

IMPACT REPORT

The project, as planned, will meet the goals of the *Comprehensive Plan*, planning policy and the requirements of the *Valley County Land Use and Development Ordinance* with minimal impacts that will be adequately mitigated as required by the County.

1. Traffic Volume

The development's road system will meet or exceed safety, capacity, and infrastructure requirements. The Development will consist of public and private roads.

Pathway facilities and amenities will encourage residents to stay within the community and use non-motorized transportation.

The development will also minimize impacts to the traveling public during the construction phases by developing and enforcing construction safety and workmanship standards such as: detouring plans, traffic control plans, dust abatement, and construction runoff control.

2. Housing Affordability

The development will provide a variety of housing options with a mixture of lot sizes. New homes will be marketed at an appropriate price point for the area to mitigate impacts on housing affordability.

3. Noise and Vibration

In the short term, there will be an increase in the noise level due to construction of the development. The development will comply with all state and county noise control regulations and standards. The development will identify opportunities to use landscaping and vegetative buffers to minimize the impact on adjacent properties. The long term increases due to activities and events resulting from the development should be minimal. The noise and vibration levels will be consistent with the standards set forth in the *Valley County Land Use and Development Ordinance*.

4. Heat and Glare

In the short term there will be a slight increased glare due to construction and related activities associated with this type of development. The heat and glare should be minimized to the greatest extent possible by site planning, building orientation, and natural and planted vegetative screening.

5. Air Quality

Any construction of new homes in Valley County presents the prospect of additional air quality issues, especially if wood burning devices are utilized. In the short term, there will be some impacts on air quality due to construction activities.

6. Water Demand/System

North Lake Recreational Sewer & Water (NLRSW) will provide water utilities to this development. The developer has negotiated connection requirements with NLRSW. If this proposal is successful,

the developer will negotiate an appropriate connection fee and cost reimbursement agreement that reflects the developer's total cost for all in-kind construction, right-of-way and site contribution to NLRSW. The central water system will have the capacity to serve both domestic and fire flow needs of this development.

7. Fire Protection

The development is currently protected by the Donnelly Rural Fire Protection District. The proposed water system for the development is designed and constructed to meet pressure and flow requirements per the applicable fire codes and standards. Planning measures will provide for necessary road access and utilize best design standards for fire protection. Additional elements may include use of non-combustible building materials and fire-resistant vegetation. The applicant will work with the Rural Fire Protection District to assure that the development utilizes best practices for fire prevention and suppression, including the solicitation of input infrastructure design, Design Guidelines and CC&R's.

8. Vegetation

The development intends to maintain and protect the existing agricultural landscape; however, some vegetation will be removed. The number of trees removed for construction of the development should not have a significant visual impact to the overall site. Renegotiation and landscaping will more than replace the number of removed trees.

The goal of development is to create an environment that is harmonious with the current landscape character. This goal will be achieved through careful selection of plant materials that mirror or enhance the existing aesthetic vegetation qualities.

Riparian areas will be rehabilitated and enhanced by naturalistic placement of trees, shrubs, and grasses. The enhanced riparian areas should replicate the stream environment before cattle grazing and irrigation practices were introduced to the landscape.

9. Soil Stabilization & Vegetation Restoration

All disturbed areas outside the roadway will be revegetated as applicable. As the project site is relatively flat, we do not anticipate noticeable disturbance to occur.

10. Soil Characteristics

The soil characteristics of the development are, in general, suitable for the proposed improvements. Detailed geotechnical analysis will be conducted on specific building sites on a case-by-case basis to provide specific site information to the Architect, Engineer and/or County Engineer for design purposes. Soil and erosion control measures will be implemented to avoid potential erosion and soil stability problems.

11. Site Grading

Grading will be accomplished with maximum preservation of the site's natural character and amenities. Building pads and lots will be graded individually in a site sensitive manner to reduce impacts. Cut and fill slopes along roadways will be carefully designed to minimize visual impacts.

Careful planning and analysis of existing soil and naturally occurring drainage patterns should minimize grading and its impact to the overall development. In addition, the CC&R's and Design Guidelines will require review by the Architectural Review Committee of any site grading plans. Infrastructure related grading plans will be submitted with the Final Plat for each Phase.

12. Visibility to Development

The natural landscape of the site is mostly grassy pasture fields. The addition of vegetative buffers will provide a reasonable screen of the development from adjacent public roads and property owners. Planning measures should screen most of the structures by using the existing timber and supplementing with new plantings.

13. Site Selection

The development site offers diversity in natural features, access to nearby public lands and proximity to a substantial community. These combined factors provide for a quality setting. The differences in terrain covering the area provide for a range of developmental opportunities and options that provide for a unique and quality community environment.

14. Approximation of Increased Revenue, New Job Availability, Increased Local Expenditures

The proposed project will offer a unique surrounding and living environment in Valley County. The residents of the area will be able to use and enjoy the recreational facilities and benefit from the improvements.

The proposed development will be privately funded, and as such, no public monies will be required. Private roads, central water and sewer systems and other appurtenances will be maintained by the Property Owners' Association.

The project is planned on property which was formerly being used for cattle grazing and pastureland. After implementation of the project, the land use will change, and the following benefits will be created:

- a) Improvement to the general health of the land and wildlife because of elimination of the prior land use practices.
- b) The project provides a transition from cattle grazing and pastureland use and meets the goals of the *Comprehensive Plan*, and the *Valley County Land Use and Development Ordinance*. The Ordinance indicates to the greatest degree possible the agricultural/open space character of Valley County should be maintained. This plan has accomplished this goal by providing portions of the project in open settings, utilizing the natural topography, and preserving areas of open space in its traditional character.
- c) Design standards, development restrictions, storm water, soil and erosion control and best management practices will provide direct benefits to surrounding water and air quality.

- d) County private business and local government will benefit from the increased market opportunities generated from the needs of the development. Increased market demand will benefit the community with increased revenue for the private citizen and benefit local government through increased revenues from additional taxes and service fees.

The cost to the surrounding community from change of the existing land use is mitigated by the development's planning process that is consistent with the *Comprehensive Plan* and the *Valley County Land Use and Development Ordinance*.

15. Approximation of Costs for Additional Public Services, Facilities, and Other Economic Impacts

The development is a private venture to be financed through private funds. Therefore, no public funds will be required for the site improvements.

16. Impact on Existing Developments

Solid Waste

The development should not adversely affect the existing transfer station or the private collection operation. The development's solid waste collection will function on the same basis as other Valley County property owners. Participation in recycling programs will help minimize the development's overall waste production.

Sanitary Sewer System

The developer agrees to pay sewer hookup fees as established through negotiation with the North Lake Recreational Water and Sewer District (NLRWSD). Said hookup fees are currently reported to be \$2,500.00 per equivalent residential user. NLRWSD will accept, transmit, treat, and dispose of the development's sewage.

Flood Potential

The proposed development planning process will locate all building structures out of the floodplain. The encroachment into floodplain areas, such as earthen road structures and fills will be designed to accommodate the 100-year storm event.

Drainage Patterns/Water Quality

The proposed development will not significantly alter the existing drainage patterns and flows. The development will use Best Management Practices (BMP's) as outlined in the "Handbook of Valley County Stormwater Best Management Practices" to capture, disperse, and treat storm water in a series of grassy swales, retention areas and other accepted methods. BMP'S will be used to naturally filter pollutants and provide nutrient uptake before storm water enters the existing drainage patterns. Water quality for the development should significantly improve by the elimination of the present land use of cattle grazing and flood irrigation. In addition, surface water quality will be addressed during and after construction of the development. Improvements will focus on limiting the area of disturbance and treating the surface water as close to the source as possible.

17. Natural Resources and Materials Available

Wetland Areas

There may be a limited amount of Freshwater Emergent Wetlands and Freshwater Forested/Shrub Wetlands per the National Wetlands Inventory online search conducted on June 8, 2022. These wetlands are located along the southern and western property boundaries. If there are existing wetlands located on the development site, through careful site planning the development will avoid wetlands wherever possible and incorporate them into open space or recreational features. All such plans shall be submitted to and approved by the U.S. Army Corps of Engineers for compliance with Section 404 of the Clean Water Act.

Fish and Wildlife

The development should have limited adverse impact on existing fish and wildlife populations and habitat. Through appropriate planning, the development should enhance the fish and wildlife features by providing the following approach:

- a) improve irrigation riparian corridors,
- b) provide significant areas of open space to support wildlife, and
- c) use of the open space as a buffer between areas of development and areas of greater intensities of wildlife.

18. Impacts of Project Abandoned at Partial Completion

Tamarack Falls is planned to be completed in three phases which will limit the potential of a partially completed or abandoned project. Each phase will take approximately one year to complete.

19. Number of Residential Dwelling Units, Other Buildings and Building Sites, and Square Footage or Gross Non-residential Floor Space to be Available

124 residential units are proposed.

20. Stages of Development and Proposed Schedule

Tamarack Falls will be completed in three phases. Each phase will take approximately one year to complete. Please see attached phasing plan.

21. Anticipated Range of Sale, Lease or Rental Prices

Through the combination of high-quality on-site amenities, outstanding natural features, access to nearby public lands, proximity to existing communities, central systems, and strict controls it is believed the proposed development should enter the middle and upper end of the current market. The proposed development in its entirety will offer a varied range of product and price to the consumer.

22. Proposed Construction Schedule

Construction of Phase One of Tamarack Falls is planned to begin in the Fall/Winter of 2022, and lots are projected to be ready in the Spring/Summer of 2023. The remainder of the development's construction will be market driven.