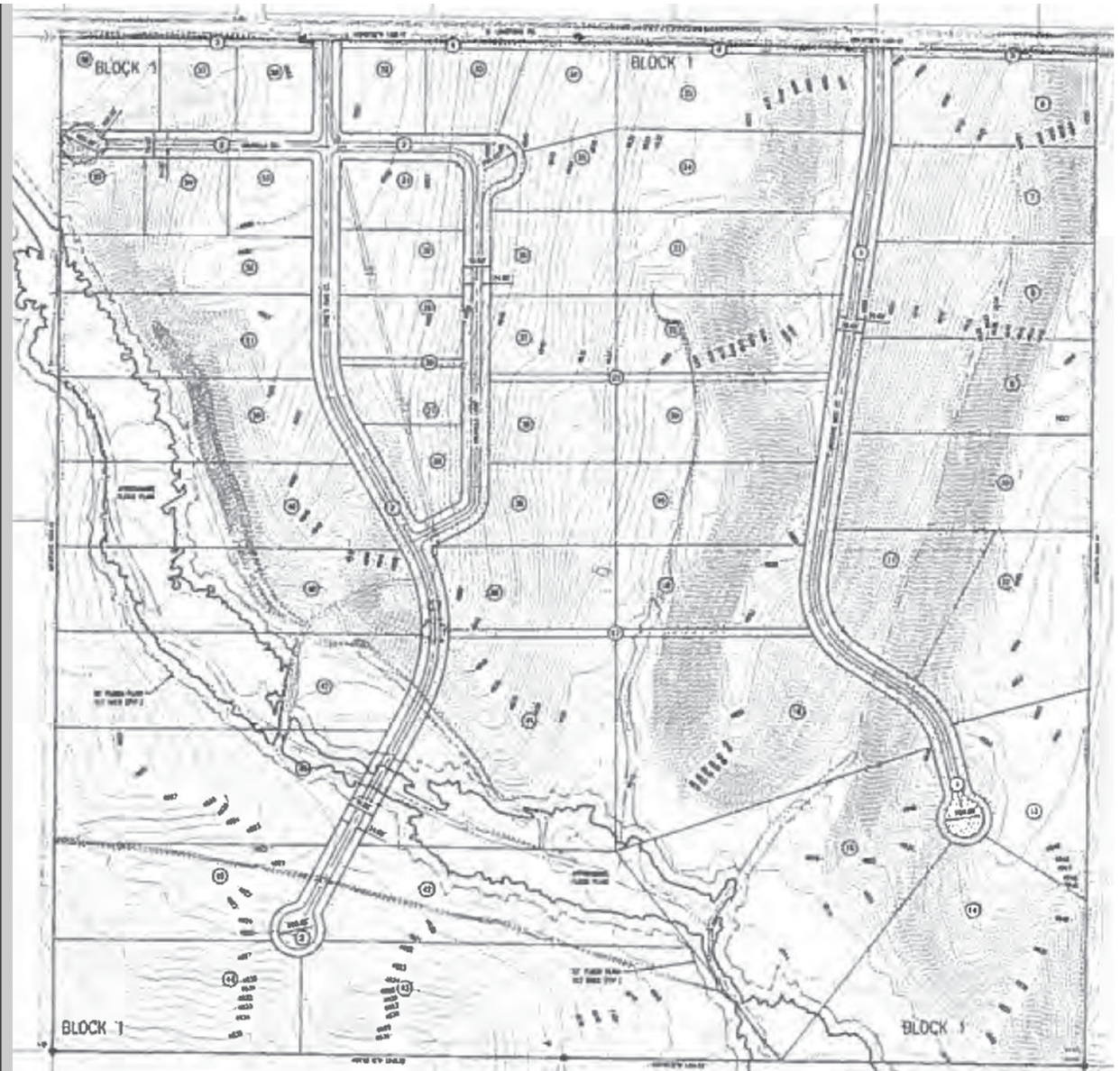
Surveyor:

Idaho Survey Group – Greg Carter, P.L.S.

Vicinity Map



Stag's Run Estates Subdivision



Site Data

Total Acreage of Site – 160.52-acres

Total Number of Lots – 58

Residential – 50

Commercial – 0

Industrial – 0

Common – 8

Total Number of Units – 50

Single-family – 50

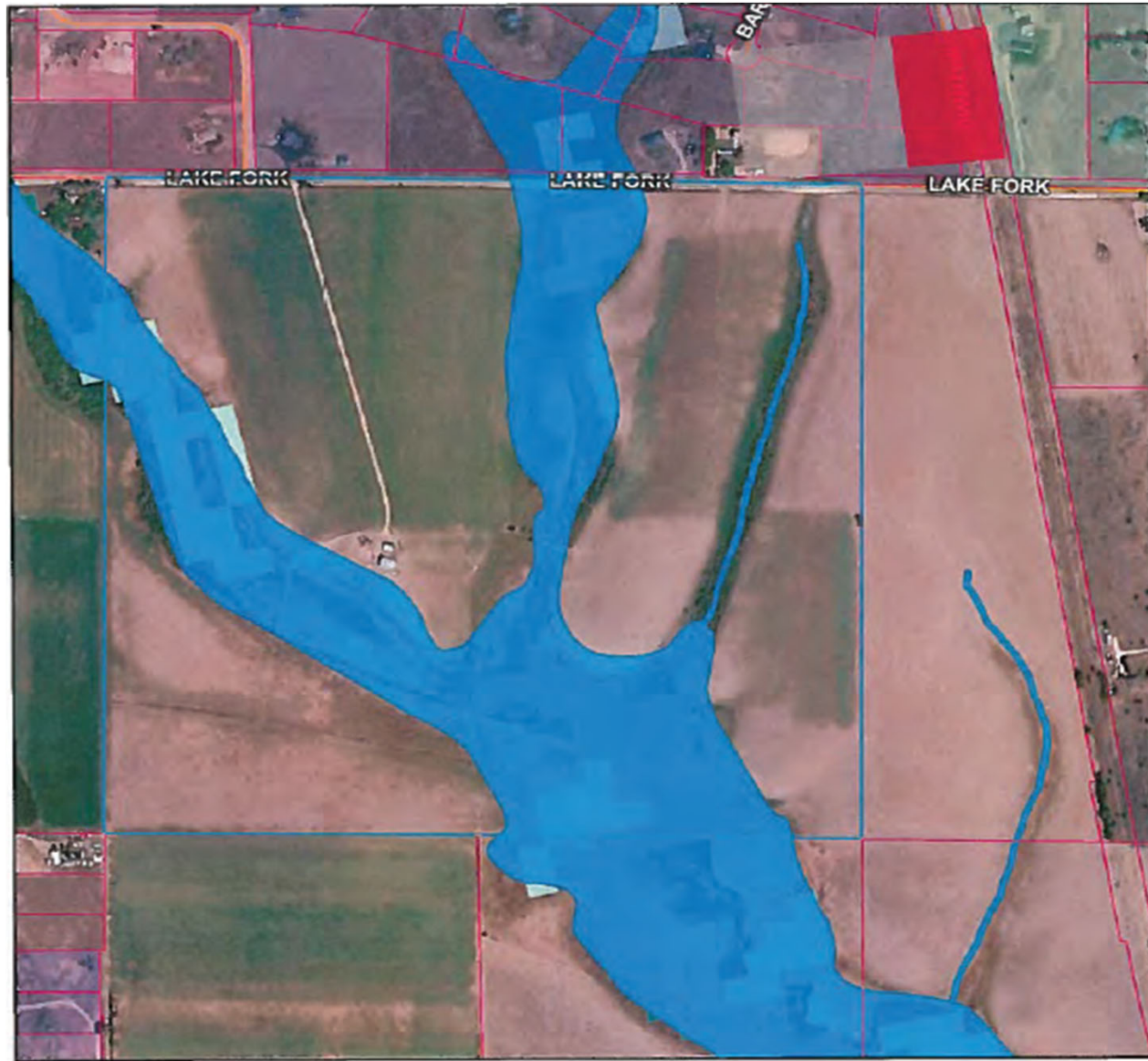
Multi-family – 0

Total Acreage of Any Out-Parcels – 0

Area of Special Flood Hazard



Wetlands (USFWS)



Staff Comments/Questions

1. The site is located within the Donnelly Rural Fire District and is not within a herd district.
2. The site is within the Lake Irrigation District and has water rights available. What is the applicant's plans for the water rights, irrigation easement, and pipe to the neighboring property?
3. Compliance with each of the following Idaho Codes should be explained:
 - 31-3805 Delivery of Water
 - 42-1102 Owners of Land – Right to Right-of-Way; and
 - 67-6537 Use of Surface and Ground Water

Staff Comments/Questions

4. Floodplain and wetlands shall be designated on the final plat. There is a minimum 30-foot setback from high water line and no construction is allowed within floodplain except for approved crossing.
5. A note shall be placed on the plat stating, “The first floor (including duct work) of all structures must be a minimum of 2-feet above the base flood elevation.
6. Is the proposed landscaping area located within the area that should be dedicated as road right-of-way? Berms may not be located within the West Lake Fork Road right-of-way.
7. All access shall be from internal roads.

Staff Comments/Questions

8. What is the cul-de-sac width?
9. How wide is the travel surface of the private roads that are located within the 70-foot-wide right-of-way? Private roads must meet the Private Road Standards.
10. Minimum requirements:
 - Must be 70-foot internal right-of-way.
 - Must meet minimum standards for private roads of 24-feet.
 - Must provide a 70-foot right-of-way along West Lake Fork Road or 35-feet from centerline.

Staff Comments/Questions

11. There should be consideration as to whether the private road should be continued to the adjacent property to the south for future circulation through the County.
12. Approval of the subdivision includes approval of the cul-de-sac longer than 900-feet and road surface of 24-feet instead of 28-feet. Provide an explanation why a 24-foot road width is being utilized instead of 28-foot.

Applicant response

1. The site is located within the Donnelly Rural Fire District and is not within a herd district.
The applicant has been in contact with Fire Marshall Jess Ellis from Donnelly Fire and we are in agreement with their requirements.
2. The site is within the Lake Irrigation District and has water rights available. What is the applicant's plans for the water rights, irrigation easement, and pipe to the neighboring property?
The property has 59-inches of irrigation associated with the property. It is not our intent to utilize the irrigation water based on the amount of water will not serve the property in its entirety. As part of the final plat we will include a specific easement associated with the irrigation line(s).
3. Compliance with each of the following Idaho Codes should be explained:
 - 31-3805 Delivery of Water
 - 42-1102 Owners of Land – Right to Right-of-Way; and
 - 67-6537 Use of Surface and Ground Water

Applicant' response

4. Floodplain and wetlands shall be designated on the final plat. There is a minimum 30-foot setback from high water line and no construction is allowed within floodplain except for approved crossing.
We are currently under contract to map the floodplain and wetland areas to include those areas within the final plat. We are in agreement regarding the 30-foot setback. Also, it is our intent to prohibit any development within the Area of Special Flood Hazard with the exception of a road crossing.
5. A note shall be placed on the plat stating, "The first floor (including duct work) of all structures must be a minimum of 2-feet above the base flood elevation."
We will add the requested note to the final plat.
6. Is the proposed landscaping area located within the area that should be dedicated as road right-of-way? Berms may not be located within the West Lake Fork Road right-of-way.
7. *The proposed berm will not be located within the dedicated right-of-way area. Also, we will provide adequate room to allow for the irrigation easement.*
8. All access shall be from internal roads.
The final plat will contain a plat note stating that direct lot access to West Lake Fork Road is prohibited.

Applicant's response

11. There should be consideration as to whether the private road should be continued to the adjacent property to the south for future circulation through the County.
The properties located south of the proposed subdivision have direct access to a public road (Maki Road) and should be required to take access from that public road.
12. Approval of the subdivision includes approval of the cul-de-sac longer than 900-feet and road surface of 24-feet instead of 28-feet. Provide an explanation why a 24-foot road width is being utilized instead of 28-foot.
We are requesting a reduction of the road width to mitigate for the area of special flood hazard, wetlands, and provide for borrow pits for drainage and future snow storage.

Applicant's response

The applicant is in agreement with the Conditions of Approval starting on Page 9 of 11 of the staff report.

We have contacted the individuals (listed) regarding concerns, questions, and agency comments.
It is our intent to maintain an open door policy for any, and all questions as this project moves forward.

John Leedom, Lake Irrigation District

Fire Marshal Jess Ellis, Donnelly Fire Department

Tom Bateman, Neighbor

Randy Morel, Neighbor

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THANK YOU!