

## Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Fax: 208-382-7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

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<b>STAFF REPORT:</b>	C.U.P. 21-45 RedRidge Preserve Subdivision - Preliminary Plat
<b>HEARING DATE:</b>	January 13, 2022
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / OWNER:</b>	The McCall Associates LLC P.O. Box 10117 Boise, ID 83707
<b>AGENT:</b>	Brian Dickens Blackhawk Manager, LLC PO Box 10117 Boise, ID 83707
<b>ENGINEER:</b>	RiveRidge Engineering CO 2447 S Vista Ave Boise, ID 83705
<b>SURVEYOR:</b>	Secesh Engineering P.O. Box 70 McCall, ID 83638
<b>LOCATION:</b>	RP17N02E021535, RP17N02E030006, RP17N02E100006, RP17N02E110605, RP18N02E269005, RP18N02E340006, RP18N02E350006, RP18N02E363520 Sections 2, 3, 10, and 11, T.17N, R.2E and Sections 26, 34, 35, and 36, T.18N, R.2E, Boise Meridian, Valley County, Idaho
<b>SIZE:</b>	1,614 acres
<b>REQUEST:</b>	Single-Family Residential Subdivision
<b>EXISTING LAND USE:</b>	Agricultural – Productive Timberlands

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The McCall Associates LLC is requesting a conditional use for a 135-lot single-family subdivision on approximately 1,614 acres. Proposed lot sizes range from 3-acres to 17-acres. Density is one lot per  $\pm$  12 acres. Applicant owns 1,284 acres adjacent to this property.

Individual wells and individual septic systems are proposed.

Access would be provided from two locations on West Mountain Road onto private roads. A variance to the private road width is requested. Both gravel and paved roads are proposed.

Development is expected to occur in ten phases. The developer anticipates one phase every

two years but wants the ability to adjust this schedule per market conditions.

A Wildfire Mitigation Plan was submitted, but needs to be updated since it was previously done in 2006-2007.

A similar development was previously approved for this site; however, no plats were recorded. The approvals have expired: C.U.P. 08-17 Redridge at Blackhawk and P.U.D. 13-01 Blackhawk Development. The conditional use permit (Instrument #335340) and original phasing plans, etc. are attached for reference only. Construction of phase 1 began when development was previously approved; this phase would be completed during 2022-2023.

The applicant would provide a bond to ensure the completion of the phases.

There are references in the application to clustering, higher density, townhouses, and hotel rooms if community sewer and water become available; however, this would require a new application for a P.U.D. This application is only for a single-family residential subdivision.

### **FINDINGS:**

1. The application was submitted on December 10, 2021.
2. Legal notice was posted in the Star News on December 23, 2021, and December 30, 2021. Potentially affected agencies were notified on December 14, 2021. Property owners within 300 feet of the property line were notified by fact sheet sent December 16, 2021. The site was posted on December 21, 2021. The notice was posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on December 16, 2021.

### **3. Agency comment received:**

Central District Health requires application, test holes, groundwater monitoring, and engineering report. (Dec. 15, 2021)

Jeff McFadden, Road Department Director, stated that the south approach is already constructed [Blackhawk Lake Estates Phase 5]. An approach permit is required for the northern access point [to West Mountain Road]. (Dec. 23, 2021)

Garrett de Jong, McCall Fire & EMS, listed requirements for roads and fire protection. Part of the development is within the boundary of the Donnelly Rural Fire Protection District. It would be prudent to work on annexation into the McCall Fire District or have a more direct plowed winter access from Donnelly. He would like the developer to determine specifically which parts of the development are within the boundaries of the McCall Fire Protection District. (Jan. 4, 2022)

Jess Ellis, Donnelly Rural Fire Protection District, listed requirements for roads and fire protections. The developer shall determine the boundary between the Donnelly and McCall Fire Districts. (Jan. 6, 2022)

John Russell, prior Valley County Surveyor, responded to previous proposals. He noted that perpetual easements exist and are not shown on the plat as required. Maps are attached. (Jan. 26, 2009)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, hazardous waste, and ground water contamination. (Dec. 23, 2021)

Received verbal comments from Valley Soil and Water Conservation District on January 6, 2021. They would like to recommend that surface water be managed so as to provide irrigation for lawns, etc. so as to be in compliance with Idaho Code 67-6537 (attached). They would also like to recommend that all subdivisions have a portion of CCR's that address septic systems and long-term management of the septic systems as an education piece.

Casey Pozzanghera, Idaho Fish and Game Environmental Staff Biologist provided technical information addressing potential effects on wildlife and wildlife habitat and possible mitigation of adverse effects. The proposed development provides significant habitat for a variety of wildlife species. The applicant and Valley County should consider the following to mitigate impacts: fire protection plans; wildlife-friendly fencing or no fencing; deer-resistance landscaping, and other requirements to limit conflicts with wildlife. (Jan. 6, 2022)

4. Neighbor comment received:

Michael and Kathryn Hipsher, 875 Blackhawk Lake Drive, are concerned with the planned centers on Duffner Creek and the surrounding meadow (Plat Sheets 7, 6, and 4). Will CCRs regulated the use of fertilizers and chemicals; limit building height and size prohibit fencing, restrict tree removal, regulate fire pits and burning, and address noise? A picture of the meadow area is included. (Jan 3, 2022)

Mark Kurvers own Blackhawk Ranch Lot 52 near the proposed site is opposed. The project would increase traffic, noise, and residents in a quiet area. (Jan. 5, 2022)

Stuart Gordon owns a home at 5 Oneida Drive in Blackhawk Ranch III, a few hundred yards east of the northeasternmost corner of the proposed subdivision. He is concerned with the traffic and associated noise on West Mountain Road, during and after construction. This concerned would be mitigated by paving West Mountain Road south of the proposed subdivision. (Jan. 5, 2022)

Kerstin Dettrich, Blackhawk Subdivision, recommends requiring co-located cluster mailboxes a standard condition of approval for subdivision. A conditional of approval should be the requirement that the applicant provide a letter from the U.S. Postal Service approving the location of cluster mailboxes for the subdivision. (Jan. 6, 2022)

5. Physical characteristics of the site: Timbered, Mountainous

6. The surrounding land use and zoning includes:

North: Agricultural (Timber and Grazing) and C.U.P. 96-6 Sunflower Gravel Pit  
South: Agricultural (Timber and Grazing)  
East: Single-family Residential Subdivisions and Agricultural (Timber and Grazing)  
West: Agricultural (Timber and Grazing)

7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:

- 2. Residential Uses (c) Subdivision for single-family subdivision.

Review of Title 9 - Chapter 5 Conditional Uses and Title 10 should be done.

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**9-5A-1: GRADING:**

- A. Permit Required: Grading to prepare a site for a conditional use or grading, vegetation removal, construction or other activity that has any impact on the subject land or on adjoining properties is a conditional use. A conditional use permit is required prior to the start of such an activity.
- D. Wetlands: Grading or disturbance of wetlands is subject to approval of the U.S. corps of engineers under the federal clean water act. The federal permit, if required, shall be part of the conditional use permit.
- E. Site Grading Plan:
  - 1. The conditional use permit application shall include a site grading plan, or preliminary site grading plan for subdivisions, clearly showing the existing site topography and the proposed final grades with elevations or contour lines and specifications for materials and their placement as necessary to complete the work. The plan shall demonstrate compliance with best management practices for surface water management for permanent management and the methods that will be used during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. The plan shall be subject to review of the county engineer and the soil conservation district. The information received from the county engineer, the soil conservation district, and other agencies regarding the site grading plan shall be considered by the planning and zoning commission and/or the board of county commissioners in preparing the conditions of approval or reasons for denial of the applications. (Ord. 10-06, 8-23-2010)
  - 2. For subdivisions, preliminary site grading plans and stormwater management plans must be presented for review and approval by the commission as part of the conditional use permit application. However, prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the county engineer. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)
- F. Land Surfaces Not Used For Roads, Buildings And Parking: All land surfaces not used for roads, buildings and parking shall be covered either by natural vegetation, other natural and undisturbed open space, or landscaping.
- G. Stormwater Management Plan: Prior to issuance of building permits, the administrator must receive a certification from the developer's engineer verifying that the stormwater management plan has been implemented according to approved plans. (Ord 10-06, 8-23-2010)

**9-5A-5: FENCING:**

- F. Conditional Use Adjoins Agricultural Uses: Where a conditional use adjoins an agricultural use where animal grazing is known to occur for more than thirty (30) consecutive days per year, the permittee shall cause a fence to be constructed so as to prevent the animals from entering the use area. The permittee shall provide for the maintenance of said fence through covenants, association documents, agreement(s) with the adjoining owner(s), or other form acceptable to the commission prior to approval of the permit so that there is reasonable assurance that the fence will be maintained in functional condition so long as the conflicting uses continue.
- G. Obstruction Of Vision: Sight obscuring fences, hedges, walls, latticework, or screens shall not be constructed in such a manner that vision necessary for safe operation of motor vehicles or bicycles on or entering public roadways is obstructed. (Ord. 10-06, 8-23-2010)

**9-5A-6: UTILITIES:**

- A. Direct Access Required: All lots or parcels, for or within conditional uses, shall be provided, or shall have direct access to, utility services including telephone, electrical power, water supply, and sewage disposal.

- C. **Probability Of Water Supply:** Probability of water supply, as referred to in subsection A of this section, can be shown by well logs in the general area or by a determination of a professional engineer, hydrologist, or soil scientist.
- D. **Individual Septic Systems:** If individual septic systems are proposed to show compliance with sewage disposal requirements in subsection A of this section, sanitary restrictions must be lifted on every lot prior to recordation unless it is designated as a lot where a building permit will never be issued for a residential unit, such as pasture lot, common area, open space, or a no build lot.
- E. **Easements Or Rights Of Way:** Easements or rights of way shall be set aside or dedicated for the construction and maintenance of utilities in accordance with the provisions of the subdivision ordinance.
- F. **Utility Plan:** A utility plan showing the schedule of construction or installation of proposed utilities shall be a part of the conditional use permit. (Ord. 10-06, 8-23-2010)

**9-5C-2: MINIMUM LOT AREA:**

- B. **New Subdivisions:**
  - 1. **Single-Family Residences:** New subdivisions for single-family residences shall provide the following minimum lot sizes:
    - a. One acre where individual sewage disposal systems and individual wells are proposed.
- C. **Frontage On Public Or Private Road:** Frontage on a public or private road shall not be less than thirty feet (30') for each lot or parcel. The lot width at the front building setback line shall not be less than ninety feet (90').

**9-5C-6: DENSITY:**

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, except for planned unit developments or long-term rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
- B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation. (Ord. 11-5, 6-6-2011; amd. Ord. 20-12, 7-6-2020)

**10-4-4: STREETS:**

- F. **Street Layout:**
  - 1. Adequate access within a public right of way to adjoining lands when there may be future development.
  - 6. Cul-de-sac streets, designed to be so permanently, shall not be longer than nine hundred feet (900') unless specifically approved by the commission and board and shall be provided with a turnaround with a right of way radius of at least sixty feet (60').

**10-4-6: EASEMENTS:**

- A. **Utility Easements:** There shall be provided easements for the utilities upon and across the front of lots of a width of a minimum of twelve feet (12') (except for entrance service) or as and where considered necessary by the commission. (Ord. 13-5, 9-16-2013)
- B. **Stormwater Easement Or Drainage Right Of Way:** Where a subdivision is crossed or bounded by a watercourse, drainageway, channel, irrigation ditch, or stream there shall be provided a stormwater easement or drainage right of way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose.



- C. Drainage: Provisions for adequate drainage shall be made by the subdivider as prescribed by the county engineer in accordance with the manual containing the drainage standards and specifications as adopted by Valley County.

**D. Existing Easements: All existing easements must be shown on the subdivision plat. (Ord. 10-07, 8-26-2010)**

**10-4-7: PATHWAYS:**

- A. Rights Of Way Or Easements: New developments shall show pathway rights of way or easements where development overlies key pathway corridors, as identified in the Valley County pathways concept master plan.
- B. Safe Pedestrian Travel: In new development areas where potential links to the regional valleywide pathway system can be established, developers should create neighborhood pathways, bike lanes, and/or sidewalks to encourage and accommodate safe pedestrian travel to regional pathways. (Ord. 10-07, 8-26-2010)

**10-5-1: STREET AND UTILITY IMPROVEMENTS:**

- A. Installation Required: Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section 5-7-2 of this code).
- B. Acceptance By County: The county shall not accept the dedication of any public rights of way and any easements shown on the plat, together with appurtenant facilities lying therein which the county would have a duty to maintain after dedication, which are not improved, or construction thereof guaranteed in accordance with the provisions of this title or with the policies, standards, designs and specifications set forth in the road and street specifications adopted by Valley County. The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed. All plats shall contain in their notes this statement: "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."

Dedication of public rights-of-way does not guarantee that the public road will be maintained by Valley County. Public rights of way are allowed with roads that are maintained by homeowners. Public rights of way shall be provided through properties to adjacent lands for the purpose of circulation, when reasonable.

- C. Private Road Declaration: In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- D. Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".
- E. Connection To Public Road Required: The county shall not accept any new subdivision unless the streets within the subdivision, whether public or private, are connected directly to an existing public

road. In the event the subdivision is not connected to a public road with an approved minimum standard as determined by the Valley County Road Director, then the subdivider shall construct, or guarantee the construction as provided by this title, a connector road to county standards, either private roads or public roads, which shall provide access to the subdivision. All subdivisions shall be required to be accessed by a road system that meets the minimum standard as determined by the Valley County Road Director. When access has historically been provided through the subdivision to other ownerships, the subdivider shall provide for continuation of the public right of way. (Ord. 13-5, 9-16-2013; amd Ord. 21-08, 6-28-2021)

**10-5-3: DEPOSIT FOR COMPLETION OF IMPROVEMENTS:**

- A. **Surety Agreement:** A subdivider or other interested party, in lieu of completion of the required minimum street and other improvements required by section 10-5-1 of this chapter and in compliance with the schedules of required street, utility, and other improvements set forth in section 10-5-2 of this chapter, or any portion thereof, may deposit with the county clerk, a surety bond or performance bond, or a certified check or cashier's check drawn on a bank qualified to do business in the state, or a cash deposit, or a letter of credit, or assignment of funds on deposit in a bank or building and loan association, qualified to do business in the state, and only when such financial institutions have received a copy of the surety arrangements and have agreed in writing to abide by the conditions set forth therein and the amount of such surety called for to be equal to not less than one hundred twenty percent (120%) of the cost of required improvements according to the estimate made by the subdivider and verified by the Valley County engineer; and in all cases such surety shall be drawn in favor of, and payable to the order of, Valley County, in accordance with the provisions contained in the surety agreement by and between the guarantor and Valley County. Such surety agreement shall contain suitable provisions requiring the subdivider to construct all improvements in accordance with Valley County standards and specifications, subject to inspection and approval by the Valley County engineer and for completion within one year from date of recording of said plat.
- B. **Right To Extend Period Of Construction:** The county shall reserve the right to extend the period of construction for a year, or to construct the required improvements with county forces (or with contracted forces) and charge the sureties posted for such work.
- C. **Correction Of Deficiencies At Later Date:** In order to guarantee that the construction of the improvements will stand the test of time and to assure the public of a near maintenance free facility, the county shall retain a surety in the amount of twenty percent (20%) of the original surety for a period of two (2) years after the original construction has been accepted. If, during this two (2) year period, it is discovered that the original construction was deficient due to drainage, settling, defective or insufficient materials or other unforeseen circumstances, then the county engineer shall notify the subdivider to correct these deficiencies in the construction and repair the facility back to county standards. If deficiencies are not corrected within thirty (30) days, or such additional time as deemed reasonable by the county engineer, the county engineer may cause such deficiencies to be remedied and use the subdivider's surety funds to pay for such remediation upon approval of the board. (Ord. 10-07, 8-26-2010)

**10-5-5: RETURN OF SURETY UPON APPROVAL OF IMPROVEMENTS:**

Where an acceptable surety arrangement is deposited as provided in section 10-5-3 of this chapter, and the work thereby guaranteed has been completed, notice in writing of such completion, together with sets of prints of the plans and specifications for all improvements, as built, and requests for the return of the surety arrangement shall be given in duplicate to the administrator, who shall immediately give one copy thereof to the Valley County engineer for verification and certification of completion of work. Upon the administrator receiving said certificate, as provided in section 10-3-3-5 of this title, the administrator shall give notice to the county clerk to release the sureties heretofore deposited with said county clerk in the manner and to the extent as provided for in the surety agreement referred to in section 10-5-3 of this chapter and commensurate to the extent of the acceptance by the Valley County engineer of the improvements called for in exhibit A of the said surety agreement. (Ord. 10-07, 8-26-2010)

## **SUMMARY:**

Compatibility Rating: Staff's compatibility rating is a +27.

**The Planning and Zoning Commission should do their own compatibility rating prior to the meeting (form with directions attached).**

## **STAFF COMMENTS / QUESTIONS:**

1. This site is within both the Donnelly Fire District and the McCall Fire District. They are requesting you determine where the jurisdiction line is located, and that you put in hydrants. Please address these issues.
2. This site is not within an irrigation district or designated floodplain.
3. Part of the site is within a herd district.
4. A note limiting each lot to one wood-burning device should be added to the plat. Will CCR's address fertilizers, fire resistant building materials, firewise landscaping, maintenance and continued implementation of the Wildfire Mitigation Plan, building envelopes, etc.? Recommend the CCR's also address long-term maintenance of septic systems.
5. Describe plan to implement Wildfire Mitigation Plan. Will you implement on a phase-by-phase basis prior to recordation of each final plat or in its entirety?
6. Will CCR's have a setback from the Blackhawk Lake Subdivision?
7. Will you delineate the wetlands or do building envelopes?
8. All easements must be shown on the plat. See the 2009 letter from John Russell.
9. The variance of road surface width will need to be approved by the Valley County Engineer, fire department, and Board of County Commissioners.
10. Are streetlights proposed?
11. All road names shall be approved by the Valley County Planning and Zoning prior to final plat approval. Some of the road names shown on the maps are not acceptable. A legible map with proposed road names is needed for approval.
12. The approval period should not be open-ended. What should the maximum time period between phases be without requiring an extension request? When should the entire project be finalized or require an extension? Ten phases at two years each; therefore, completion by December 31, 2042?
13. The original application in 2007 proposed conservation easements on large portions of the property. Will you have any conservation easements?
14. The original application proposed three different extraction sites for gravel and roadmix. Do you plan on using these sites or do you want to apply for a different conditional use permit for gravel extraction? Typically, gravel can be mined onsite for internal roads without a conditional use permit.
15. Does any portion of this proposal contain groomed snowmobile trails or the original Redridge RD? If so, will you provide easements for continued public use?
16. Idaho Fish and Game Department submitted a lengthy response. Please address all matters such as fencing, domestic animals, garbage cans, etc. Will these items be added to the CCR's?



## **ATTACHMENTS:**

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Responses
- Idaho 67-6537
- Original Approvals

## **Conditions of Approval**

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use must be established according to the phasing plan, or the conditional use permit will be null and void. All final plats shall be recorded by December 31, 2042.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site and prior to recordation of a plat.
6. A wetland delineation is required, or the wetland areas must be identified on the plat as no-build areas.
7. Must bury conduit for fiber optics within roadways.
8. Must record Articles of Incorporation and create a Homeowner's Association prior to recordation of a final plat.
9. A Declaration of Installation of Utilities shall be placed on the face of the plat if all utilities are not in place at the time of recordation.
10. Must comply with the requirements of the McCall Fire District and Donnelly Rural Fire District. A letter of approval is required from both districts if not annexed into the McCall Fire District.
11. All easements must be shown on final plats.
12. All lighting must comply with the Valley County Lighting Ordinance.
13. CCR's should address lighting, noxious weed eradication, fertilizer use, continued

maintenance with the Wildfire Mitigation Plan, firewise landscaping, fire resistant materials, education on long-term maintenance of septic systems, and limit each lot to one wood burning device. Wildlife-friendly fencing is recommended.

14. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.
15. A floodplain note should be added to the plat.
16. Financial guarantees or certificates of completion shall be in place prior to recordation of plats.
17. Prior to construction of any on-site improvements, the applicant shall meet with the Valley County Road Director and/or Board of County Commissioners to discuss off-site road improvements. If an agreement cannot be reached the application shall be set for another public hearing with the Valley County Planning and Zoning Commission to determine if the application can be approved without improvements and still meet their mandates concerning public health, safety, and welfare matters. The discussion will be concerning current road conditions and potential mitigation for impacts caused by the development.
18. The following note shall be placed in the notes on the face of the final plat:

“The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.”

#### **END OF STAFF REPORT**

# Compatibility Questions and Evaluation

Matrix Line # / Use: \_\_\_\_\_

Prepared by: \_\_\_\_\_

YES/NO      X      Response  
Value

## Use Matrix Values:

(+2/-2)      X      4      \_\_\_\_\_

1. Is the proposed use compatible with the dominant adjacent land use?

(+2/-2)      X      2      \_\_\_\_\_

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

(+2/-2)      X      1      \_\_\_\_\_

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

## Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2)      X      3      \_\_\_\_\_

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

(+2/-2)      X      1      \_\_\_\_\_

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

(+2/-2)      X      2      \_\_\_\_\_

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

(+2/-2)      X      2      \_\_\_\_\_

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

(+2/-2)      X      2      \_\_\_\_\_

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

(+2/-2)      X      2      \_\_\_\_\_

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Sub-Total      (+)      \_\_\_\_\_

Sub-Total      (--)      \_\_\_\_\_

Total Score      \_\_\_\_\_

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

## 9-11-1: APPENDIX A, COMPATIBILITY EVALUATION:

A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.

### B. Purpose; Use:

1. The compatibility rating is to be used as a tool to assist in the determination of compatibility. The compatibility rating is not the sole deciding factor in the approval or denial of any application.
2. Staff prepares a preliminary compatibility rating for conditional use permits, except for conditional use permits for PUDs. The commission reviews the compatibility rating and may change any value.

### C. General Evaluation: Completing the compatibility questions and evaluation (form):

1. All evaluations shall be made as objectively as possible by assignment of points for each of a series of questions. Points shall be assigned as follows:
  - Plus 2 - assigned for full compatibility (adjacency encouraged).
  - Plus 1 - assigned for partial compatibility (adjacency not necessarily encouraged).
  - 0 - assigned if not applicable or neutral.
  - Minus 1 - assigned for minimal compatibility (adjacency not discouraged).
  - Minus 2 - assigned for no compatibility (adjacency not acceptable).
2. Each response value shall be multiplied by some number, which indicates how important that particular response is relative to all the others. Multipliers shall be any of the following:
  - x4 - indicates major relative importance.
  - x3 - indicates above average relative importance.
  - x2 - indicates below average relative importance.
  - x1 - indicates minor relative importance.

D. Matrix - Questions 1 Through 3: The following matrix shall be utilized, wherever practical, to determine response values for questions one through three (3). Uses classified and listed in the left hand column and across the top of the matrix represent possible proposed, adjacent, or vicinity land uses. Each box indicates the extent of compatibility between any two (2) intersecting uses. These numbers should not be changed from proposal to proposal, except where distinctive uses arise which may present unique compatibility considerations. The commission shall determine whether or not there is a unique consideration.

### E. Terms:

**DOMINANT ADJACENT LAND USE:** Any use which is within three hundred feet (300') of the use boundary being proposed; and

1. Comprises at least one-half ( $1/2$ ) of the adjacent uses and one-fourth ( $1/4$ ) of the total adjacent area; or
2. Where two (2) or more uses compete equally in number and are more frequent than all the other uses, the one with the greatest amount of acreage is the dominant land use; or
3. In all other situations, no dominant land use exists. When this occurs, the response value shall be zero.

**LOCAL VICINITY:** Land uses within a one to three (3) mile radius. The various uses therein should be identified and averaged to determine the overall use of the land.

### F. Questions 4 Through 9:

1. In determining the response values for questions 4 through 9, the evaluators shall consider the information contained in the application, the goals and objectives of the comprehensive plan, the provisions of this title and related ordinances, information gained from an actual inspection of the site, and information gathered by the staff.
2. The evaluator or commission shall also consider proposed mitigation of the determined impacts. Adequacy of the mitigation will be a factor.

# APPENDIX A

## MATRIX FOR RATING QUESTIONS 1, 2, and 3

### 1. AGRICULTURAL

### 2. RESIDENCE, S.F.

### 3. SUBDIVISION, S.F.

### 4. M.H. or R.V. PARK

### 5. RESIDENCE, M.F.

### 6. SUBDIVISION, M.F.

### 7. P.U.D., RES.

### 8. REL., EDUC & REHAB

### 9. FRAT or GOVT

### 10. PUBLIC UTIL. (1A-3.1)

### 11. PUBLIC REC.

### 12. CEMETERY

### 13. LANDFILL or SWR. PLANT

### 14. PRIV. REC. (PER)

### 15. PRIV. REC. (CON)

### 16. NEIGHBORHOOD BUS.

### 17. RESIDENCE BUS.

### 18. SERV. BUS.

### 19. AREA BUS.

### 20. REC. BUS.

### 21. LIGHT IND.

### 22. HEAVY IND.

### 23. EXTR. IND.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
	+2	-1	-2	-2	-2	-2	+1	+1	+1	+1	+2	+1	+1	-1	-1	-1	-1	-2	-1	+1	+2	+2
+2		+2	+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
-1	+2		+1	+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+2	+1	-2	-2
-2	+1	+1		+1	+1	+1	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
-2	+1	+1	+1		+2	+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
-2	+1	+1	+1	+2		+2	+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
-2	+1	+1	+1	+2	+2		+1	+1	-1	+2	+1	-2	+1	-1	+1	+1	+1	-1	+1	+1	-2	-2
+1	+2	+1	+1	+1	+1	+1		+1	+1	-1	+2	-2	-1	-1	+2	+2	+1	+1	-1	+1	-2	-1
+1	+1	+1	+1	+1	+1	+1	+1		+1	-1	+2	-2	-1	-1	+1	+1	+1	+1	-1	+1	-2	-2
+1	-1	-1	-1	-1	-1	-1	+1	+1		+1	+1	-1	+1	+1	+1	-1	+1	+1	+1	+1	+2	+2
+1	+2	+2	+2	+2	+2	+2	-1	-1	+1		+2	-1	+1	+1	+1	+2	+1	+1	+1	+1	-1	+1
+2	+1	+1	+1	+1	+1	+1	+2	+2	+2	+2		+1	+1	+1	+1	+1	+1	+1	+1	+2	+1	+1
+1	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+1		-1	-1	-2	-2	-2	-2	-1	+2	+2	+2
+1	+1	+1	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1		+1	+1	+1	+2	+1	+2	+2	-1	+1
-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	+1	+1	-1	+1		-2	-2	-1	-2	-2	+2	-1	+1
-1	+1	+1	+1	+1	+1	+1	+2	+1	+1	+1	+1	-2		+1	-2		+1	+2	+1	+2	-1	-1
+2	+2	+2	+1	+1	+1	+1	+2	+1	-1	+2	+1	-2		+1	-2	+1	+1	+1	+1	+1	-2	-2
-1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+2	+1	+2	+2		+1	+1
-2	-1	-1	-1	-1	-1	-1	+1	+1	+1	+1	+1	-2	+1	-2	+2	+2	-1	+2	+1	+2	-2	-2
-2	+2	+2	+1	+1	+1	+1	-1	-1	+1	+1	+1	-1	+2	-2	+1	+1	+1	+2	+1	+2	-2	+1
+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+1	+2	+2		+2	+2	+2	+1	+2	+2		+1	+1
+2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-1	+2		-1	-1	-1	-2	-1	-2	-2	+1	+2
+2	-2	-2	-2	-2	-2	-2	-1	-2	-2	-2	+1	+2	+1	+1	-1	-1	-2	-1	-2	+1	+1	+2

THE SOLID SQUARES AS +2



# Compatibility Questions and Evaluation

Matrix Line # / Use: 3

Prepared by: CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +2 X 4 +8

1. Is the proposed use compatible with the dominant adjacent land use?

S. F. Subdivision

(+2/-2) -2 X 2 -4

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

Timber

(+2/-2) +1 X 1 +1

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

See 1 + 2

## Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +2 X 3 +6

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

It is large with trees, and has varying topography

(+2/-2) +2 X 1 +2

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Yes - similar - buildings, larger lots

(+2/-2) +2 X 2 +4

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Yes - S.F. residential

(+2/-2) +2 X 2 +4

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Yes - S.F. residential

(+2/-2) +1 X 2 +2

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Yes - same with some T impact

(+2/-2) +2 X 2 +4

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Taxes > costs

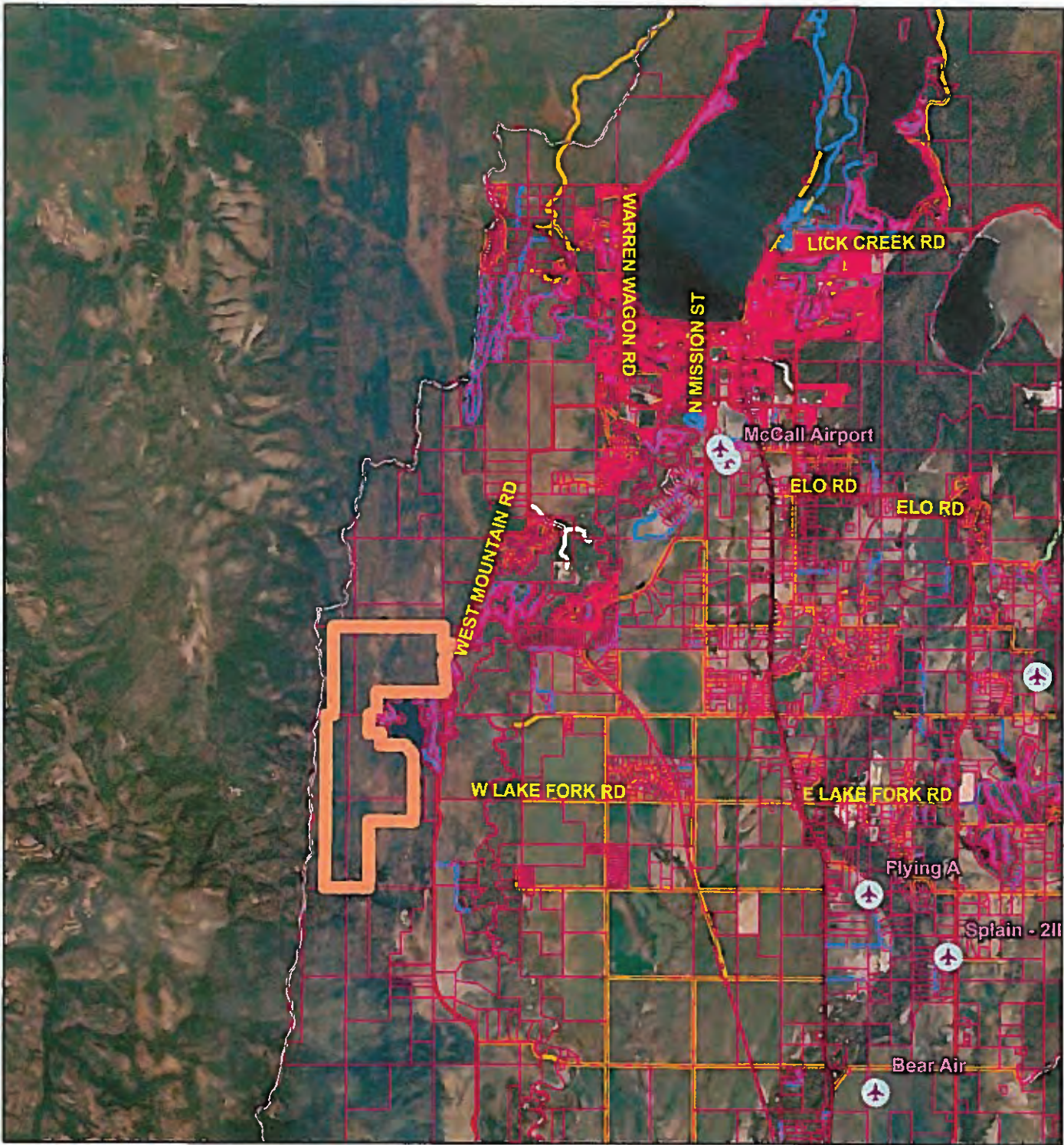
Sub-Total (+) 31

Sub-Total (-) 4

Total Score +27

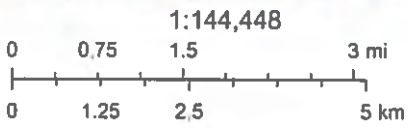
The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

# C.U.P. 21-45 Redridge Preserve



12/13/2021, 11:48:58 AM

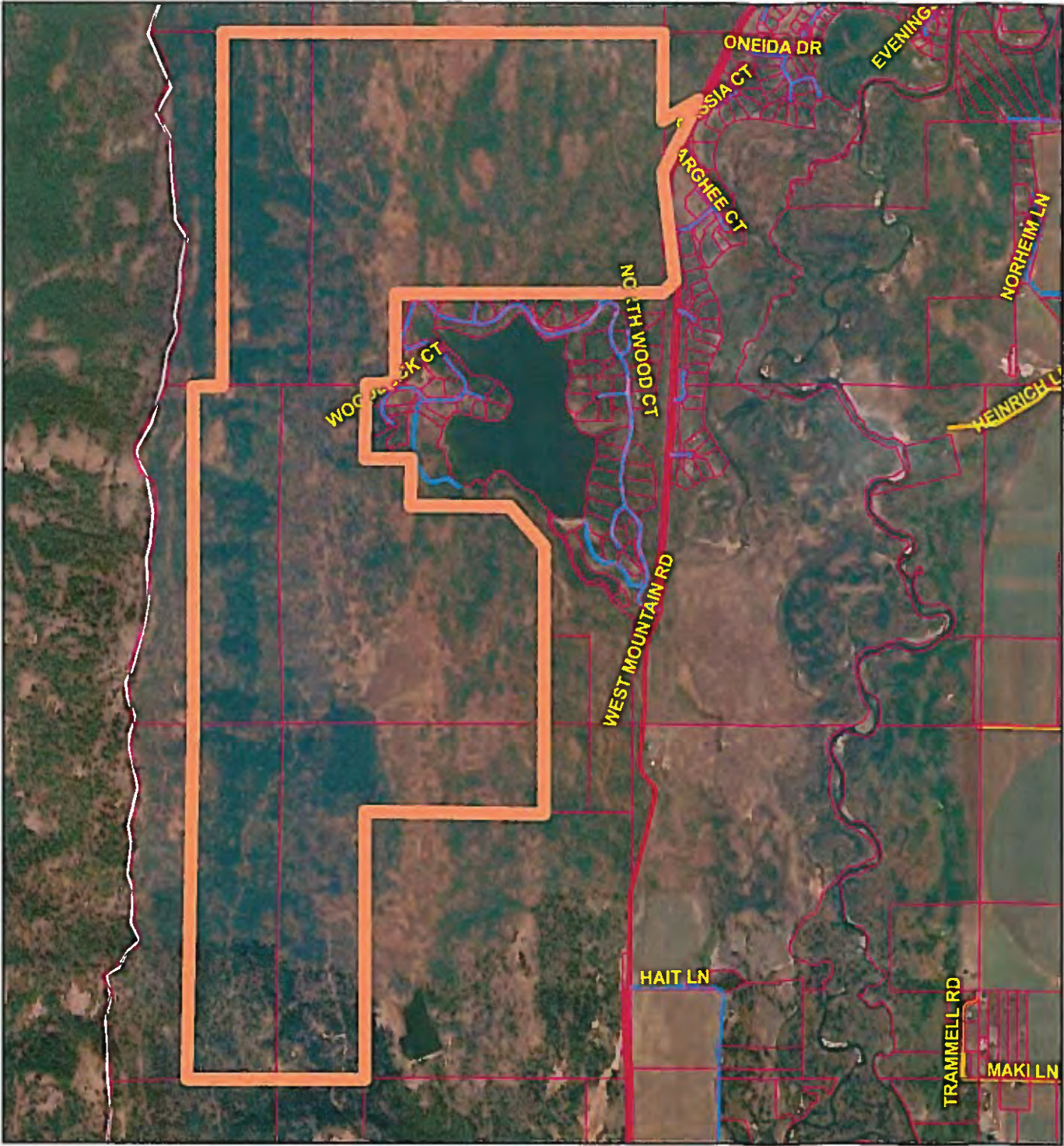
-  Airstrips
-  Parcel Boundaries
- Major Road Labels
- Roads
  -  MAJOR
  -  MINOR COLLECTOR
-  COLLECTOR
-  URBAN/RURAL
-  USFS
-  PRIVATE
-  OTHER



Earthstar Geographics

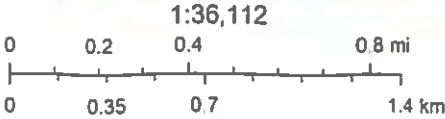


C.U.P. 21-45 Redridge Preserve



12/13/2021, 11:54:33 AM

- Parcel Boundaries
- URBAN/RURAL
- All Road Labels
- PRIVATE
- Roads
- COLLECTOR



Maxar



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

- ☐ Cascade  
☐ Donnelly  
☐ McCall  
☐ McCall Impact  
☒ Valley County

Rezone # \_\_\_\_\_

Conditional Use # CUP 21-45

Preliminary / Final / Short Plat \_\_\_\_\_

Red Ridge Preserve Subdivision

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☒ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☒ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:  
☒ high seasonal ground water ☐ waste flow characteristics  
☒ bedrock from original grade ☐ other \_\_\_\_\_
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:  
☐ central sewage ☐ community sewage system ☐ community water well  
☐ interim sewage ☐ central water  
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:  
☐ central sewage ☐ community sewage system ☐ community water  
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:  
☐ food establishment ☐ swimming pools or spas ☐ child care center  
☐ beverage establishment ☐ grocery store

☒ 14. Application, Test Holes, ground water monitoring, And engineering Report  
Required.

Reviewed By: [Signature]

Date: 12, 15, 21

## CUPs

Jeff Mcfadden <jmcfadden@co.valley.id.us>

Thu 12/23/2021 1:30 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Cc: Lori Hunter <lhunter@co.valley.id.us>

Here are my thoughts on these vacations and CUPs scheduled for Jan. 13th, 2022

1. VAC 21-07 No objections. It is a public road but has no county maintenance
2. CUP 21-42 No objections. Driveway already exists
3. CUP 21-43 No objections. Sal has applied for the approach permit for this 40 acres and I have approved it. The driveway has good visibility to traffic on West Mountain Road in both directions.
4. CUP 21-44 I have approved both of those approaches BUT I wasn't expecting more than one resident. Norwood road is hilly and I have been very careful on where I am excepting driveways to be installed. The speed limit is 45 MPH but, as you all know, there are cars doing well over that. Norwood has become a shortcut to town over the last 10 years and the traffic volumes has increased greatly. I recall the driveway for the 3 parcel lots is on top of the vertical curve so visibility would be better.
5. CUP 21-45 The south approach is already constructed for access to Blackhawk 4 or 5? The north approach seems to be at a point where visibilty, in both directions, is excellent. They will need an approach permit through our office to trigger myself to go look at the exact site where the approach will be.

Thank you,

Jeff McFadden, Superintendent  
Valley County Road Department



**From:** Garrett de Jong <garrett@mccallfire.com>  
**Sent:** Tuesday, January 4, 2022 12:05 PM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** CUP 21-45 Red Ridge Preserve

Hi Cynda,

I have the following comments:

- A fire hydrant system shall be installed, and fire hydrants shall be spaced every 400 feet, or 600 feet, depending on occupancy classification (2018 International Fire Code, 507.5 & 507.5.1), and capable of providing adequate flow in accordance with Section B105 (2018IFC).
- All access roads shall be built to Valley County standards and have an unobstructed width of not less than 26 feet (D103.1), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (503.2.1). Grade shall not exceed ten percent (D103.2).
- Any security gates shall be installed in accordance with UL325, have an SOS gate module installed for emergency means of operation (503.6), and meet the width standards according to Section D103.5.
- The wildfire protection plan should be updated and any fuels mitigation recommendations should be instituted.
- I would like clarity on how the two access roads are going to be installed, primarily the road on the south, and that proper ownership exists. From recent conversations with different developers in the area, there have been some conflicting statements regarding access rights. Per, 2018 IFC, D107.1, two separate access roads shall be provided when dwelling units exceeds 30, and the two access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses (D107.2)
- Some of the lots toward the South, are within the boundaries of the Donnelly Rural Fire Protection District. The only way for them to access the area in the winter is to come up thru McCall and down West Mountain Road. It would be prudent to work on annexation into the McCall Fire Protection District, or to have a more direct plowed snow route from Donnelly. I would like the developer to determine specifically which parts of the development are within the boundaries of the McCall Fire Protection District.
- Roads and water supply for fire protection shall be installed, inspected, and made operable prior to final plat or building construction within each phase(501.4, IFC2018).

Thank you,

Garrett

**Garrett de Jong**  
**Fire Chief**  
**McCall Fire & EMS**  
**201 Deinhard Lane**  
**McCall, ID 83638**  
**208-634-7070**





## Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

2022

January 6, 2021

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 21-45 Red Ridge Preserve

After review, the Donnelly Rural Fire Protection District (DRFPD) will require the following.

- All access roads shall be built to Valley County Road Department standards or **Section 503.2 IFC 2018** and have an unobstructed width of not less than 26 feet **Section D103.1 IFC 2018**, exclusive of shoulders, except for approved security gates in accordance with **Section 503.6 IFC 2018**, and an unobstructed vertical clearance of not less than 13 feet 6 inches **Section 503.2.1 IFC 2018**. Grade shall not exceed ten percent **Section D103.2 IFC 2018**
- All fire apparatus access roads shall comply with **Section D103.4 IFC 2018**
- **Section D107.1 IFC 2018** developments of one- or two- family dwellings where the number of dwellings exceeds 30 shall be provided with two separate and approved fire apparatus access roads. The DRFPD shall require a fire apparatus access road on the south end of the subdivision accessible from West Mountain road
- Any security gates shall be installed in accordance with **UL325**, have an SOS gate module installed for emergency means of operation **Section 503.6 IFC 2018**, and meet the width standards according to **Section D103.5 IFC 2018**
- All roads shall be inspected and approved by the DRFPD prior to final plat
- Slash, dead timber, ladder fuels and debris shall be removed throughout the subdivision
- Developer shall submit an updated wildfire mitigation plan
- **Section 507.1 IFC 2018** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction
- The required water supply for this development shall be a fire hydrant system, fire hydrants shall be spaced every 400 feet, or 600 feet, depending on occupancy classification and capable of providing adequate flow
- The required fire flow for this development shall be 1500 gallons per minute with a duration of not less than two hours **Section B105 2018 IFC**. This fire flow

requirement is for residential only, commercial application shall be in accordance with **Table B105.1(2) IFC 2018**

- Redundant power supply shall be required
- Redundant pump capability shall be required
- All hydrants shall be flow tested prior to final plat
- **Section 503.7.5 IFC 2018** all buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter
- The developer shall determine the boundary between The Donnelly and McCall Fire Districts

Please call 208-325-8619 with any questions.

Jess Ellis

Fire Marshal  
Donnelly Fire Department



**Russell Surveying, Inc.**

P.O. Box 945 – 702 W. Lakeside  
McCall, Idaho 83638  
(208) 634-7607 phone, 630-4737 cell  
[jr\\_rsi@frontiernet.net](mailto:jr_rsi@frontiernet.net)

*Licensed in Idaho, Alaska, Washington, Oregon, California, Montana, and Colorado  
Nevada, Arizona, Utah, Wyoming, South Dakota, U.S. Mineral Surveyor, Valley County Surveyor*

cc: Ralph Miller  
D Seesh

**Cynda Herrick - Valley County Planning and Zoning Administrator**

January 26, 2009

P.O. Box 1350

Cascade, ID 83611

208-382-7114 off. 382-7119 fax

**RE: Easement Rights: Cranberry Ridge/Red Ridge Project , Sec. 26, 34, 35 T18N R2E, Sec. 2, 3, 10, 11, 14, 15, 22, 23 T17N R2E Valley County ID**

**RSI # 4-138B, 6-036, 7-068 etc.**

Cynda:

This letter is a follow-up to a conversation we had the other day in your office. The subject is easement rights to existing roads that traverse through the above noted project. We're not sure of the current project name, but assume those titles will help you recall the project. We believe some sort of Planning & Zoning action is scheduled soon regarding this project, and felt we should document our concerns.

We surveyed the west boundary of this project for Boise Cascade in September of 2004, and so have more than a passing familiarity with it. Please review the two color copies attached for a quick sketch of the parcel exterior, in red, along with one version of the proposed subdivision's roads, in dashed red line. The thick yellow lines are roadways over which Boise Cascade, and it's successors (Pottlatch), have retained perpetual easement rights (see Inst. #286978, 8/31/04, parts attached). The thick black dashed line represents the access road to the conservation easement area (see Inst. # 328059, 12/31/07), and the thick black dashed line that runs east/west from near Buck Saddle represents the northern limit of the conservation easement, e.g. all lands south of this line are covered with that particular easement.

Our concern here is that we have seen this project presented in various forms through the years, and each time the planners have ignored the fact that these perpetual easements exist. The lot layouts have routinely shown road systems that do not connect through in any manner that would offer the holders of these easement rights adequate alternative access. The Boise Cascade Company was very clear in its various deed writings, for all of its auction parcels, that they retain the rights to these roads, and also, by the way, the rights of fencing, and logging, essentially in any manner they deemed appropriate. As an aside, they usually also retained all mineral rights.

Further, we performed a survey for Meckel Sand & Gravel regarding a State lease in Section 22, T18N, R2E, BM, filed in Adams County as Record of Survey Inst. # 114109, on 4/16/07 (see copy). During our research for that survey we documented that the State of Idaho Department of Lands (DOL) had written an easement for Meckel along various roads that accessed the parcel. That Acquired Easement No. 581 is filed with Adams County as Inst. # 100850 on 12/12/01, and is a nine page document. From it we see that Boise Cascade granted a perpetual easement to the DOL for various roads connecting to, and radiating out from Bell Saddle (see map), and for various road segments that cross the south parts of this Cranberry Ridge parcel. There is probably a companion easement agreement filed with Valley County. So, we think that the DOL also has certain easement rights on existing roads crossing this project, and again, those roads and easement instrument numbers are not shown on any of the plans I've seen.

There may be even more holders of these easement rights than noted above.

We have not seen any instrument filed with Valley County that vacates these easements, and so we are providing this letter for the Planning & Zoning Commission's use. The easement information should not be withheld from the public merely for convenience, and the easement rights cannot be extinguished by non-disclosure. We can't imagine how this escaped the notice of the planners and attorneys.

We recommend that all valid easement rights be shown on the plat, including the existing roadways. The roadways should be labeled with instrument numbers and a list of easement holders.

Please call if you have any questions,



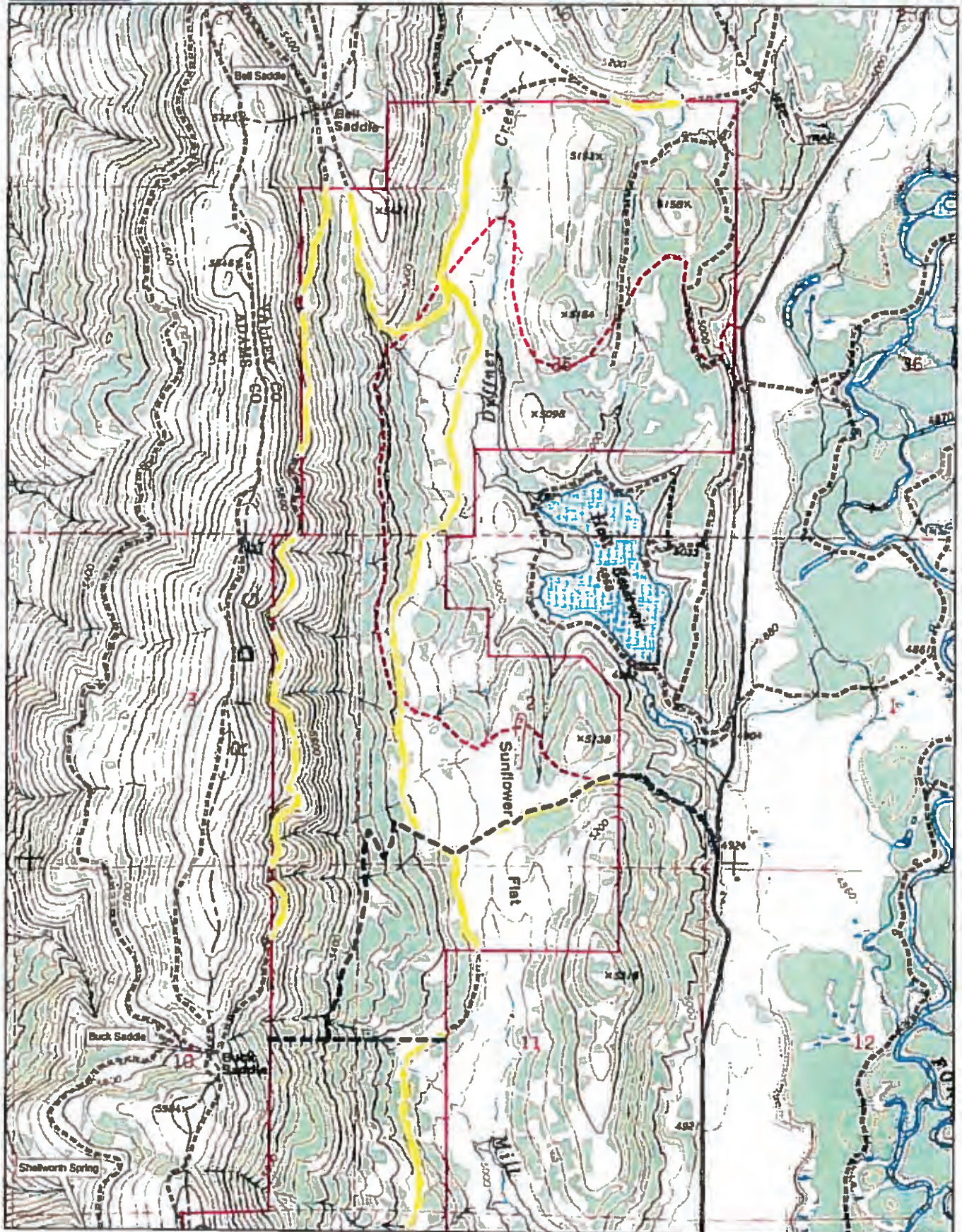
John Russell - Valley County Surveyor

jch/JER

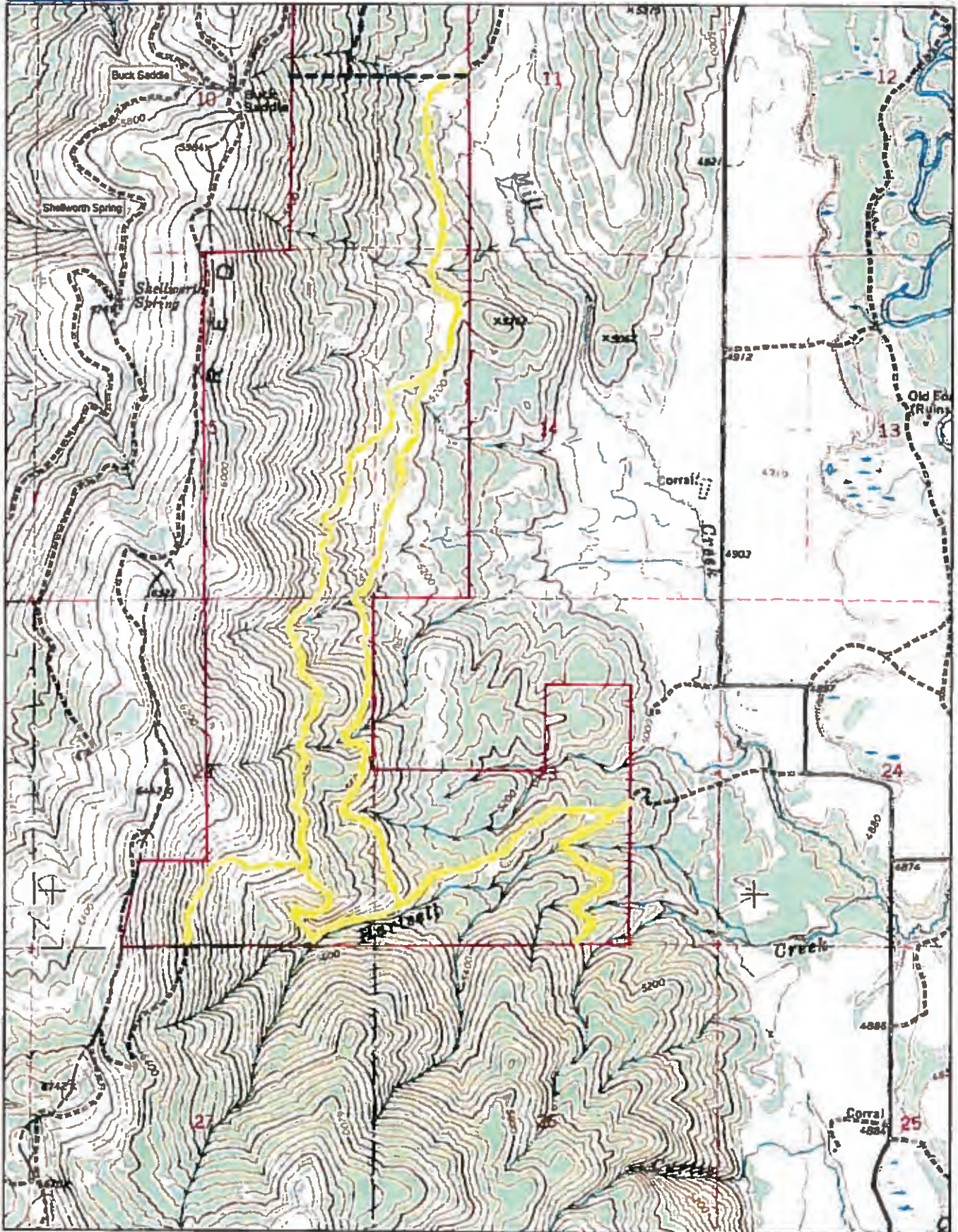
cc: Larry Clark - *Pottlatch*  
Karen Campbell - *Valley County Assessor*

***Serving Valley County and the Western U.S. for over 30 years***

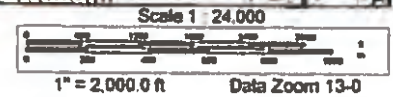
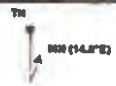








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 www.delorme.com







**STATE OF IDAHO**  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706  
(208) 373-0550

Brad Little, Governor  
Jess Byrne, Director

December 23, 2021

By e-mail: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

Valley County Planning & Zoning  
219 N. Main Street  
Cascade, ID 83611

Subject: RedRidge Preserve Subdivision, CUP 21-45

Dear Ms. Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollution Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.



## 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

## 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

Response to Request for Comment  
December 23, 2021  
Page 5

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff  
Regional Administrator  
DEQ-Boise Regional Office

EDMS#: 2021AEK277



**IDAHO DEPARTMENT OF FISH AND GAME**

**SOUTHWEST REGION**

15950 N. Gate Blvd.

Nampa, Idaho 83687

Brad Little / Governor  
Ed Schriever / Director

January 6, 2022

Cynda Herrick, AICP, CFM  
Planning and Zoning Director  
PO Box 1350  
Cascade, ID 83611

**RE: C.U.P. 21-45 Redridge Preserve**

Dear Cynda Herrick,

The Idaho Department of Fish and Game (IDFG) has reviewed the CUP and Preliminary Plat Application for the Redridge Preserve development, submitted by The McCall Associates, LLC. The Project aims to subdivide 1,614 acres into 315 residential lots along West Mountain Road, SW of McCall.

The purpose of these comments is to assist Valley County by providing technical information addressing potential effects on wildlife and wildlife habitat and how any adverse effects might be mitigated. Resident species of fish and wildlife are property of all Idaho citizens, and IDFG and the Idaho Fish and Game Commission are expressly charged with statutory responsibility to preserve, protect, perpetuate and manage all fish and wildlife in Idaho (Idaho Code § 36-103(a)). In fulfillment of our statutory charge and direction as provided by the Idaho Legislature, we offer the following comments and suggestions.

At 1,614 acres (additional acreage is owned and likely planned for future development), the proposed subdivision will result in substantial acreage added to the wildland/suburban interface. The development footprint is adjacent to thousands of acres of undeveloped private land, and very near tens of thousands of acres of National Forest land. Developing on the interface of wildland and residential comes with many challenges and does have the potential to impact wildlife and wildlife habitat. IDFG appreciates the inclusion of a Forest Management Plan (FMP) in the application materials. As identified in the FMP, the proposed development property (and surrounding undeveloped lands) do provide significant habitat for a variety of wildlife species. The applicant and Valley County should consider the following to help mitigate impacts to those species and habitats.

Fire

A natural forest fire regime is vitally important for the health of the forest and for the creation of quality wildlife habitat. Forest stands like those within and adjacent to the proposed development

*Keeping Idaho's Wildlife Heritage*

benefit from periodic disturbances (such as fire). However, fire cannot be allowed to naturally persist in areas of human development, and must be altered and managed for human safety. The FMP submitted with the application materials recommends forest management strategies to reduce the risk of crown fires within and adjacent to the development. IDFG agrees that the forest stand should be managed to mimic natural fire processes in the area, and reduce the chances of a catastrophic event. The FMP should also include strategic multi-year plans for how the property will be managed. It should also identify Developer and homeowner responsibilities to prevent unwanted fire ignitions and to fund the continued management of the forest stand. This will not only provide necessary fire safety for residents, but also help to maintain suitable habitat for wildlife in the surrounding areas. Fire protection plans should be thoroughly reviewed for consistency with County policy and recommendations of fire officials. All fire-related infrastructure, such as defensible buffers and fire protection access should be finalized in the development plan prior to permitting.

#### Wildlife Movement and Fencing

IDFG expects wildlife to enter subdivisions, and the proposed development is no exception. Big game animals such as deer, elk and bears often frequent rural residential areas. The habitat features and topography found within the proposed Redridge Preserve property will likely be used as travel routes and staging areas for these and other wildlife species. Therefore, we recommend the development include design elements intended to allow wildlife to pass through the residential area without encountering barriers or hazards. The following elements would appear to facilitate wildlife movements within and through the Redridge Preserve development:

- Minimize the use of fencing within the interior of the development (see below for special requests related to perimeter fencing and additional recommendations for design of any interior fencing that is necessary).
- Situate houses and other buildings on lots to maximize undeveloped tracts.
- Maximize buffers adjacent to riparian areas.

IDFG standard recommendations for fencing design are intended to reduce the occurrence of fence related injuries to wildlife. Recommendations for solid, tall fencing are intended to provide visual barriers to animals where access is not desired. Recommendations against wrought-iron and chain-link materials are intended to avoid common sources of injury or mortality to deer and elk, including animal entrapment between rigid fence components, entanglement with wire components, or being impaled on projections. Any unnecessary fencing is discouraged because fencing impedes animal movements, presents injury risks, and could trap animals inside the development. Necessary fencing should be constructed of post-and-rail designs with maximum 42-inch top rail height and minimum 18-inch bottom rail height to facilitate wildlife passage.

#### Vegetation

IDFG encourages the development to maintain as much native vegetation as possible. In addition, landscaping vegetation should prioritize the use of native plants. IDFG stresses that Yew species not be planted within residential lots, or elsewhere within the development. These species of commonly planted ornamentals are extremely toxic to big game animals. Homeowners should be aware of the potential for vegetation damage by wildlife, particularly from deer feeding on green lawns, gardens, flowers, ornamental shrubs and trees in this subdivision. People living in the proposed subdivision need to be aware that big game depredation problems are going to occur and these problems are the responsibility of the homeowners and not IDFG or

Valley County. We recommend deer resistant landscaping to reduce landscape depredation and encourage homeowners to protect their vegetation by using visual barriers, netting, repellents, etc. in order to avoid problems.

### General Considerations

1. Domestic stock such as horses, llamas, and cows should be fed in distinct, fenced enclosures that are off-limits to big game. All feed should be stored in sheds or enclosures out-of-sight of big game animals. If deer and elk can see it, they will attempt to eat it! Elk are big, strong animals and can wreak havoc on exposed feed areas. Domestic fowl should be housed in wildlife-proof homes since they are very vulnerable to predators such as coyotes and fox.
2. Pet foods and feeding dishes left outside and unsecured garbage will attract raccoons and other animals, which could pose a threat to property and pets.
3. Trash should be stored in bear proof bins
4. Free-roaming dogs and cats pose a threat to many wildlife species. Pets should be confined or under owners control.
5. When observing wildlife, maintain a safe distance. Do not disturb their normal activities. Resist the temptation to “save” baby animals, as their parent(s) are generally nearby.
6. Big game animals should not be fed under any circumstances unless specifically authorized by or in cooperation with the Idaho Department of Fish and Game.
7. Effective means to protect ornamental trees and shrubs from being eaten by wildlife include wrapping chicken wire around trees, using animal repellents, or planting vegetation that is less desirable to wildlife.
8. Bird feeders should be routinely cleaned to prevent the spread of disease.
9. Any burning of trash or vegetation on properties adjacent to wildlands should be carefully monitored and under control at all times. Fireworks should be avoided. Dry, brittle vegetation lights easily and fires spread rapidly. Wildfires are dangerous and pose a tremendous threat to human life and property, public lands, and wildlife habitat.

We appreciate the opportunity to provide information pertinent to the proposed projects. Please contact me in the Southwest Regional office at (208)465-8465 if you have any additional questions concerning this letter.

Sincerely,

/

A solid black rectangular box used to redact the signature of Casey Pozzanghera.

Casey Pozzanghera  
Environmental Staff Biologist



From: Kathy B. Hipsher <[REDACTED]>  
Sent: Monday, January 3, 2022 3:33 PM  
To: Cynda Herrick <cherrick@co.valley.id.us>  
Subject: CUP 21-45 RedRidge Preserve Subdivision comment submission

Dear Valley County Planning and Zoning Commissioners,

We live at 875 Blackhawk Lake Drive in Blackhawk Lake Estates in McCall. We are writing in response to the CUP 21-45 RedRidge Preserve Subdivision application.

Our concern with the development as planned centers on Duffner Creek and the meadow surrounding Duffner Creek, which are located within Sheets 7, 6, and 4 of the proposed platting. These lots are directly adjacent to the Blackhawk Lake community within an open meadow and the houses will be quite visible.

There will be considerable visual and noise impact to that area once people occupy houses that are built there. Additionally, any contamination of Duffner Creek would have a direct and detrimental impact on Blackhawk Lake. Our concerns are:

- Will their CCR's regulate the use of fertilizers and chemicals by both homeowners and the HOA?
- Will the CCR's include height and sq footage limits on the houses?
- Will the CCR's prohibit the building of fences around the individual properties?
- What will the fencing around the perimeter of RedRidge look like where it meets Blackhawk Lake Drive at the meadow?
- Will the CCR's restrict the removal of trees, except for a building envelope or if they are dead/diseased?
- Will their CCR's regulate fire pits, burning of slash piles and use of fireworks for wildfire prevention?
- How will their CCR's address issues of noise, both during construction and from residents living there?

A picture of the area we are referencing is attached and included below. This image is taken from Blackhawk Lake Drive where it meets our driveway.



Thank you for providing an opportunity to share our concerns regarding the application,

Michael and Kathryn Hipsher

From: Mark Kurvers [REDACTED]  
Sent: Wednesday, January 5, 2022 8:26 PM  
To: Cynda Herrick <cherrick@co.valley.id.us>  
Subject: Jan 13 P&Z public hearing

Hello Cynda:

My wife and I are owners of lot 52 in Blackhawk Ranch. Near Oneida Dr. and Minidoka Ct. This is very close to the proposed "Redridge Preserve" 21-45 subdivision (directly across West Mountain Rd.)

I have reviewed the documents posted, and I am opposed to this project. I believe it will cause more traffic, noise, and residents, which will impede our enjoyment of the peace and quiet of the natural forest which is there now. We do not want construction trucks rumbling on West Mountain Road, with their noise and exhaust.

I may not be able to participate in the meeting, can you please relay my comments.

I am also interested in seeing results of this meeting- will they be posted on the website?

Thank you

Mark Kurvers

**From:** [REDACTED]  
**Sent:** Wednesday, January 5, 2022 8:33 PM  
**To:** 'cherrick@co.valley.idaho.us' <cherrick@co.valley.idaho.us>  
**Subject:** Comment on proposed Red Ridge Reserve Subdivision

Ms. Cynda Herrick  
Planning and Zoning Director

My wife Denise Gordon and I own a cabin in Blackhawk Ranch Subdivision III; our address is 5 Oneida Dr. The cabin is located east of West Mountain Road, a few hundred yards east of the northeasternmost corner of the proposed Red Ridge Reserve Subdivision.

I have a concern: traffic and associated noise on West Mountain Road, both during construction and after completion of the project. My concern would be mitigated if West Mountain Road were markedly improved to the south of the proposed Subdivision. In so doing the traffic could be reduced by splitting access between the north (from McCall) and south (from Donnelly, Cascade, Lake Fork, etc.). The specific improvement that could be effective would be to pave the dirt sections of West Mountain Road all the way to one of the fully paved east-west roads that connect to ID Hwy 55.

Thank you.

Stuart Gordon  
[REDACTED]

From: Kerstin Dettrich [REDACTED]  
Sent: Thursday, January 6, 2022 11:22 AM  
To: Cynda Herrick <cherrick@co.valley.id.us>  
Subject: CUP 21-45 RedRidge Preserve Subdivision: Public Comment

Hi Cynda,  
Providing public comment based on experience in our own Blackhawk subdivision which has comingled with my work knowledge. I was told that the post office can not longer handle individual mailboxes at single family residences in new subdivisions (although I do not have this confirmation in writing). Please consider making co-located cluster mailboxes a standard condition of approval for subdivisions moving forward. Ideally it would be dictated during platting. Although this may take some coordination with the Postmaster to see if this helps their struggle and if they are willing to review and provide approval letters.

P&Z could dictate something similar to other jurisdictions as follows.  
*"Prior to issuance of conditional use permit, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for a planned the location of cluster mailboxes. Contact the McCall Postmaster for more information and written approval."*

Thanks for your time.

Senior Project Manager

**kerstin dettrich**

THE LAND GROUP | [REDACTED]



# Idaho Statutes

Idaho Statutes are updated to the web July 1 following the legislative session.

## TITLE 67

### STATE GOVERNMENT AND STATE AFFAIRS

#### CHAPTER 65

##### LOCAL LAND USE PLANNING

67-6537. USE OF SURFACE AND GROUND WATER. (1) The intent of this section is to encourage the use of surface water for irrigation. All applicants proposing to make land use changes shall be required to use surface water, where reasonably available, as the primary water source for irrigation. Surface water shall be deemed reasonably available if:

(a) A surface water right is, or reasonably can be made, appurtenant to the land;

(b) The land is entitled to distribution of surface water from an irrigation district, canal company, ditch users association, or other irrigation delivery entity, and the entity's distribution system is capable of delivering the water to the land; or

(c) An irrigation district, canal company, or other irrigation delivery entity has sufficient available surface water rights to apportion or allocate to the land and has a distribution system capable of delivering the water to the land.

(2) Consistent with sections 42-108 and 42-222, Idaho Code, any change in the nature of use of surface water provided by an irrigation delivery entity must be authorized by the entity holding the water right(s) for the available surface water. Nothing in this section shall alter the authority and discretion of irrigation delivery entities to apportion, allocate and distribute surface water, or for municipalities, counties, or water and sewer districts to pass ordinances or regulations to promote the use of surface water for irrigation.

(3) Nothing in this section shall be construed to override or amend any provision of title 42 or 43, Idaho Code, or impair any rights acquired thereunder.

(4) When considering amending, repealing or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal or adoption of the comprehensive plan would have on the source, quantity and quality of ground water in the area.

#### History:

[67-6537, added 1989, ch. 421, sec. 3, p. 1033; am. 2005, ch. 338, sec. 1, p. 1056.]

How current is this law?

Search the Idaho Statutes and Constitution



Planning and Zoning Commission  
VALLEY COUNTY  
IDAHO

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115

FAX: 208.382.7119

Date September 23, 2008

Approved by [Signature]

Instrument # 335340

VALLEY COUNTY, CASCADE, IDAHO

9-24-2008 02:15:31 No. of Pages: 2

Recorded for : VALLEY COUNTY PLANNING & ZONING

ARCHIE N. BANBURY

Fee: 0.00

Ex-Officio Recorder Deputy [Signature]

Index to COUNTY MSC

## CONDITIONAL USE PERMIT

NO. 08-17

Redridge at Blackhawk

Issued to: Cranberry Ridge, LLC  
112 N. 3<sup>rd</sup> Street  
McCall, ID 83638

Property Location: Located in Section 2, 3, 10, & 11 in T.17N, R2E, B.M., Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of September 11, 2008. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 08-17 with Conditions for establishing a single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is September 23, 2008. The use must be established according to the phasing plan or a permit extension in compliance with the Valley County Land Use and Development Ordinance will be required.

This permit will expire on September 23, 2009. Any extensions must be approved by the Commission prior to that date.

### Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance and Subdivision Regulations are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.

Conditional Use Permit

Page 1



3. The use must be established according to the phasing plan or the conditional use permit will be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must enter into a Road Development Agreement with the Board of County Commissioners.
6. Must comply with the requirements of the McCall Fire District and Donnelly Rural Fire District. A letter of approval is required from both districts.
7. The CCRs shall address wood burning devices by limiting to one per site, bear proof garbage containers, firewise wildland urban interface landscaping requirements, and lighting requirements.
8. All easements must be shown on final plat.
9. Must enter into a Noxious Weed Control Agreement with the Valley County Weed Department.
10. Must comply with all regulations of the U.S. Fish and Wildlife Service.
11. Must provide an engineer certified determination of whether there is high ground water; and if so, must determine top of foundation elevations for each.
12. The Valley County Engineer shall approve the final site grading/storm water management plan prior to construction or excavation.
13. A wetland delineation is required or the wetland areas must be identified on the plat as no-build areas.
14. Compliance with requirements of the Corps of Engineers should be adhered to in areas where trails are located.
15. New conditional use permit applications will be required for out parcels "E" and "M" (any out parcels within the boundaries of the subdivision).
16. A Variance approval will be required from the Board of County Commissioners for the 20' hard surfaced road width at time of final plat.

END CONDITIONAL USE PERMIT

Conditional Use Permit

Page 2

NOTE:  
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.  
ROADS AND LOTS ARE SUBJECT TO PRECISE  
DELINEATION AS INDIVIDUAL PHASES ARE PLATTED.

ADAMS CO.  
VALLEY CO.

CRANBERRY RIDGE L.L.C.  
PROPERTY BOUNDARY

W. MOUNTAIN RD.

BLACKHAWK  
LAKE  
ESTATES

BLACKHAWK RANCH

BLACKHAWK MEADOWS

LEGEND

- UNDEVELOPED FOREST LAND AND PROPOSED REDRIDGE AT BLACKHAWK RESIDENTIAL AREA ≈ 835.3 ACRES
- UNDEVELOPED FOREST LAND AND PROPOSED REDRIDGE AT BLACKHAWK OPEN SPACE/Common Area ≈ 618.6 ACRES
- UNDEVELOPED FOREST LAND AND PROPERTY TO BE RETAINED BY CRANBERRY RIDGE, LLC
- CONSERVATION EASEMENT WITHIN CRANBERRY RIDGE L.L.C. PROPERTY
- PROPOSED REDRIDGE AT BLACKHAWK ROADS
- EXISTING OPEN SPACE/Common Area OWNED BY OTHERS
- EXISTING RESIDENTIAL AREA OWNED BY OTHERS
- EXISTING PONDS/LAKES/STREAMS/RIVER
- EXISTING MIXED USE/RECREATIONAL/RESIDENTIAL OWNED BY OTHERS
- SANITARY SEWER TREATMENT/LAGOON/SEWAGE CUP OWNED BY OTHERS
- UNDEVELOPED/AGRICULTURAL/FOREST LAND OWNED BY OTHERS
- UNDEVELOPED BLACKHAWK DEVELOPMENT OWNED BY L.B. INDUSTRIES, INC

REDRIDGE AT BLACKHAWK  
FIGURE 2  
EXISTING LAND USE MAP



NOT TO SCALE



RiverRidge Engineering Company





- LEGEND**
- WETLANDS - SCRUB SHRUB
  - WETLANDS - PALUSTRINE EMERGENT
  - WETLANDS - ISOLATED
  - EXISTING PONDS/LAKES/STREAMS/RIVER
  - SCATTERED TO DENSE TREES
  - NON FORESTED & MEADOWS

**DISCLAIMER:**  
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ROADS AND TRAILS ARE SUBJECT TO PRECISE DELINEATION AS INDIVIDUAL PHASES ARE PLANNED.

# **REDRIDGE AT BLACKHAWK**

## **FIGURE 3**

### **EXISTING VEGETATION, DRAINAGE AND HYDROLOGY MAP**



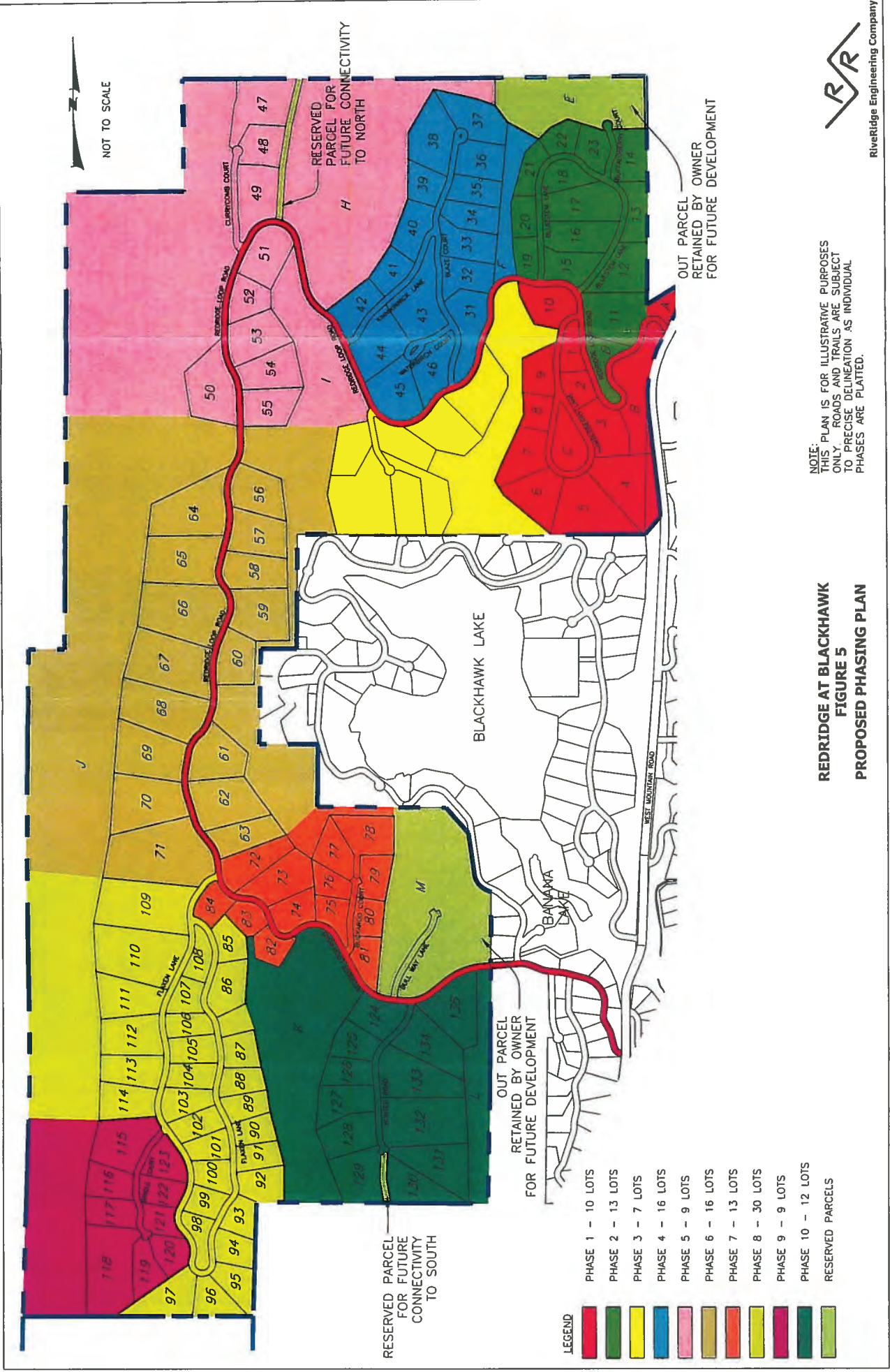
NOT TO SCALE



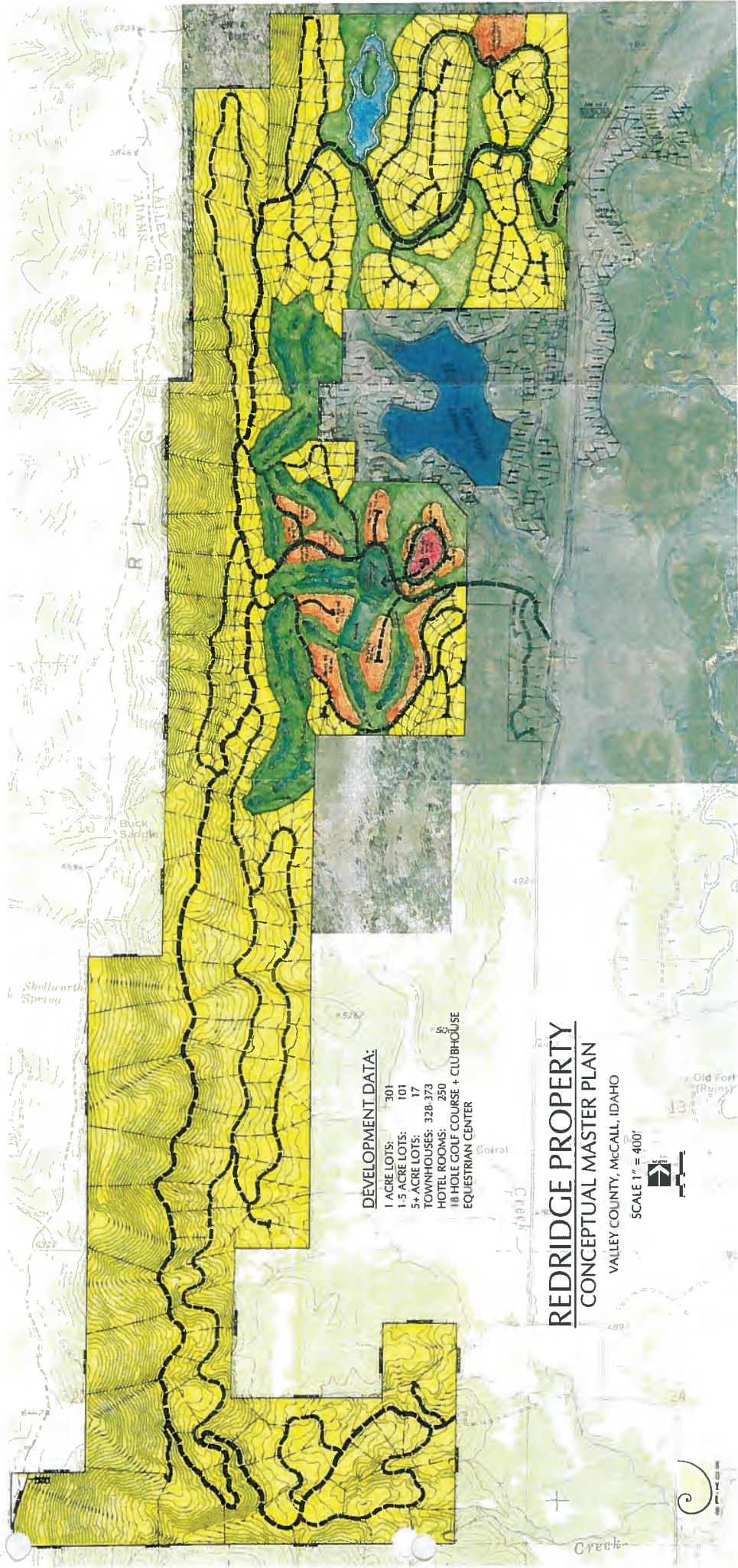
Riveridge Engineering Company











DISCLAIMER:  
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES  
ONLY. ROADS AND TRAILS ARE SUBJECT  
TO PRECISE DELINEATION AS INDIVIDUAL  
PHASES ARE PLATTED.

**REDRIDGE AT BLACKHAWK**  
**FIGURE 6**

**PROPOSED MASTER LAND USE PLAN PRIOR TO RECORDING CONSERVATION EASEMENT**



