

August 18, 2022  
Project No.: 20-200

Ms. Cynda Herrick, AICP, CFM  
Director, Planning & Zoning Department  
Valley County  
219 N Main St.  
Cascade, ID 83611

**RE: Tamarack Falls Subdivision – Valley County, ID  
Conditional Use Permit & Preliminary Plat Application**

Dear Ms. Herrick:

On behalf of Hess Properties, LLC, we are pleased to submit the attached application and required supplements for a Conditional Use Permit (CUP) and Preliminary Plat for Tamarack Falls. Tamarack Falls is a single-family residential subdivision, located southwest of Norwood Road and Tamarack Falls Road. The subject properties are adjacent to existing single-family homes and undeveloped land within walking distance of Cascade Lake in Valley County.



## Site Information

The subject property is approximately 115.04 acres and is identified as parcel numbers RP16N03E200004, RP16N03E207845, RP16N03E201635, and RP16N03E201601 in Valley County. This property is not located within a City Area of Impact.

The site is relatively flat with little vegetation or trees. There are no natural constraints or attractive site features that will be compromised due to this development.

## Compliance with Comprehensive Plan

Tamarack Falls is consistent with and furthers the goals of the Valley County Comprehensive Plan, as follows: A wide range of lot sizes are proposed within Tamarack Falls to provide a variety of housing options to the residents of Valley County, current and future, working and retired, which supports Housing and Community Development Goals I and V. The 124 developable lots include 38 1-acre lots, 58 0.5-acre lots, and 28 8,000-square foot lots.

Tamarack Falls does not detract from the rural atmosphere of Valley County and complements the natural beauty and open characteristics of Valley County, which supports Land Use Goal I. The development is consistent with other residential developments occurring in the area and is not scattered, sprawling, or haphazard in nature (Land Use Goal 1, Objective 3). Different lot sizes are clustered within the development and designed around ample open space to achieve a cohesive community with a high quality of life for residents. Tamarack Falls is well adapted to the natural advantages and disadvantages of the site and emphasizes the natural beauty of the surrounding environment (Land Use Goal 1, Objective 6). The development is located near Lake Cascade, Tamarack Resort, and Donnelly.

## Preliminary Plat Application

Tamarack Falls proposes a 130-lot subdivision, composed of 124 developable lots, 5 landscape lots, and 1 lot for new right-of-way dedication. The subdivision will be completed in three phases. On the 115.04-acre site, there will be approximately 79.93 acres of single-family residential, 11.8 acres of common open space, and 23.31 acres of new right-of-way. The gross density of Tamarack Falls is 0.93 units per acre. Smaller lot sizes are clustered in the northeast corner of the development to provide a more affordable option to meet the housing needs of Valley County. Clustering these homes in this location also ensures consistency with existing developments, as the Ora May subdivision to the east is of a similar density. Ample open space will promote recreational and community uses.

1-acre lots are in the south and southeast portions of Tamarack Falls. These lots provide a transition between the development and



existing homes along the west side of Norwood Road. 0.5 acre lots are in the northwest and center of the development, and these lots provide a transition between the 1-acre lots and 8,000-square foot lots. The 8,000-square foot lots are clustered in the northeast portion of the development to provide a unique housing type and higher density while preserving enough land for a large, central open space lot.

### ***Access and Connectivity***

There will be three access points to Tamarack Falls. Woodland Road will provide access at the north end of the development via Tamarack Falls Road. On the south end of the development, Margot Drive will be continued northward until it connects with Evergreen Circle. Alpine Road will provide access on the east side of the development via Norwood Road. Private streets are proposed throughout the development; these streets will be improved to Valley County’s standards and maintained by the homeowners’ association.

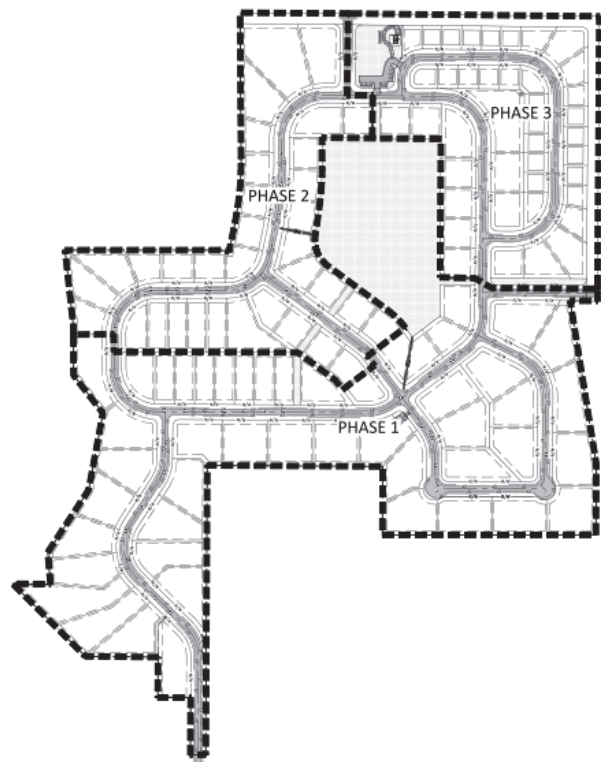
### ***Services***

The proposed site provides the necessary community water and sewer facilities that are essential for a development of this size. Tamarack Falls has been annexed into the North Lake Recreational Water and Sewer District (NLRWSD). Sanitary sewer service will be provided for each lot by a proposed sewer lift station located in an easement adjacent to Lot 10, Block 7 owned and operated by the NLRWSD. Domestic water services for the development will be provided by a proposed well house located on Lot 1, Block 2 (an open space lot) and the Hawks Bay Well House owned and operated by the NLRWSD. Pressure irrigation service shall be provided by an onsite pond.

The property is about 2.5 miles from Donnelly, which will give residents access to the area’s schools, the Donnelly Public Library and various recreation areas, among other services and amenities. Tamarack Falls will be served by the Donnelly Fire Department and the Valley County Sheriff’s Office.

### ***Project Phasing***

Tamarack Falls is proposed to be constructed in three phases, as depicted on the enclosed phasing exhibit below. The first phase will include the construction of 34 1.0-acre lots and 14 0.5-acre lots. A 3.5-acre irrigation and drainage pond, which serves as a central amenity for the community, and a sewer lift station will also be constructed in Phase 1. Phase two will include 4 1.0-acre lots and 30 0.5-acre lots. Phase three will include 14 0.5-acre lots and 28 8,000-SF lots. A well house and an additional open space lot will be constructed during Phase 3. Construction of Phase One 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.



### ***Amenities and Open Space***

Tamarack Falls includes 11.8 acres of open space, or 10% of the overall site. Ample open space has been included throughout the subdivision to serve as gathering places and active amenities for residents, and pedestrian access is provided via a network of pathways. The pathways provide an active amenity for residents to safely walk around the entire neighborhood. All common space within the residential portion of the project will be owned and maintained by the homeowners' association.

A 3.5-acre irrigation and drainage pond is in the center of the development and provides a central location for residents to gather and recreate. Residents may enjoy kayaking and swimming in the pond, and they can gather at a gazebo with a barbecue. Micro-paths connect different portions of the development to this common open space. Along Tamarack Falls Road there will be a school bus stop.

### **Conclusion**

We are excited to bring Tamarack Falls to Valley County. This community will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing in this area of the County. The community design and variety of lot sizes will be suitable for various income levels, household sizes, and lifestyle preferences.

Tamarack Falls complements the County's vision for growth and will be an asset to the community. Should you have questions or require further information to process this application, please feel free to contact me.

Sincerely,  
**KM Engineering, LLP**

Cam Scott  
Land Planner

cc: Hess Properties, LLC.





# Valley County Planning and Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
cherrick@co.valley.id.us  
208-382-7115



## C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <span style="background-color: black; color: black;">[REDACTED]</span> or <input type="checkbox"/> Cash
FILE #	<u>C.U.P. 22-37 Tamarack Falls Estates</u>	FEE \$ <u>800<sup>-</sup></u>
ACCEPTED BY	<u>CH</u>	DEPOSIT <u>1000<sup>-</sup></u>
CROSS REFERENCE FILE(S):	_____	DATE <u>8.18.2022</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.

Applicant's Signature: [Signature] Date: 8/18/22

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 mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. 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.

**CONTACT INFORMATION**

**PROPOSED SUBDIVISION NAME:** Tamarack Falls

**APPLICANT** Hess Properties, LLC PHONE [REDACTED]  
Owner  Option Holder  Contract Holder

MAILING ADDRESS 15031 Spyglass Ln., Caldwell, ID ZIP 83607

EMAIL [REDACTED]

**PROPERTY OWNER** Hess Properties, LLC  
(if not the applicant)

MAILING ADDRESS 15031 Spyglass Ln., Caldwell, ID ZIP 83607

EMAIL [REDACTED]

Nature of Owner's Interest in this Development? single-family residential development and associated improvements

**AGENT / REPRESENTATIVE** Cam Scott, KM Engineering, LLP PHONE [REDACTED]

MAILING ADDRESS 5725 N Discovery Way ZIP 83713

EMAIL [REDACTED]

**ENGINEER** Joe Pachner, PE, KM Engineering, LLP

MAILING ADDRESS 5725 N Discovery Way, Boise, ID ZIP 83713

EMAIL [REDACTED] PHONE [REDACTED]

**SURVEYOR** Kelly Kehrer, PE, PLS, KM Engineering, LLP

MAILING ADDRESS 5725 N Discovery Way, Boise, ID ZIP 83713

EMAIL [REDACTED] PHONE [REDACTED]

**PROPERTY INFORMATION**

1. SIZE OF PROPERTY 115.04 Acres

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

3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.

Easements none

Deed Restrictions none

Liens or encumbrances none

4. LEGAL DESCRIPTION East 1/2 of Section 20, Township 16 North, Range 3 East; SW 1/4 of the SW 1/4 of the NE 1/4 of Section 20, Township 16 North, Range 3 East; SW 1/4 of the SW 1/4 of the NE 1/4 of Section 20, Township 16 North, Range 3 East

5. TAX PARCEL NUMBER(S) RP16N03E200004, RP16N03E207845, RP16N03E201635

Quarter SW 1/4 of NW 1/4 Section 20 Township 16 North Range 3 East

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:  
Current land use is dry grazing land. There are no existing structures on the property.  
\_\_\_\_\_  
\_\_\_\_\_

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: A small portion of parcel RP16N03E207845 lies within FEMA Flood Zone A, otherwise there are no known hazards on or near the property that we are aware of at this time.

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:  
North Tamarack Falls Rd., Residential  
South Irrigated Grazing Land (RP16N03E202115); Irrigated Crop Land (RP16N03E202365)  
East Residential, Norwood Rd.  
West Irrigated Grazing Land

9a. TYPE OF TERRAIN: Mountainous  Rolling  Flat  Timbered   
9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes  No   
9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: There are no significant natural resources on the property that we are aware of at this time; the southwest portion of the property is in close proximity to, but does not touch, Lake Cascade.

10a. WATER COURSE: There are no water courses on the property.

10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? (Information can be obtained from the Planning & Zoning Office) Yes  No

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes  No

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? yes

11a. NUMBER OF EXISTING ROADS: 0 Width \_\_\_\_\_ Public  Private   
Are the existing road surfaces paved or graveled? Gravel  Paved

11b. NUMBER OF PROPOSED ROADS: 9 Proposed width: 70'  
Will the proposed roads be Public  Private   
Proposed road construction: Gravel  Paved

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: The only existing utility on the property at this time is power.  
\_\_\_\_\_  
\_\_\_\_\_

12b. PROPOSED UTILITIES: Sewer and water are to be provided by North Lake Recreational Water & Sewer District  
\_\_\_\_\_  
Proposed utility easement width \_\_\_\_\_ Locations Lift station Lot 10, Block 7; Pump house Lot 2, Block 1



13. SOLID WASTE DISPOSAL METHOD: Individual Septic  Central Sewage Treatment Facility

14. POTABLE WATER SOURCE: Public  Water Association  Individual

If individual, has a test well been drilled? na Depth na Flow na Purity Verified? na  
Nearest adjacent well na Depth na Flow na

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes  No

Are you proposing any alterations, improvements, extensions or new construction? Yes  No

If yes, explain: Pressurized irrigation will be constructed with this development.

16. DRAINAGE (Proposed method of on-site retention): A drainage and irrigation pond will provide on-site retention

Any special drains? no (Please attach map)

Soil type(s): Donnel sandy loam, Roseberry coarse sandy loam

(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))

17. 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: na

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front      feet Sides      feet Rear      feet

Mobile homes allowed? Yes  No

Minimum construction value      Minimum square footage     

Completion of construction required within      Days  Months  Years

Resubdivision permitted? Yes  No

Other CC&Rs to be included with final plat package.

17. LAND PROGRAM:

Open Areas and/or Common Areas Yes  No

Acreage in subdivision 115.04 Number of lots in subdivision 130

Typical width and depth of lots 167.55 ft. wide and 167.55 ft. deep

Typical lot area 1.08 acres Minimum lot area 9,748 SF Maximum lot area 1.82 acres

Lineal footage of streets 12,727.98 ft. Average street length per lot 148.83 ft.

Percentage of area in streets 20.3 %

Dedicating road right-of-way to Valley County? Yes  No

Percentage of area of development to be public (including easements) 10.3 %

Maximum street gradient 2%

Is subdivision to be completely developed at one time? Yes  No  - Attach phasing plan and timeline.

18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.

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.



10. How do you plan to retain storm and excess water on each lot? all excess water will drain by gravity to drainage pond

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)  
Methods to process storm water and/or excess irrigation water include BMPs for pretreatment and retention basins with pretreatment; all excess water will drain by gravity to drainage pond

### 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 wastewater direction → ).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: \_\_\_\_\_

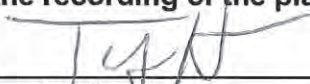
### Also, provide the following documentation:

- 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 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

Date: 8 18 22



# 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.

Valley County Weed Department can be contacted at 208-382-7199.

By:   
Applicant

By: \_\_\_\_\_  
Valley County Weed Control

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

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.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ 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.

see impact report

2. Provision for the mitigation of impacts on housing affordability.

see impact report

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.

see impact report

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.

see impact report

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.

see impact report

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.

see impact report

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

see impact report

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.

see impact report

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

see impact report

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

see impact report

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

see impact report

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 impacts of shadows from new features on neighboring property.

see impact report

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.

see impact report

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

see impact report

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

see impact report

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

see impact report

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.

see impact report

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

see impact report

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

see impact report

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

see impact report

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.

to be determined

## **Property Tax Exemption**

New and expanding business ***may*** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

### **Protocols for qualifying property exemption in Valley County, Idaho:**

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
  - Multi-family housing must have 5 units or more per structure.
  - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
  - For local housing only (workforce)
  - Short term rentals not allowed
  - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
  - Only the area of remodel/addition may qualify for exemption
  - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.



## **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.