

# 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>2214</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-21 STAG'S RUN ESTATES</u>		FEE \$ <u>400 -</u>
ACCEPTED BY _____		DEPOSIT <u>1000 -</u>
CROSS REFERENCE FILE(S): _____		DATE <u>4-28-2022</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](http://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.

**April 15, 2022**

Valley County Planning and Zoning Department  
219 North Main  
P.O. Box 1350  
Cascade, ID 83611

**RE: Stag's Run Estates Subdivision**

Dear Planning and Zoning Commissioners,

We are pleased to submit the attached application and submittals to request conditional use permit and preliminary plat approvals for Stags Run Subdivision. The representatives of Urban Solutions have met and communicated many times with Cynda Herrick, Valley County Planning and Zoning Department Director, to understand and address the County's Comprehensive Plan and land use requirements. The meetings have been informative and helpful.

The 160.52-acre property is located directly south of Brookdale Meadows Subdivision on the south side of Lake Fork Road approximately 380-feet west of the intersection of Mathwig Road and North Lake Fork Road at 181 West Lake Fork Road. The property was previously utilized for dry grazing and there is a small dwelling located within the property which does not have services. Stag's Run Estates Subdivision will consist of 58-lots (50-buildable, 8-common). The subdivision is de provide a variety of lots sizing with buildable lots ranging in size from 1-acre to 7.95-acres in size with an average lot size of 2.94-acres. The overall density of the project is .31-dwelling units/acre. The property provides amazing views of Jug Handle Mountain, Brundage Mountain, and Tamarack Resort.

The subject property consists of rolling terrain, wetlands, and an area of special flood hazard associated with Beaver Creek. Beaver Creek is currently classified as an "A" zone on the Flood Insurance Rate Map (FIRM), however, there was a recent flood study utilizing LIDAR information which allowed for actual base flood elevations (BFE) to be established (see attached map). The BFEs are available on the Valley County GIS mapping system. The area of special flood hazard is delineated on the preliminary plat. The area of special flood hazard and the wetland areas (see attached map) will be identified No-Build areas on the final plat. An appropriate and restrictive easement will be maintained on all associated lots (common and residential). The area will be appropriately designed and maintained. We will be contacting the Payette Land Trust to work with them regarding the preservation of these resources.

A small landscape buffer area will be located adjacent to West Lake Fork Road. The landscape buffer will contain an undulating berm, trees, and other vegetation. This buffer will not only provide an added element of beauty, appeal, and sense of place; but it demonstrates another remarkably sensitive and additional means of buffering with the adjoining neighbors. Entry monumentation will be installed at each entry location. The entry monument will be simple in design with no lighting to maintain the rural feel of the neighborhood.

Stag's Run Estates Subdivision will be served by private streets designed to be in conformance with Valley County Code. The subdivision will be served by individual well and septic systems. Power and fiber-optic will be installed into the joint trench serving the individual lots. The subdivision will contain common lots at the midpoint of the subdivision. The common lots will contain pathways providing interconnectivity through the subdivision. Those common lots will also contain fire hydrants connected to a well source to

provide the fire department a resource for fire suppression. The subdivision will be constructed as a single phase with construction time anticipated to take approximately 18-months.

As part of the application requirements an Impact Report is required pursuant to Valley County Code Section 9-5-3-D. We offer the following responses associated with the required Impact Report:

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 construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

*The site currently has two (2) access points to West Lake Fork Road. The subdivision is proposed with two (2) private streets shown on the preliminary plat as Stags Run Court and Morning Mist Court. Stags Run Court will be the access point to West Lake Fork Road for 32-lots and Morning Mist Court will be the access point to West Lake Fork Road for 18-lots. The lots are all located internal to the site and will not have direct lot access to West Lake Fork Road. There will be stop signs installed at the intersections of the two (2) private streets and West Lake Fork Road. West Lake Fork Road is classified as an Urban/Rural road on the Valley County Functional Classification Map. It is approximately 24-feet in width and appears to have been recently maintained. Based on the width of West Lake Fork Road it is designed to handle vehicle trips generated from the adjacent properties. Also, based on the width of West Lake Fork Road it is designed to allow for large trucks as well as bicyclists along the edge of the road. The internal streets 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. The internal private streets will be maintained by the homeowner's association.*

2. Provision for mitigation of impacts on housing affordability.

*Based on the distance to urbanized areas, size of the proposed lots, and the value of the homes located within the immediate area the applicant is not proposing any provisions for mitigation of impacts on housing affordability.*

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.

*During construction of the infrastructure there will be added noise and vibration for approximately 6-8 weeks. Once the infrastructure construction is complete the only noise should be during the construction of the homes and well drilling. There should be no construction taking place at night.*

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.

*There should be no heat or glare created during the construction of the subdivision or future home construction. The CC&Rs will contain a provision regarding outdoor lighting which will require "Dark Sky" styles of lighting if lighting is proposed on the homes. There will be no streetlights.*

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.

*The proposed use is residential; therefore, no smoke, dust, chemicals, gasses, or fumes should be created other than is what is typically associated with residential homes.*

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.

*The residential homes will be served by individual potable wells. The amount of water generated from the potable wells is restricted by the Idaho Department of Water Resources (IDWR). There will be a minimum of two (2) fire hydrants located within the development to provide a resource for the fire department for fire suppression. The surface water drainage from the roads located within the development will be directed to the barrow ditches located on each side of the road. The area of special flood hazard and wetlands will be maintained in the current state and provisions will be placed within the CC&Rs to address that these areas will be maintained in their natural state. We are currently working with the Payette Land Trust to assist us incorporating these areas in a conservation easement to protect these valuable resources.*

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

*The applicant is unaware of existing fire or explosion hazards located within the property other than possible grass fire. Upon development of the property the possibility of grass fires should be substantially reduced due to the reduction of fuels. The applicant is unaware of how any of the neighboring uses may affect the proposed use.*

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.

*During the construction of the roads and building pads some vegetation will be removed. The only disturbance to wetlands will be in an area where a road crossing will be required. We will work closely with the Army Corps of Engineers to obtain the proper permits for any encroachments into the wetland areas. As part of the permitting process mitigation measures will be put in place to ensure the wetland areas are protected.*

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

*During construction of the roads and homesites steps will be taken to protect the wetlands such as bark waddles being installed to reduce sediment runoff. Also, there will be concrete clean-out area established within the site while the homes are under construction. In the event vegetation needs to be restored or replaced a native grass seed mix (to be determined by an environmental consultant) will be installed.*

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

*Based on the soil types at the road and building site locations it is not anticipated there will be any potential problems since the roads are not proposed on any slope areas. Building envelopes will be identified on the final plat to prevent construction within the sloped areas. Proposed landscaping will be in proximity to the homes and remaining portions of the lots will be maintained with natural grasses.*

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

*Other than landscaping, the site grading will be limited to building envelopes to be created prior to recordation of a final plat. All proposed landscaping will be subject to review and approval by an Architectural Control Committee established through the CC&Rs to ensure that no drainage courses*



*are adversely affected. The only fencing permitted within the development will be three rail fencing to maintain the open and rural feel.*

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 the new features on neighboring property.

*A small undulating berm with landscaping is proposed along West Lake Fork Road to provide a buffer between the residents of the subdivision and the adjacent roadway. The property is bordered by one house located near the western property line at the northwest corner of the proposed subdivision. The other homes located near the subject property are located across West Lake Fork Road. Due to the sizes of the proposed lots, there should be no shadows on the neighboring properties.*

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.

*The subject property was selected based on the topography of the site to provide a variety of lot sizing and unique homesites located in closed proximity to mountains for amazing vistas and natural areas located within the subdivision to provide opportunities to be near wildlife such as birds, fox, and deer. There are also two (2) ski areas, fishing, and hunting opportunities located near the property. The proposed subdivision is bordered on two (2) sides by undeveloped property and the other (2) sides contain single-family residential homes. The development is proposed to consist of single-family residential homes and will be designed to complement the general vicinity and provide aesthetically pleasing architecture to enhance the character of the area. The development is designed with similar density as the adjacent subdivision; therefore, the proposed subdivision will be harmonious with the adjacent development.*

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

*The assessed value of the property is currently \$225,311. Based on the value (1.5 million inclusive of the lot value) of fifty (50) proposed homes to be constructed on the property, the estimated assessed value will be \$75,000,000. The current mill levy rate for Valley County is .48% which equates to 0.0048. Based on the current valuation of \$225,311, the County is currently collecting property taxes in the amount of \$1,081/year. Based on the anticipated valuation of the property at build-out the County will collect property taxes in the amount of \$360,000/year on behalf of the County, the school district, and various other districts. As proposed, the increase of revenue collected by the County is \$358,919/year with an increase in property tax assessment of \$74,774,689.*

*During the construction of the subdivision there will be new jobs available to assist during the construction of the proposed homes. Also, there may be jobs available for the ongoing maintenance of the subdivision and homes. The residents of the subdivision will spend money within the local communities for goods and services.*

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

*The subdivision will be served by individual well and septic. The developer will be installing power, wells, and fiber-optic. Based on the anticipated property valuation and property taxes collected at build-out it is not anticipated there will be additional costs for public services or facilities.*

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

*Since the development will consist of single-family dwellings it is not anticipated that the development will have an impact on any existing developments providing similar products or services.*

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 on each part.

*Although the site contains an area of special flood hazard and wetlands it is not anticipated those resources will be utilized to produce a product since it is the applicant's intent to preserve those attributes in their natural state.*

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

*In the event the project is abandoned or only partially complete the property could be utilized for dry grazing as in the past. However, it is the applicant's intent that upon approval of the conditional use permit and preliminary plat the subdivision infrastructure will be constructed within two (2) months with full build-out of the subdivision anticipated within 18-24 months.*

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

*The subdivision will consist of fifty (50) single-family residential units. Some of the lots may contain accessory structures for the storage of vehicles, recreational vehicles (i.e. motorhomes, trailers, boats, four-wheeler, side-by-sides, etc.), horses and/or livestock. There are no non-residential uses proposed other than what is accessory to the principal dwellings.*

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

*The subdivision is proposed to be constructed in a single-phase with subdivision infrastructure to last approximately 6-8 weeks and full build-out of the homes to take approximately 18-24 months.*

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.

*The anticipated range of sale prices of the proposed homes will be approximately \$800,000 - \$2,000,000+. The average value of the homes (inclusive of lot value) will be approximately \$1.5 million. The existing subdivision located across West Lake Fork Road currently has two (2) lots available with an average value of \$277,000. The existing subdivision also contains one (1) home which is currently listed for \$1.7 million.*

Thank you for your consideration of the conditional use permit and preliminary plat. If you have additional questions please have planning staff contact me.

Thank you,

  
Darcy Hart

PROPOSED SUBDIVISION NAME STAG'S RUN ESTATES

APPLICANT 181 W. LAKEFORK RD, LLC/URBAN SOLUTIONS PHONE \_\_\_\_\_

Owner  Option Holder  Contract Holder

APPLICANT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANT'S MAILING ADDRESS 8090 EAST PORTICO TERRACE ORANGE, CA 92867

OWNER 181 W. LAKEFORK RD, LLC/URBAN SOLUTIONS PHONE \_\_\_\_\_

OWNER'S MAILING ADDRESS SAME AS APPLICANT

Nature of Owner's Interest in this Development? DEVELOPER

AGENT/REPRESENTATIVE URBAN SOLUTIONS  
DARCY HART FAX \_\_\_\_\_ PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS P.O. BOX 1304 EAGLE, ID 83616

ENGINEER CK ENGINEERING - CHAD KINKELA, P.E. PHONE [REDACTED]

ENGINEER ADDRESS 1300 E. STATE STREET, SUITE 102, EAGLE, ID 83646

1. SIZE OF PROPERTY 160.52-ACRES

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

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to N/A

Deed Restrictions N/A

Liens or encumbrances N/A

4. LEGAL DESCRIPTION WEST 1/2 OF THE NORTHEAST 1/4 SECTION 8, T. 17N., R. 3E.  
B.M., VALLEY COUNTY, IDAHO

5. TAX PARCEL NUMBER RP17N03E080605  
Quarter W 1/2 OF NE 1/4 Section 8 Township 13 N 3 E Range 3 EAST

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

BARE LAND, GRAZING

SINGLE-FAMILY DWELLING w/ACCESSORY STRUCTURE

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: FLOODPLAIN AREA  
ALONG WEST PROPERTY LINE & RUNNING DIAGONALLY EASTERLY AT SOUTHERN AREA

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

North RESIDENTIAL SUBDIVISIONS; BROOKDALE MEADOWS SUBDIVISIONS PHASE 1 & 2

South AGRICULTURE, BARE LAND, & FLOODPLAIN

East BARE LAND

West AGRICULTURE

- 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 CENTRALLY LOCATED
- 
- 9a. WATER COURSE: BEAVER 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. YES
- 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? YES - AREA OF SPECIAL FLOOD HAZARD & WETLANDS
- 10a. NUMBER OF EXISTING ROADS: NONE Width \_\_\_\_\_ Private or Public? \_\_\_\_\_  
Are the existing road surfaces paved or graveled? N/A
- 10b. NUMBER OF PROPOSED ROADS: FOUR (4) Proposed width: 70'  
Will the proposed roads be publicly or privately maintained? PRIVATE  
Proposed road construction: Gravel  Paved
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
NO UTILITIES ONSITE
- 
- 11b. PROPOSED UTILITIES: POWER & FIBER - OPTIC
- Proposed utility easement width 12- FEET (MIN) Location FRONT LOT LINES
- 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? No Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? YES  
Are you proposing any alterations, improvements, extensions or new construction? No  
If yes, explain: \_\_\_\_\_
- 
14. DRAINAGE (Proposed method of on-site retention): ON-SITE RETENTION  
Any special drains? \_\_\_\_\_ (Please attach map)  
Soil type (Information can be obtained from the Soil Conservation District): \_\_\_\_\_
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? YES  
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 20-Feet Sides 20-Feet Rear 20-Feet  
Mobile homes allowed? No  
Minimum construction value \$1,000,000 Minimum square footage 2,000 SQ FT  
Completion of construction required within 18-24 Days  Months  Years   
FROM CONSTRUCTION TO BUILD-OUT  
Resubdivision permitted? No  
Other RESTRICTIONS REGARDING LIGHTING, WETLANDS, AREA OF SPECIAL FLOOD HAZARD

17. LAND PROGRAM:

Acreage in subdivision 160.52 Number of lots in subdivision 58 (50-BUILDABLE)  
Typical width and depth of lots 200' x 300'  
Typical lot area 2.94-Acres (Avg) Minimum lot area 1.00-Acre Maximum lot area 7.95-Acres  
Lineal footage of streets 6,900 Average street length/lot 200-Feet (Frontage)  
Percentage of area in streets 6.8 %  
Percentage of area of development to be public (including easements) 0 %  
Maximum street gradient 2%

Indicate if subdivision is to be completely developed at one time; if not, describe stages \_\_\_\_\_

STAGS RUN SUBDIVISION WILL BE DEVELOPED IN A SINGLE-PHASE.

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.

# Stags Run Crossing Area of Special Flood



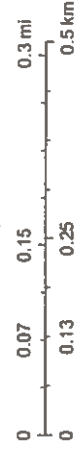


# Stags Run Crossing - Wetlands (NLCD)



4/16/2022, 5:20:01 PM

1:9,028



- Parcel Boundaries
  - Wetlands (NLCD)
  - Woody Wetlands
  - Roads
  - All Road Labels
  - Emergent Herbac. Wetlands
  - URBAN/RURAL
- VALLEY COUNTY

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# 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): 181 West Lake Fork Road, LLC

8090 W. Portico Terrace Orange, CA 92867  
Mailing Address City, State Zip

Location of Subject Property: 181 W. Lake Fork Rd., West Lake Fork Road/Hwy 55  
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP 17 N03E080605 Section 8 Township 17N Range 3E.B.U

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? \_\_\_\_\_

*water will run off roads and lots into borrow ditches*

\_\_\_\_\_  
\_\_\_\_\_

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: Charles Albano Manager  
Applicant / Property Owner

Date: 04/15/2022  
(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

181 W Lake Fork Road LLC

Charles Albano

Manager

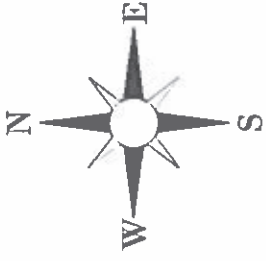
By: Charles Albano

By: \_\_\_\_\_

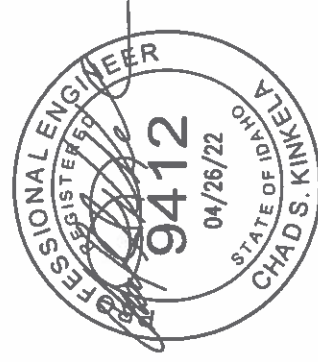
Valley County Weed Control

Date: 4-15-2022

Date: \_\_\_\_\_



SCALE 1" = 400'



**CK ENGINEERING**  
1300 E. STATE ST., SUITE 102  
EAGLE, ID 83616  
PHONE 208-639-1992



DRAWN BY: AKB  
CHECKED BY: CSK  
DATE: 04/26/22  
FILE: X-STAGS-RUN-P-PLAT.DWG  
DIR: IS\VIEW SOLUTIONS\JACK FROM PROPERTY-P-PLAT

REVISIONS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CONSTRUCTION  
DOCUMENT

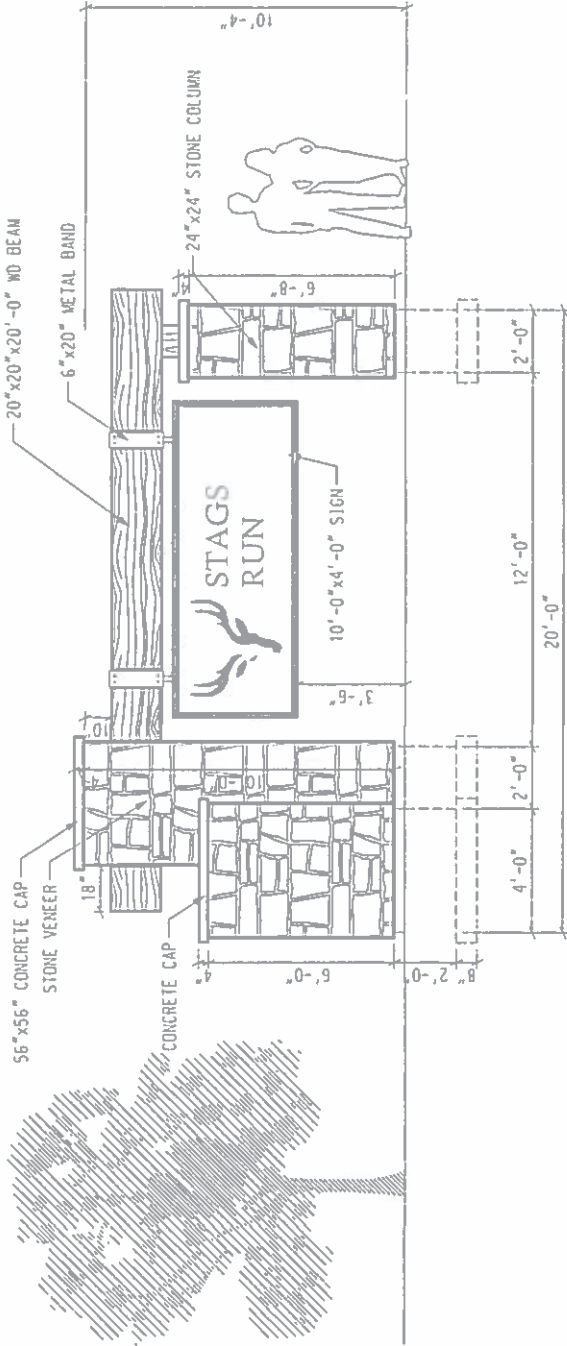


Stags Crossing Subdivision  
Entry Monument on Beacon Light

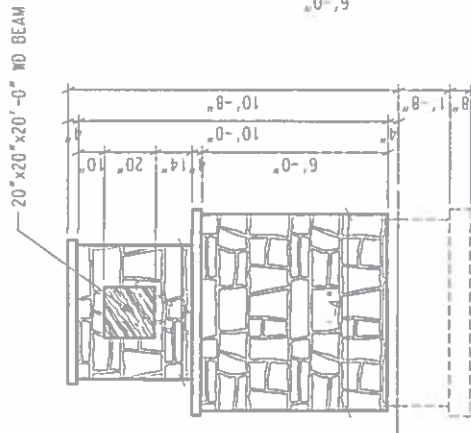


Main Entry Monument Structure  
DRAWN BY: SDH  
DATE: 04/22/2020  
SCALE: 1/4" = 1'-0"

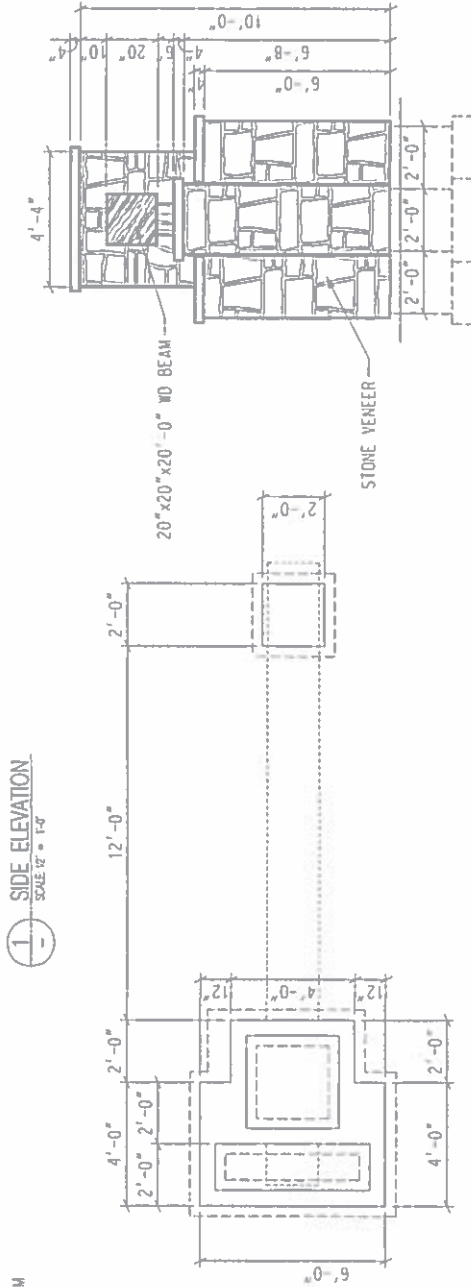
SHEET NO.  
**A1.0**



1 SIDE ELEVATION  
SCALE 1/2" = 1'-0"



2 REAR ELEVATION  
SCALE 1/2" = 1'-0"



4 FRONT ELEVATION  
SCALE 1/2" = 1'-0"

3 FOUNDATION PLAN  
SCALE 1/2" = 1'-0"

REVISIONS:

STAG'S RUN ESTATES  
MCCALL, VALLEY COUNTY, IDAHO

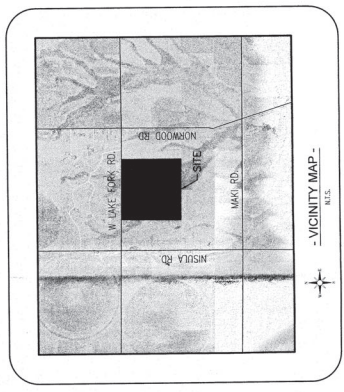
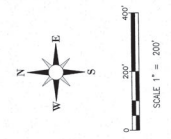
PRELIMINARY PLAT

CK ENGINEERING  
1300 E. STATE ST. SUITE 102  
Eagle, ID 83616  
PHONE 208-633-1992  
DRAWN BY: JMB  
CHECKED BY: JMB  
DATE: 12/2/21  
FILE: K-5242-PLAN-042-ENG  
DPR: J:\ADMIN\5242\042-PLAN-042-ENG



SHEET  
**P1.0**

BEFORE DIGGING, CALL DGLINE AT 1-800-342-1585



**PRELIMINARY DEVELOPMENT FEATURES**

TOTAL ACRES: 146.52 AC  
 TOTAL TRACT ACRES: 146.52 AC  
 SINGLE FAMILY LOTS: 30  
 TOTAL LOTS: 30  
 APPROX. BLOCK LOT SIZE: 4,884 SQ. FT. OR 0.111 ACRES  
 COUNTY: BLAINE

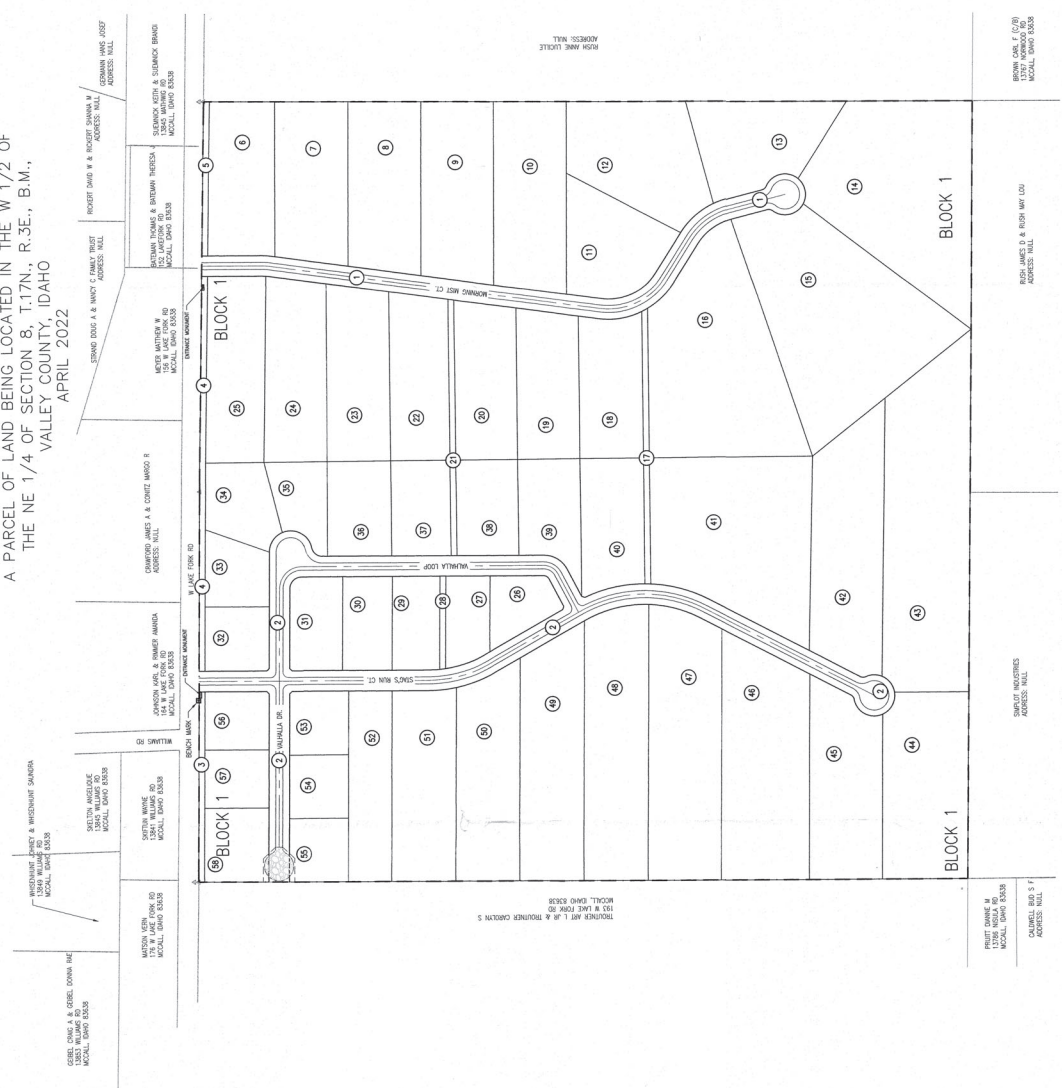
**ENGINEER**  
 CK ENGINEERING  
 1300 E. STATE ST. SUITE 102  
 EAGLE, ID 83616  
 PHONE 208-633-1992

**SURVEYOR**  
 DARR SWARTZ GROUP  
 1400 S. WILLOW ST. SUITE 100  
 EAGLE, ID 83616  
 PHONE 208-634-8870

**MANAGER**  
 VERBA SOLUTIONS  
 1010 W. MAIN ST. SUITE 100  
 EAGLE, ID 83616  
 PHONE 208-634-8870

**- BENCHMARKS -**  
 58' FROM PIN WITH CAP  
 NORTHING: 54486.69  
 EASTING: 8695.54  
 ELEVATION: 4993.97

PRELIMINARY DEVELOPMENT PLAN / PRELIMINARY PLAT  
**STAG'S RUN ESTATES**  
 A PARCEL OF LAND BEING LOCATED IN THE W 1/2 OF  
 THE NE 1/4 OF SECTION 8, T.17N., R.3E., B.M.,  
 VALLEY COUNTY, IDAHO  
 APRIL 2022



PROFESSOR DANIEL M. JOSEF  
 1000 W. MAIN ST. SUITE 100  
 MCCALL, IDAHO 83402

ROBERT JAMES D. & ROSA MARY LOO  
 ADDRESS: NULL

SHARON ROBERTS  
 ADDRESS: NULL

FRANK CHANEY M.  
 1000 W. MAIN ST. SUITE 100  
 MCCALL, IDAHO 83402



REVISIONS:	

STAG'S RUN ESTATES  
MCCALL, VALLEY COUNTY, IDAHO

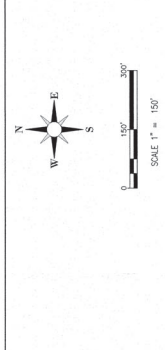
PRELIMINARY PLAT

CK ENGINEERING  
1300 E. STATE ST., SUITE 102  
BOISE, IDAHO 83720  
PHONE: 208-333-1992  
FAX: 208-333-1993  
CHECKED BY: LSK  
DATE: 12/17/21  
FILE: K-5103-184-002-003  
JOB: STAG'S RUN ESTATES TRACT PROPERTY LOCATIONS



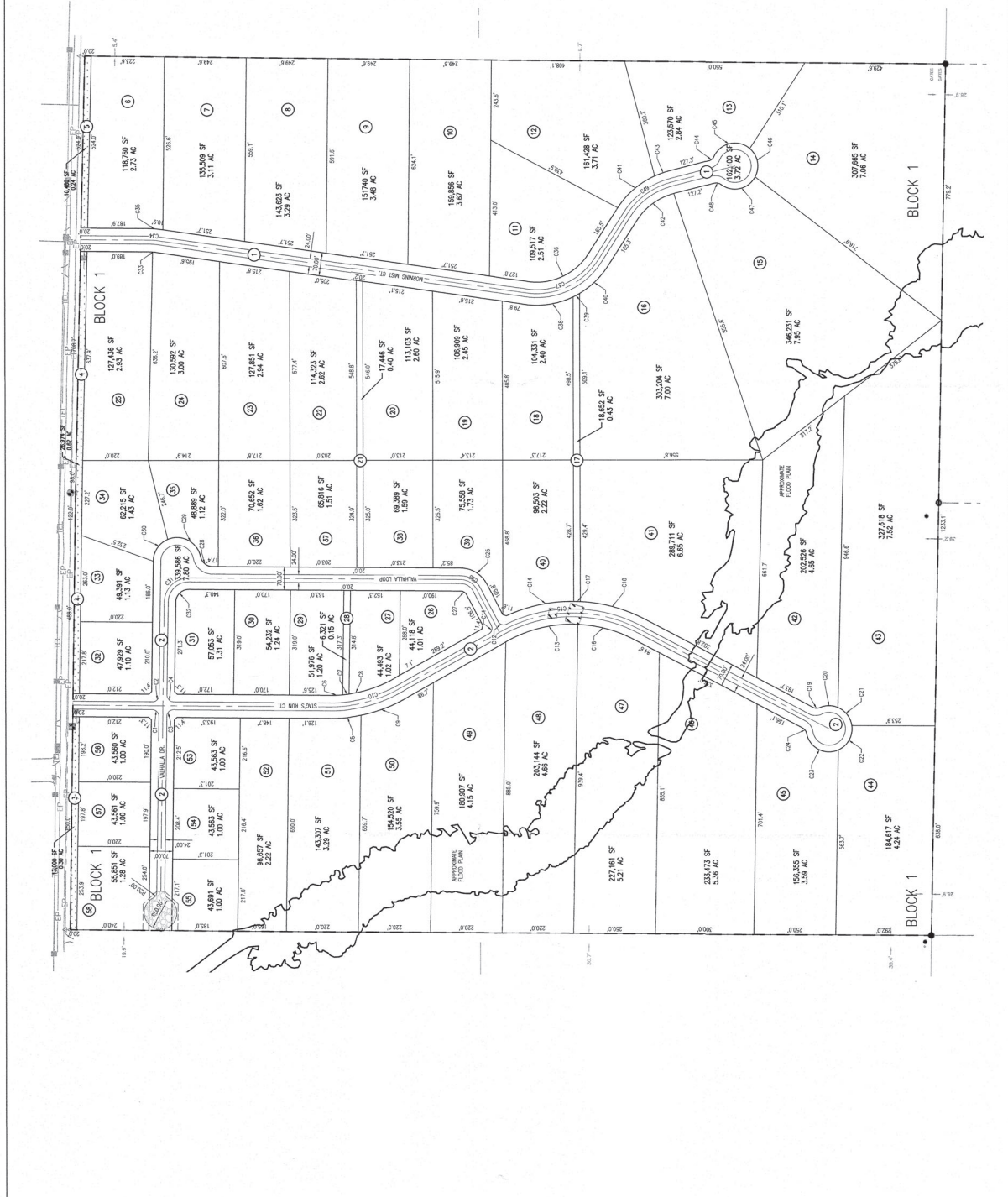
SHEET  
P.1.1

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585



**LANDSCAPE FRONTAGE**

6000' L  
 -102' x 13,000 SF  
 -102' x 10,000 SF  
 -102' x 10,000 SF  
 TOTAL: 50,004 SF



1	118,760 SF 2.73 AC	2	135,509 SF 3.11 AC	3	143,603 SF 3.29 AC	4	151,740 SF 3.48 AC	5	159,908 SF 3.67 AC	6	168,148 SF 3.87 AC	7	176,425 SF 4.07 AC	8	184,740 SF 4.26 AC	9	193,097 SF 4.46 AC	10	201,444 SF 4.65 AC	11	209,771 SF 4.85 AC	12	218,098 SF 5.04 AC	13	226,425 SF 5.24 AC	14	234,752 SF 5.43 AC	15	243,079 SF 5.63 AC	16	251,406 SF 5.82 AC	17	259,733 SF 6.02 AC	18	268,060 SF 6.21 AC	19	276,387 SF 6.41 AC	20	284,714 SF 6.60 AC	21	293,041 SF 6.80 AC	22	301,368 SF 7.00 AC	23	309,695 SF 7.19 AC	24	318,022 SF 7.39 AC	25	326,349 SF 7.58 AC	26	334,676 SF 7.78 AC	27	343,003 SF 7.97 AC	28	351,330 SF 8.17 AC	29	359,657 SF 8.36 AC	30	367,984 SF 8.56 AC	31	376,311 SF 8.75 AC	32	384,638 SF 8.95 AC	33	392,965 SF 9.14 AC	34	401,292 SF 9.34 AC	35	409,619 SF 9.53 AC	36	417,946 SF 9.73 AC	37	426,273 SF 9.92 AC	38	434,600 SF 10.12 AC
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STAG'S RUN ESTATES  
MCCALL, VALLEY COUNTY, IDAHO

PRELIMINARY PLAT

CK ENGINEERING  
1500 E STATE STREET, SUITE 102  
BOISE, IDAHO 83720  
PHONE 208-339-1992  
FACILE 208-339-1992  
CHECKED BY: RSK  
DATE: 12/17/12  
PROJECT: STAG'S RUN ESTATES  
DRAWN BY: RSK  
FILE: 121212  
JOB: 121212



SHEET  
P1.2

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

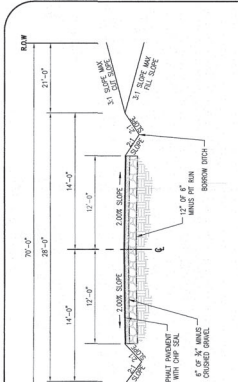
Curve Data

Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C25	59.38	55.00	061.8564	S31°19'23"W	58.43
C27	21.59	20.00	061.8564	N31°19'23"E	20.56
C28	50.51	37.00	078.2214	S39°26'18"W	46.68
C29	129.45	73.00	101.6919	S27°44'53"W	113.14
C30	84.22	73.00	068.1029	S66°06'14"E	79.63
C31	117.22	70.00	089.5400	S44°22'54"E	105.65
C32	63.52	40.00	089.5400	S44°22'54"E	58.35
C33	21.89	165.00	007.6356	S04°12'38"W	21.97
C34	28.65	200.00	007.6356	S04°12'38"W	28.63
C35	31.32	230.00	007.6356	S04°12'38"W	31.29
C36	207.04	188.14	063.0055	S05°51'40"E	196.74
C37	247.39	223.04	063.0055	S26°46'58"E	234.60
C38	143.15	268.11	031.5546	S09°45'17"E	140.35
C39	22.87	258.11	005.8255	S08°03'23"E	22.66
C40	130.71	258.11	026.7958	S43°38'14"E	118.61
C41	150.70	260.97	033.0946	S40°33'32"E	148.61
C42	141.85	190.97	042.5563	S35°48'02"E	138.61
C43	43.62	200.95	009.5766	S19°13'43"E	43.57
C44	21.63	20.00	049.5712	S38°54'33"E	20.96
C45	125.23	70.00	105.7291	S12°30'45"E	111.64
C46	65.21	70.00	073.9284	S19°20'19"W	65.04
C47	120.22	69.99	088.4217	N12°29'29"W	105.88
C48	22.18	25.00	050.8933	N11°17'37"E	21.46
C49	188.12	225.88	042.8292	S35°46'41"E	184.27

Curve Data

Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C1	31.62	20.00	090.5740	N45°13'24"E	28.43
C2	31.26	20.00	089.5450	S44°22'54"E	28.17
C3	31.26	20.00	089.5450	S44°22'54"E	28.17
C4	31.57	20.00	090.4510	N45°37'05"E	28.40
C5	94.62	460.24	011.7794	S05°30'04"E	94.45
C6	37.50	390.23	005.0509	S02°21'53"E	37.49
C7	30.17	309.23	002.9168	S06°35'55"E	30.17
C8	156.61	380.23	022.9242	S19°35'30"E	155.76
C9	157.08	460.24	019.8562	S17°10'08"E	156.33
C10	233.17	425.24	031.4689	S15°18'58"E	230.20
C11	30.93	20.00	088.4168	N03°26'18"W	27.84
C12	30.76	20.00	088.4168	S18°11'16"W	27.62
C13	239.10	417.72	033.1438	S13°26'44"E	232.33
C14	272.65	467.72	025.2401	S11°57'48"E	270.33
C15	449.44	447.72	057.5151	S01°04'57"E	430.80
C16	181.41	412.72	025.1847	S15°05'07"W	179.86
C17	20.01	467.72	002.7531	S01°50'37"W	20.01
C18	207.60	467.72	024.4607	S15°21'08"W	206.00
C19	21.02	20.00	048.1644	S03°41'48"W	20.40
C20	57.62	70.00	047.1645	S03°37'34"E	56.01
C21	71.87	70.00	058.8284	S32°22'14"W	65.16
C22	90.79	70.00	074.9165	N81°03'26"W	84.56
C23	127.38	70.00	104.4460	N08°13'32"E	110.51
C24	19.71	25.00	045.1743	N50°12'40"E	19.20
C25	97.17	80.00	091.8964	S31°19'23"W	92.32

- NOTES:**
1. EXISTING UTILITIES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
  2. BARRIERS SHALL BE INSTALLED AT ALL CURB CUTS AND INTERSECTIONS IN ACCORDANCE WITH THE IDAHO MOTORIST SAFETY COUNCIL MANUAL.
  3. BARRIERS SHALL BE INSTALLED AT ALL INTERSECTIONS WITH EXISTING HIGHWAYS.
  4. ALL LOT UTILITIES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
  5. THIS DEVELOPMENT IS SUBJECT TO THE CITY OF BOISE PLANNING AND ZONING DEPARTMENT'S REVIEW AND APPROVAL.
  6. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH VALLEY COUNTY ZONING CODE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT OR AS SPECIFICALLY APPROVED.
  7. EXISTING UTILITIES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
  8. UNLESS OTHERWISE SPECIFIED, ALL UTILITIES SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED AT THE TIME OF CONSTRUCTION.
  9. THIS DEVELOPMENT IS SUBJECT TO THE CITY OF BOISE PLANNING AND ZONING DEPARTMENT'S REVIEW AND APPROVAL.
  10. ALL SHOWN DRIVE SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
  11. DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH VALLEY COUNTY ZONING CODE AND AS FURTHER PROVIDED IN THE CONDITIONAL USE AGREEMENT ASSOCIATED WITH FILE # \_\_\_\_\_.
  12. \_\_\_\_\_ AT THE SAME TIME OF RECORDATION.
  13. THIS DEVELOPMENT IS SUBJECT TO THE CITY OF BOISE PLANNING AND ZONING DEPARTMENT'S REVIEW AND APPROVAL.
  14. THIS DEVELOPMENT IS SUBJECT TO THE CITY OF BOISE PLANNING AND ZONING DEPARTMENT'S REVIEW AND APPROVAL.
  15. THIS DEVELOPMENT IS SUBJECT TO THE CITY OF BOISE PLANNING AND ZONING DEPARTMENT'S REVIEW AND APPROVAL.
  16. DIRECT LOT ACCESS TO WEST LAKE PARK IS PROHIBITED UNLESS APPROVED BY THE CITY OF BOISE PLANNING AND ZONING DEPARTMENT.
  17. ALL ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTIONS RELEASE.
  18. A PORTION OF THE SUBDIVISION IS LOCATED WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS DETERMINED BY FEMA/USACE. SHEET FLOODING CAN AND WILL OCCUR AND THAT PORTIONS OF SPECIAL HAZARD ARE NOT BEING MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
  19. ALL UTILITIES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
  20. NO STREET LIGHTS SHALL BE INSTALLED.



TYPICAL 70' ROW SECTION WITH 24' STREET SECTION

- 18 -