

Valley County Planning and Zoning

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STAFF REPORT:	C.U.P. 22-18 Blackhawk on the River Block XIX - Preliminary Plat
HEARING DATE:	June 23, 2022
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT/ PROPERTY OWNER:	McCall Associates LLC c/o Blackhawk on the River PO Box 10117 Boise, ID 83707
REPRESENTATIVE / ENGINEER:	Ryan Eldridge Water, Civil, and Environmental INC 3813 W State ST Boise, ID 83703
SURVEYOR:	Dan Dunn Dunn Land Surveys 25 Coyote Trail Cascade, ID 83611
LOCATION:	Parcel RP00705019000A Blackhawk on the River (1, 2 & 3) Block XIX "Future Development" in the NWSW Section 30, T.18N, R.3E, Boise Meridian, Valley County, Idaho
SIZE:	8.5 acres
REQUEST:	Single-Family Residential Subdivision
EXISTING LAND USE:	Agricultural – Productive Forest Land

McCall Associates LLC is requesting a conditional use permit in order to replat parcel RP00705019000A which was platted as Blackhawk on the River (1, 2 & 3) Block XIX "Future Development".

The parcel contains 8.5-acre and is a plat for an 8-lot single-family residential subdivision averaging 0.5 acres per buildable lot. Additional open space lots are included. Proposed buildable lots sizes range from 0.3 acres to 0.87 acres.

Access would be from Moonflower Place, existing private road, and Petaluma Place, a new private road. The existing central water and sewer systems are proposed. Extension of the existing fire suppression system would include placement of fire hydrants.

It is partially treed and includes wetlands and designated floodplain areas. It appears that a majority of Lot 133 is in the floodplain. Slopes range from 0.3% to 24.5%. A trail crosses the

site to a dilapidated gazebo and associated structures near the east side of the lot near the North Fork of the Payette River.

FINDINGS:

1. The application was submitted on April 22, 2022.
2. Legal notice was posted in the Star News on May 19, 2022, and May 26, 2022. Potentially affected agencies were notified on May 10, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent May 17, 2022. The site was posted on May 26, 2022. The notice and application were posted online at www.co.valley.id.us on May 10, 2022.
3. Agency comment received:

Central District Health requires more information including engineering report and application. (May 11, 2022)

Jeff McFadden, Road Department Superintendent, recommends mitigation of impacts to West Valley Road, Wisdom Road, and West Mountain Road by negotiating with developer the payment of road improvement costs attributable to traffic generated by the proposed development. The value of the developers proportionate share may be determined by several methods. The recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Department, and developer identifying the value of road improvement costs contributed. (May 26, 2022)

Garrett de Jong, McCall Fire & EMS Fire Chief, requires approval before installation of the extension of the existing fire suppression system. A wildland urban interface fire protection plan should be developed by a professional and any fuels mitigation recommendations should be instituted per Valley County Code 10-7-4. (May 30, 2022)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, hazardous waste, and ground water contamination. (May 20, 2022)

4. Neighbor comment received:

Pamela Fitzsimmons, McCall, is opposed to the addition of eight more half-acre lots in Blackhawk on the River. Much of the site has a seasonal stream and/or is in the floodplain. There is no shortage of lots in the area. The BOTR CCRs require a percentage of lots to be owned privately or the developer controls the HOA Board. Adding more lots appears to be a ploy to block the private landowners from getting control of the board. (June 7, 2022)

5. Physical characteristics of the site: Partially treed and includes wetlands and designated floodplain areas. Slopes range from 0.3% to 24.5%. Part of the parcel borders the North Fork Payette River.
6. The surrounding land use and zoning includes:
 - North: Agricultural (Timber) and future Single-family Residential (White Cloud Subdivision)
 - South: North Fork Payette River, Common Area, and Single-family Residential Subdivision
 - East: Agricultural (Dry Grazing)
 - West: Blackhawk on the River Phase 3 "Open Space"

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.

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.
- C. Flood Prone Areas: Grading within flood prone areas is regulated by provisions of section 9-6-2 of this title and title 11 of this code. A permit, if required, shall be a part of the conditional use permit.
- 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.
 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.
- 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-2: ROADS AND DRIVEWAYS:

- A. Roads For Public Dedication And Maintenance: Roads for public dedication and maintenance shall be designed and constructed in accordance with title 10 of this code and in accordance with "Construction Specifications And Standards For Roads And Streets In Valley County, Idaho".
- B. Access Roads Or Driveways: Residential developments, civic or community service uses, and commercial uses shall have at least two (2) access roads or driveways to a public street wherever practicable.
- C. Private Roads: Private roads shall meet the provisions of the Valley County subdivision ordinance and any policies adopted by the board of county commissioners.
- D. Cattle Guards: Cattle guards shall not be installed in public roads within residential developments.

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.

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.
- B. Central Water Supply And Sewage Systems: Central water supply and sewage systems serving three (3) or more separate users shall meet the requirements of design, operation, and maintenance for central water and sewage systems in the subdivision ordinance.
- 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.
- 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)

9-5B-4: EMISSIONS:

- C. Wood Burning Devices: Wood burning devices shall be limited to one per site. Wood burning devices shall be certified for low emissions in accordance with EPA standards.

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:
 - c. Twelve thousand (12,000) square feet where a central sewage collection and disposal system and individual wells are proposed.
 - d. Eight thousand (8,000) square feet where both central systems 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)

10-5-1: 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.

SUMMARY:

Compatibility Rating: Staff's compatibility rating is a +32.

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 the McCall Fire District, this site is not within irrigation district and has no water rights available, and is within a herd district.

2. Part of the property is within a designated floodplain. Lot 133 appears to be completely in the floodplain and may need to be removed.
3. The specific BFE at each lot should be identified and a note that states all structures have to be located 2-ft above the base flood elevation.
4. A wildland urban interface fire protection plan is required.
5. Floodplain and wetlands shall be designated on the final plat.
6. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood-burning device.
7. All references to "Petaulma Place" should be corrected to "Petaluma Place"

ATTACHMENTS:

- Conditions of Approval
- Blank Compatibility Evaluation and Instructions
- Compatibility Evaluation by Staff
- Vicinity Map
- Aerial Map
- Floodplain Map
- Wetlands Map
- Assessor Plat – T.18N R.3E Section 30
- Blackhawk on the River (1,2, and 3) plat recorded Dec. 16, 2020
- Preliminary Plat with Topography, Wetlands, and Floodplain
- Pictures Taken May 26, 2022
- Responses

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 final plat shall be recorded within two years, or this 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.
3. 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.
4. A Private Road Declaration is required prior to recordation and must be noted on the face of the plat.
5. Must bury conduit for fiber optics in the roadway.

6. 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.
7. Must have a will serve letter from West Mountain Sewer and Water guaranteeing that sewer capacity and public water is available for immediate service prior to recordation of the final plat.
8. A letter of approval is required from McCall Fire District prior to recording the final plat.
9. The location of the water storage tank for emergency response must be noted on the final plat.
10. Wetlands and floodplain shall be marked as "no-build areas" on final plat.
11. The specific BFE at each lot should be identified on the final plat along with a note that states all structures have to be located 2-ft above the base flood elevation.
12. CCR's should address lighting, wildfire prevention, noxious weeds, water storage tank maintenance, and limit each lot to one wood burning device.
13. Shall place addressing numbers at the residence and at the driveway entrance if the house numbers are not visible from the road.
14. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.
15. All easements shall be shown on the final plat.
16. 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.
17. A Wildfire Mitigation Plan shall be submitted and approved by McCall Fire District.
18. The following notes shall be placed in the notes on the face of the final plat:
 - "All structures have to be located 2-ft above the base flood elevation."
 - "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 lighting must comply with the Valley County Lighting Ordinance."
 - "Only one burning device is allowed on each lot."
 - The floodplain designation note shall be added to the final plat.

END OF STAFF REPORT

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 8:

1. In determining the response values for questions 4 through 8, 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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															</
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THE SOLID SQUARES AS +2

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.

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. Residential Subdivision

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

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

Agricultural

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

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?

Yes - large enough. Lot size

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

5. match other lots. Open Space + Wooded Area

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

Yes

(+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 - single family 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

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

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

(+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?

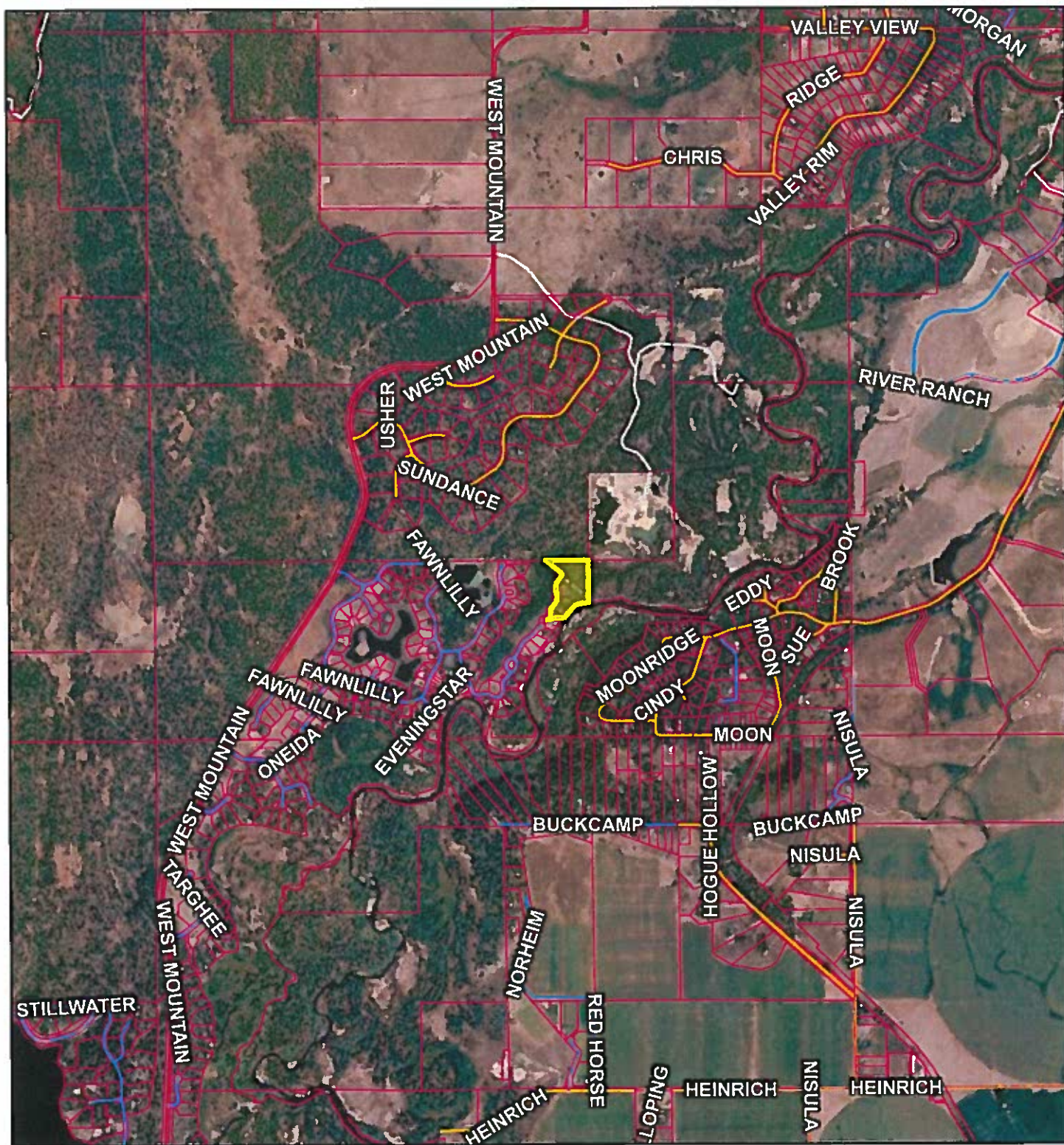
T Revenue

Sub-Total (+) 34

Sub-Total (--) 2

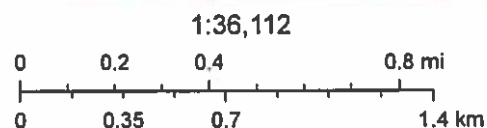
Total Score +32

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

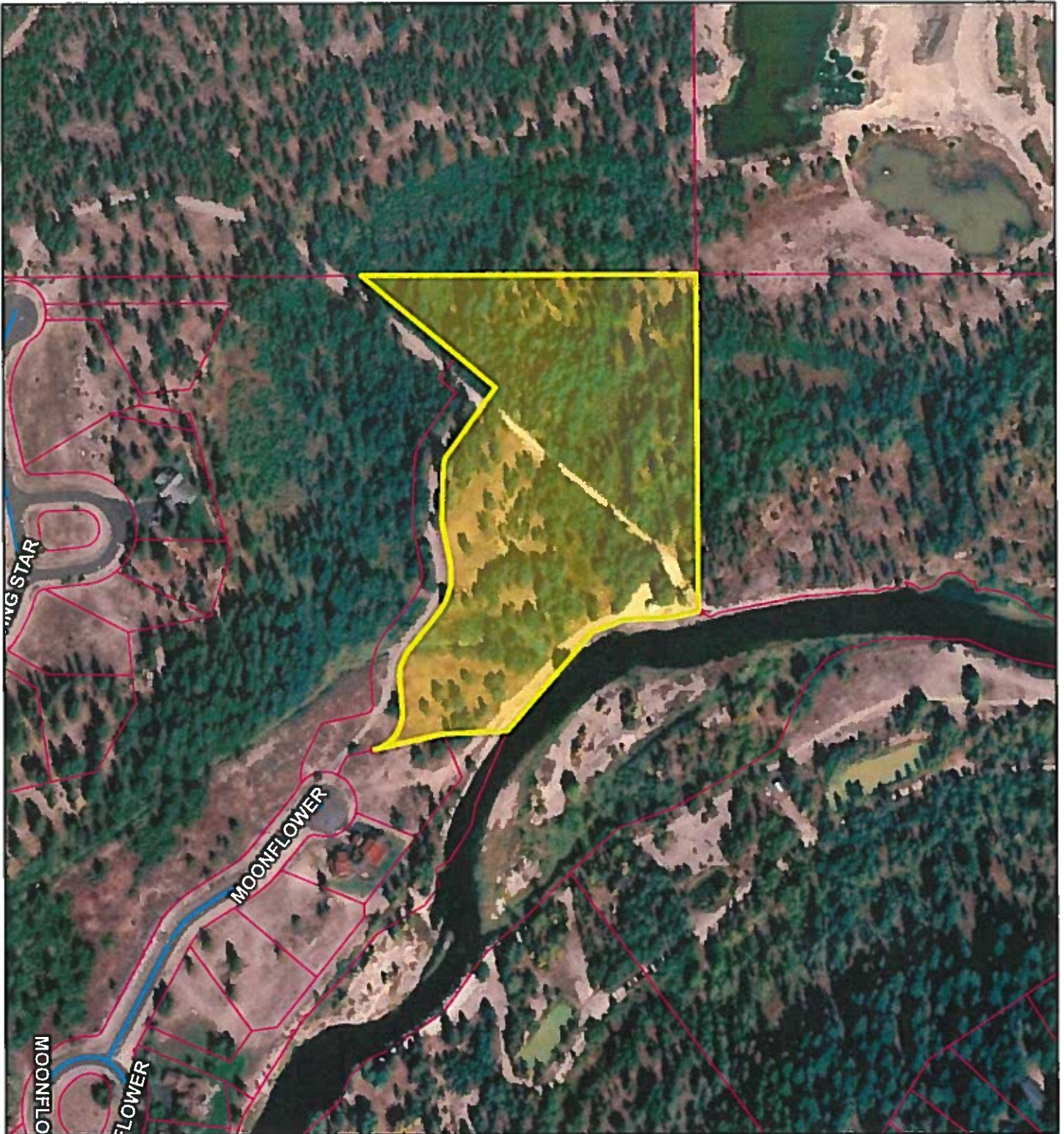


4/28/2022, 11:04:48 AM

- | | |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Parcel Boundaries | URBAN/RURAL |
| Roads | PRIVATE |
| COLLECTOR | OTHER |



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

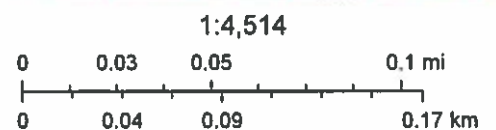


4/28/2022, 11:03:03 AM

 Parcel Boundaries

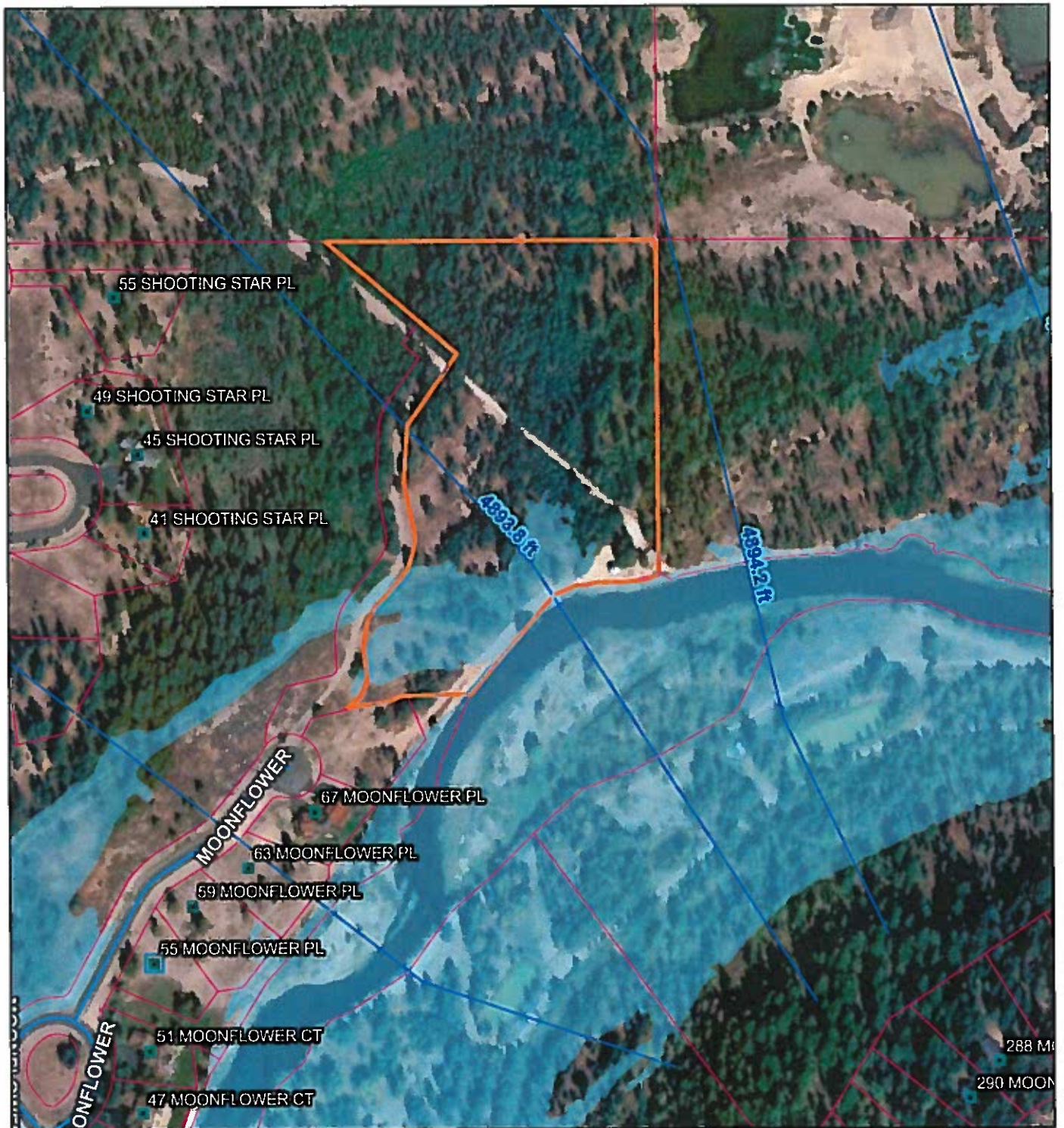
Roads

 PRIVATE



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

C.U.P. 22-18 Floodplain Map



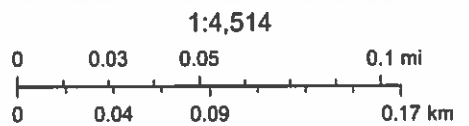
6/7/2022, 9:24:50 AM

Floodplain

- A (1% Annual Chance, 100-Year)
- AE (1% Annual Chance, 100-Year)
- Floodway (1% Annual Chance, 100-Year)
- 500-Year Floodplain (0.2% Annual Chance)
- Addresses

Parcel Boundaries

- Roads
- URBAN/RURAL
- PRIVATE
- Base Flood Elevation

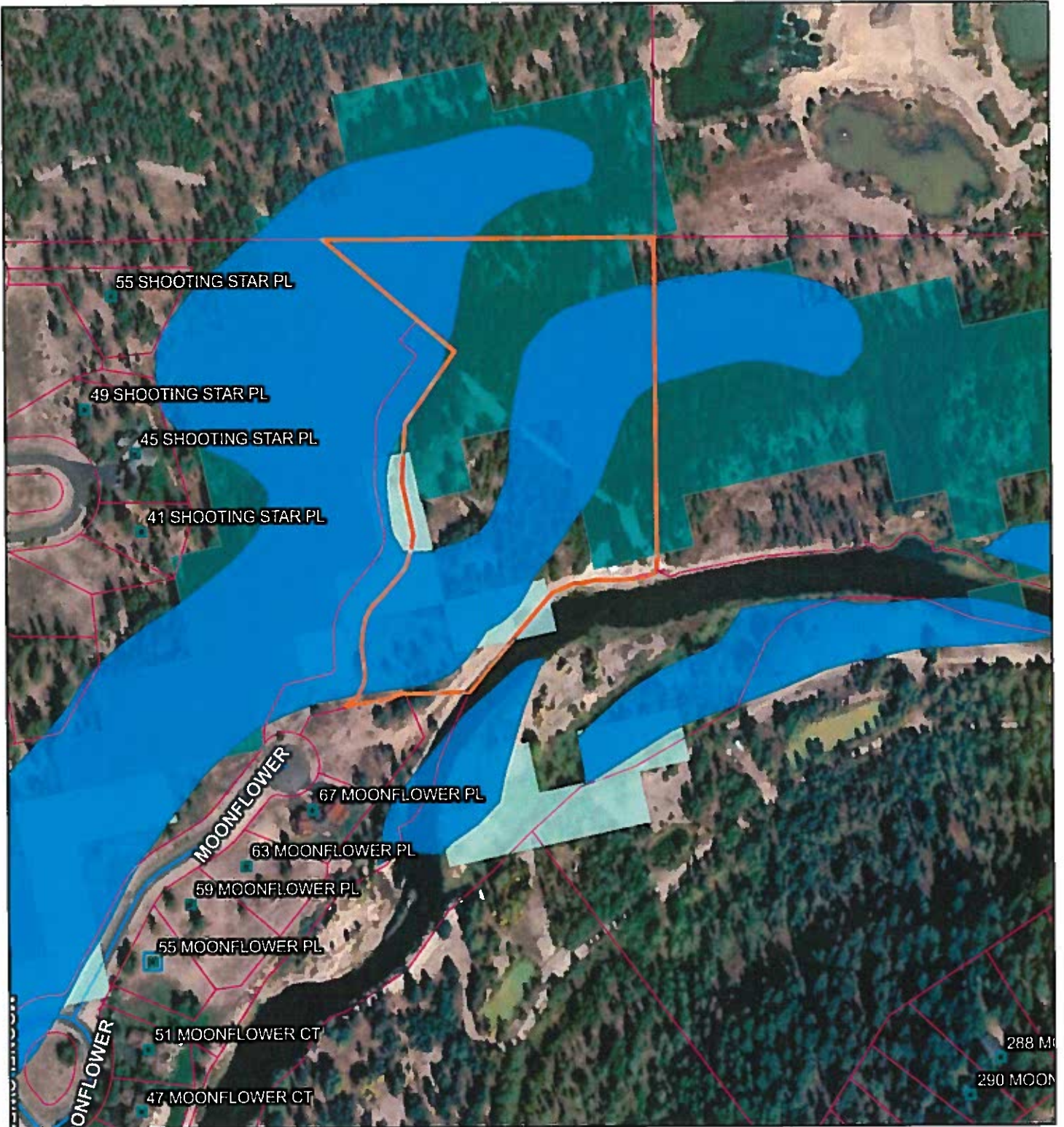


Valley County IT, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Web AppBuilder for ArcGIS

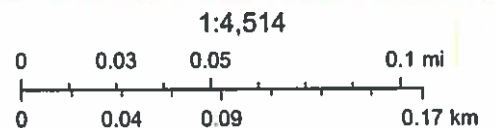
Maxar | Valley County IT | Compiled by the Bureau of Land Management (BLM), National Operations Center (NOC), OC-530 | United States Forest Service Natural Resource Manager (NRM) Infra

C.U.P. 22-18 Wetlands Map



6/7/2022, 9:26:26 AM

- Addresses
- Parcel Boundaries
- Wetlands (USFWS)
- Wetlands (NLCD)
- Emergent Herbaceous Wetlands
- Woody Wetlands
- Roads
- URBAN/RURAL
- PRIVATE



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

T W P . 1 8 N R O 3 E S E C . 3 0

Filename:	Valley County Base Map
Scale:	1" = 400 ft.
Date:	4/30/2021
Drawn by:	L. Frederick



BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
 Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
 and in the SW 1/4 of Section 30, T.18N., R.3E., B.M.
 Valley County, Idaho

Instrument # 435660
 VALLEY COUNTY, IDAHO
 11-16-2008
 11:46:17 AM
 Doc. # 435660
 DOUGLAS A. MILLER
 E. Office Recorder
 Fee: \$0.00
 Date: 11-16-08

NOTES:
 1. This Plat is a replat of lots or substantially the same lots, approved by Valley County as CUP 05-01, memorialized as Blackhawk on the River Phases 1, 2 and 3, recorded in 2006 as Instrument Numbers 304937, 312139, and 315816, Records of Valley County, Idaho. The Blocks shown on this Plat were approved as Valley County PUD 13-01. They were planned by Blackhawk Planned Unit Development recorded in 2014 as Instrument Number 306600.

2. All utilities have been installed at this time.

3. All properties, easements, and utilities shown on this Plat are subject to and governed by the provisions of the General Covenants, Conditions and Restrictions for Blackhawk on the River, Valley County, Idaho ("General CC&Rs"). This document may be amended and supplemented, and is recorded with the Office of Recorder of Valley County, Idaho, as Instrument Numbers 305030, 305031, 307748, 312141, 315820, 315821 as amended by 306840.

4. Preliminary to the filing of a formal Supplemental Declaration, and pursuant to the Declaration of Conditions, Covenants and Restrictions for Blackhawk on the River Subdivision dated 11 April, 2008 (Valley County Instrument #307748), this Final Plat and The McCall Associates, LLC--as Grantor--as of the effective date here ascribed, do hereby declare and provide for the annexation of Blackhawk on the River Phase II (3) and all of the previously unplatted portions of Blackhawk on the River Phases I and II (1 and 2). Therefore, these officially annexed parcels within Blackhawk on the River Subdivision become a party and subject to the aforementioned April 11, 2008 Declaration of Conditions, Covenants and Restrictions for Blackhawk on the River Subdivision--with all rights and obligations thereto pertaining.

5. All roads and road rights of way depicted on this Plat are private. Valley County shall have no responsibility for the costs of the design, construction, maintenance, upkeep, repair or replacement of said roads. Such roads are owned and maintained by the Blackhawk on the River Owners Association, as is further provided in the Private Road Declarations of Blackhawk on the River Phases I, 2, and 3, which have been recorded with the Office of Recorder of Valley County, as Instrument Numbers 305029, 321143 and 315822.

6. The repair and maintenance of all drainage facilities and improvements located within the Drainage Easements depicted on this Final Plat shall be the obligation of the Blackhawk on the River Association.

7. There shall be no further division of any Lot depicted on this Plat, as provided in the General Declaration and without prior approval from the Health Authority.

8. No additional domestic water supplies shall be installed beyond the water system approved in sanitary restriction release.

9. All easements depicted on this Plat are further defined and described in the General Declaration. Utility easements are dedicated to Public Utilities.

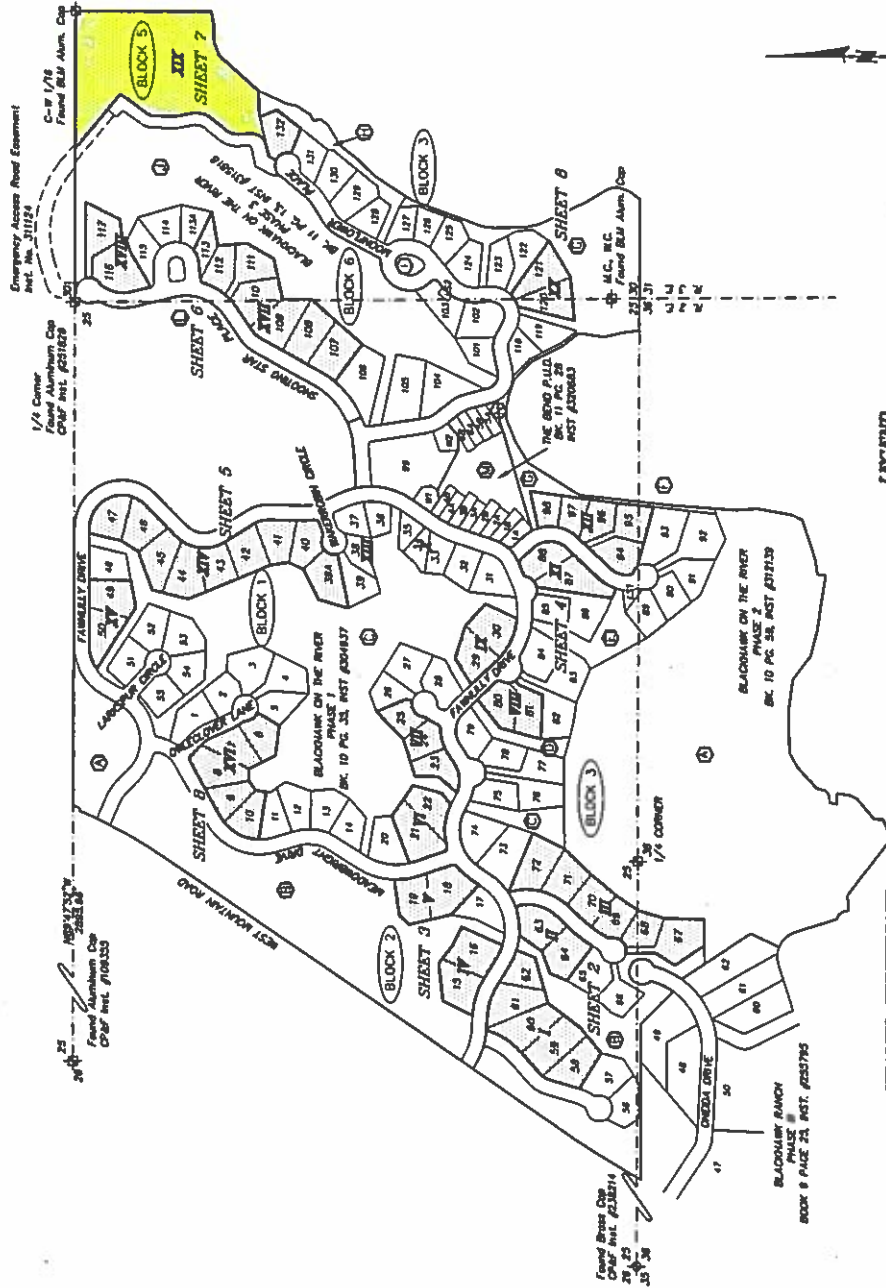
10. Flood zones shown on this Plat are per FEMA panel #16085C 0982 and 0985 Effective February 1, 2019.

Flood Zones: Zone X, Zone A
 Base Flood Elevation: N/A
 Floodplain is regulated by Title 9 and Title 11 of the Valley County Code.

11. The wetland areas shown on this Plat are subject to regulation by the U.S. Army Corps of Engineers. Any proposed change must be submitted to, reviewed and approved by the USACE prior to work being done.

SURVEY MAP/PLAT:
 a) This Plat is a replat of lots or substantially the same lots, approved by Valley County as CUP 05-01, memorialized as Blackhawk on the River Phases 1, 2 and 3, recorded in 2006 as Instrument Numbers 304937, 312139, and 315816, Records of Valley County, Idaho. The Blocks shown on this Plat were approved as Valley County PUD 13-01. They were planned by Blackhawk Planned Unit Development recorded in 2014 as Instrument Number 306600.
 b) Record Documents:
 Blackhawk on the River Phase 1, Book 10, Page 21, Instrument Number 304937
 Blackhawk on the River Phase 2, Book 10, Page 21, Instrument Number 312139
 Blackhawk on the River Phase 3, Book 10, Page 21, Instrument Number 315816
 Blackhawk Planned Unit Development, Book 11, Page 19, Instrument Number 306600

SCALE: 1" = 400'
 Drawings are based on Blackhawk on the River Phases 1, 2, and 3
 Book 10 Page 21 of Plats



LEGEND

FOUND BRASS CAP MONUMENT

FOUND ALUMINUM CAP MONUMENT

OPEN SPACE PARCEL

BLOCK 5

BLOCK NUMBER (PER BROW)

PHASES 1, 2, AND 3

BLOCK NUMBER PER BLACKHAWK PUD

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code Title 51, Chapter 13 have been published according to the letter to be read on the plat and the County Recorder or his agent during the completion of approved. Sanitary restrictions may be re-imposed in accordance with sections 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

435660

11/13/20
 HEALTH AUTHORITY

SHAYESH ENGINEERING, INC.

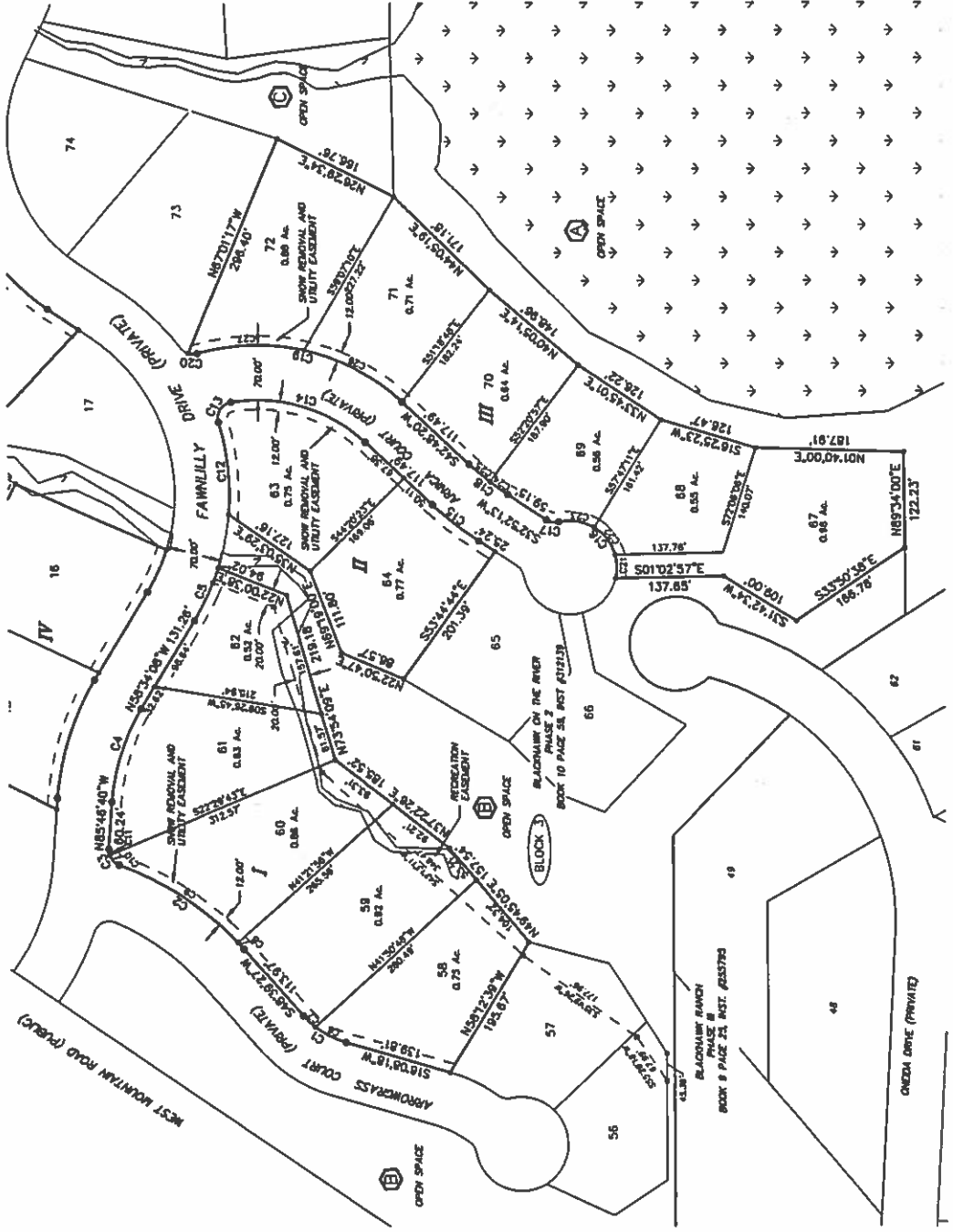
McCall, Idaho

SHEET NO. 1 OF 9

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
 Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
 and in the SW 1/4 of Section 30, T.18N., R.3E., B.M.
 Valley County, Idaho

SEE SHEET 3



CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C2	565.00	183.80	89.08	28.20	S72°23'25\"	181.83
C3	200.00	123.86	61.19	21.23	S72°23'25\"	123.86
C4	310.00	193.84	97.14	32.34	S72°23'25\"	193.84
C5	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C6	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C7	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C8	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C9	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C10	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C11	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C12	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C13	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C14	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C15	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C16	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C17	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C18	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C19	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C20	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C21	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C22	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C23	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C24	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C25	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C26	115.00	65.37	53.54	37.10	S72°23'25\"	64.40
C27	115.00	65.37	53.54	37.10	S72°23'25\"	64.40



SCALE: 1" = 100'

LEGEND

- FOUND 3/4" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- OPEN SPACE PARCEL
- Ⓟ BLOCK 6
- Ⓟ BLOCK NUMBER (PER BORR PHASES 1, 2, AND 3)
- == EASEMENT LINE
- WETLANDS

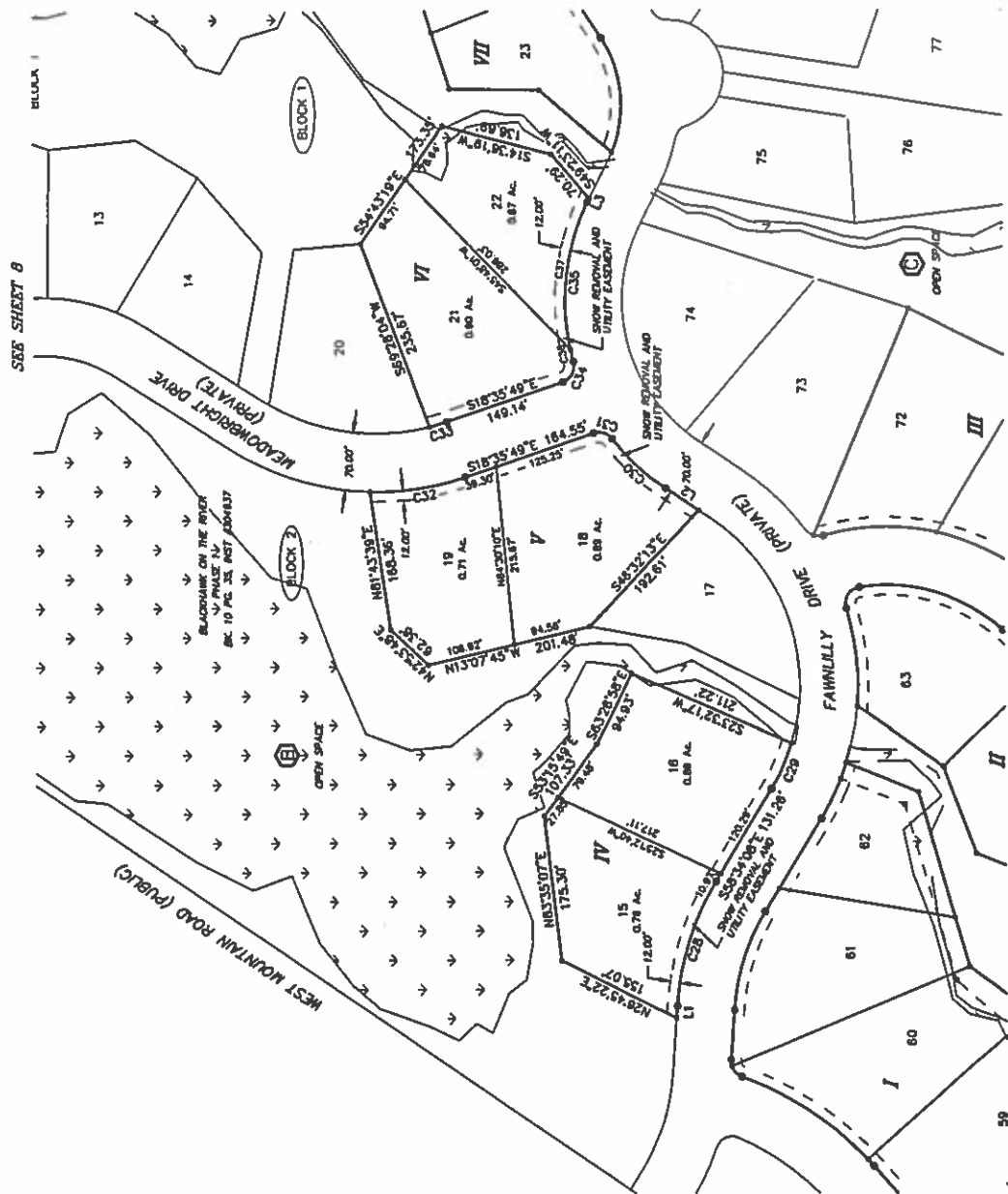
SACESH ENGINEERING, INC.

McCall, Idaho

SHEET NO. 2 OF 9

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
 Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
 and in the SW 1/4 of Section 30, T.18N., R.3E., B.M.
 Valley County, Idaho



CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C28	355.00	156.09	81.07	47.12 AC	N77.0724°W	137.80
C29	340.00	94.53	28.92	15.12 AC	S85.5402°E	69.38
C30	270.00	64.53	21.78	11.48	S70.5402°E	48.03
C31	270.00	24.78	8.19	4.29	N20.1111°E	23.22
C32	355.00	156.09	81.07	47.12 AC	S85.5402°E	137.80
C33	355.00	156.09	81.07	47.12 AC	N77.0724°W	137.80
C34	270.00	24.78	8.19	4.29	N20.1111°E	23.22
C35	270.00	187.82	102.47	41.26 AC	N68.1332°W	183.24
C36	270.00	187.82	102.47	41.26 AC	S78.1332°E	183.24
C37	270.00	187.82	102.47	41.26 AC	N68.1332°W	183.24

LINE	LENGTH	BEARING
L1	11.50	S85.5402°E
L2	4.98	N55.7113°E
L3	0.53	S85.5402°E

SEE SHEET 4

SCALE: 1" = 100'

LEGEND

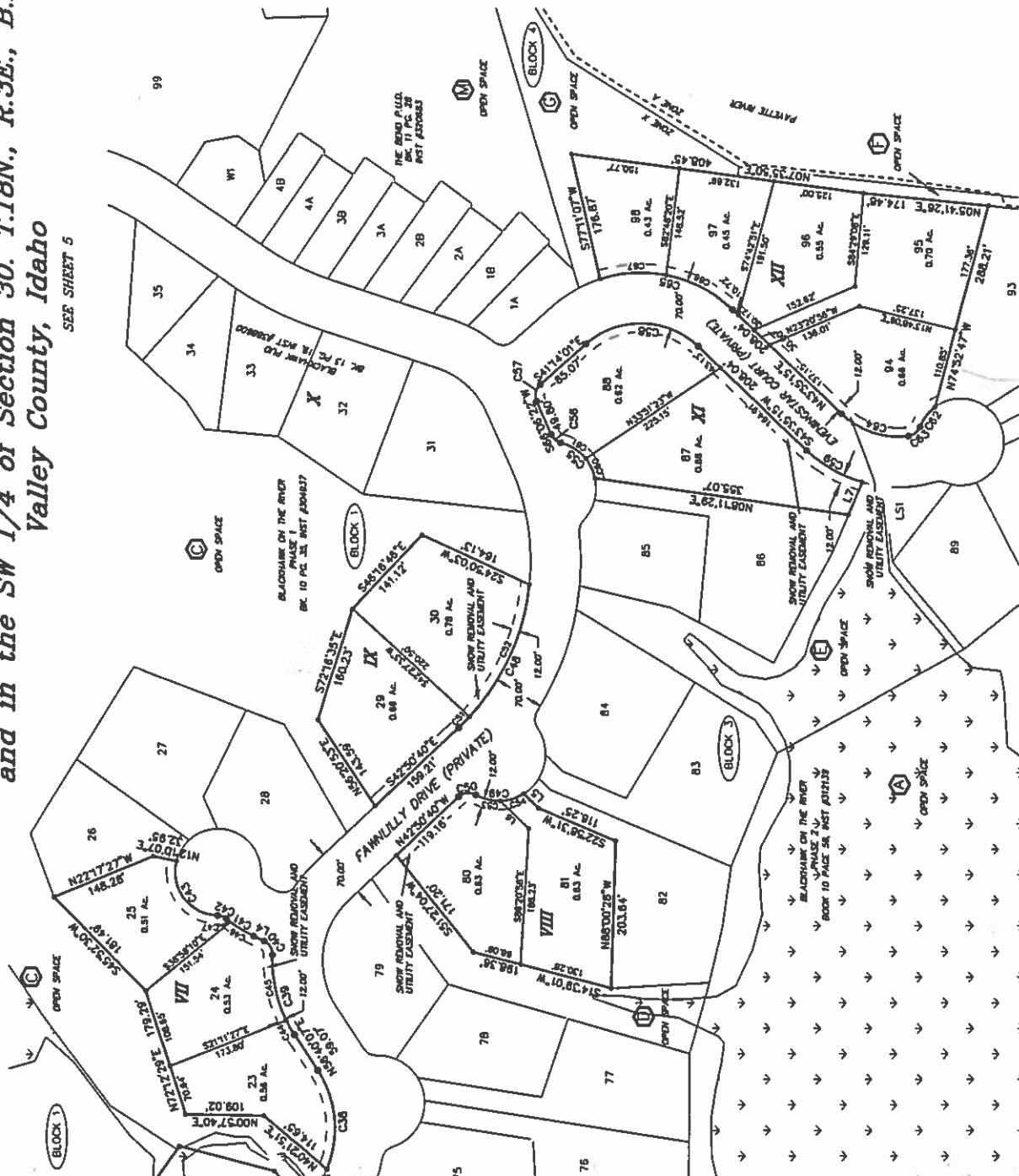
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- ⊙ OPEN SPACE PARCEL
- Ⓢ BLOCK NUMBER (PER SNOR PHASES 1, 2, AND 3)
- Ⓥ BLOCK NUMBER PER BLACKHAWK PUD
- == EASEMENT LINE
- WETLANDS

SEE SHEET 2

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
 Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
 and in the SW 1/4 of Section 30, T.18N., R.3E., B.M.
 Valley County, Idaho

SEE SHEET 5



SEE SHEET 3

CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C38	145.00	143.74	78.06	90.5313°	N65.57.48°E	137.48
C39	164.00	116.43	60.21	90.5313°	N71.51.34°W	114.43
C40	20.00	23.82	13.40	87.2872°	N75.53.52°E	22.37
C41	185.00	45.40	22.81	149.9356°	S72.09.03°W	43.49
C42	20.00	13.70	6.85	37.4165°	N20.13.00°E	12.97
C43	185.00	23.82	11.48	102.7131°	S72.09.03°W	22.37
C44	165.00	37.89	19.01	11.4450°	S20.26.11°W	37.83
C45	165.00	37.89	19.01	11.4450°	S20.26.11°W	37.83
C46	165.00	37.89	19.01	11.4450°	S20.26.11°W	37.83
C47	165.00	37.89	19.01	11.4450°	S20.26.11°W	37.83
C48	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C49	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C50	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C51	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C52	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C53	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C54	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C55	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C56	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C57	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C58	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C59	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C60	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C61	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C62	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C63	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C64	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C65	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C66	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C67	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C68	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C69	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C70	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C71	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C72	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C73	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C74	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C75	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C76	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C77	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C78	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C79	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C80	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C81	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C82	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C83	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C84	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C85	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C86	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C87	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C88	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C89	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C90	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C91	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C92	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C93	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C94	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C95	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C96	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C97	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C98	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C99	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41
C100	315.00	213.18	117.64	69.7726°	S63.18.71°E	220.41

LINE	LENGTH	BEARING
L1	16.18	N78.05.13°E
L2	28.78	S43.03.52°W
L3	48.00	N43.03.52°E
L4	48.00	N78.05.13°E

SCALE: 1" = 100'

LEGEND

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- OPEN SPACE PARCEL
- Ⓢ BLOCK NUMBER (PER BHP)
- Ⓢ PHASE 1, 2, AND 3
- W BLOCK NUMBER PER BLACKHAWK PUD
- == EASEMENT LINE



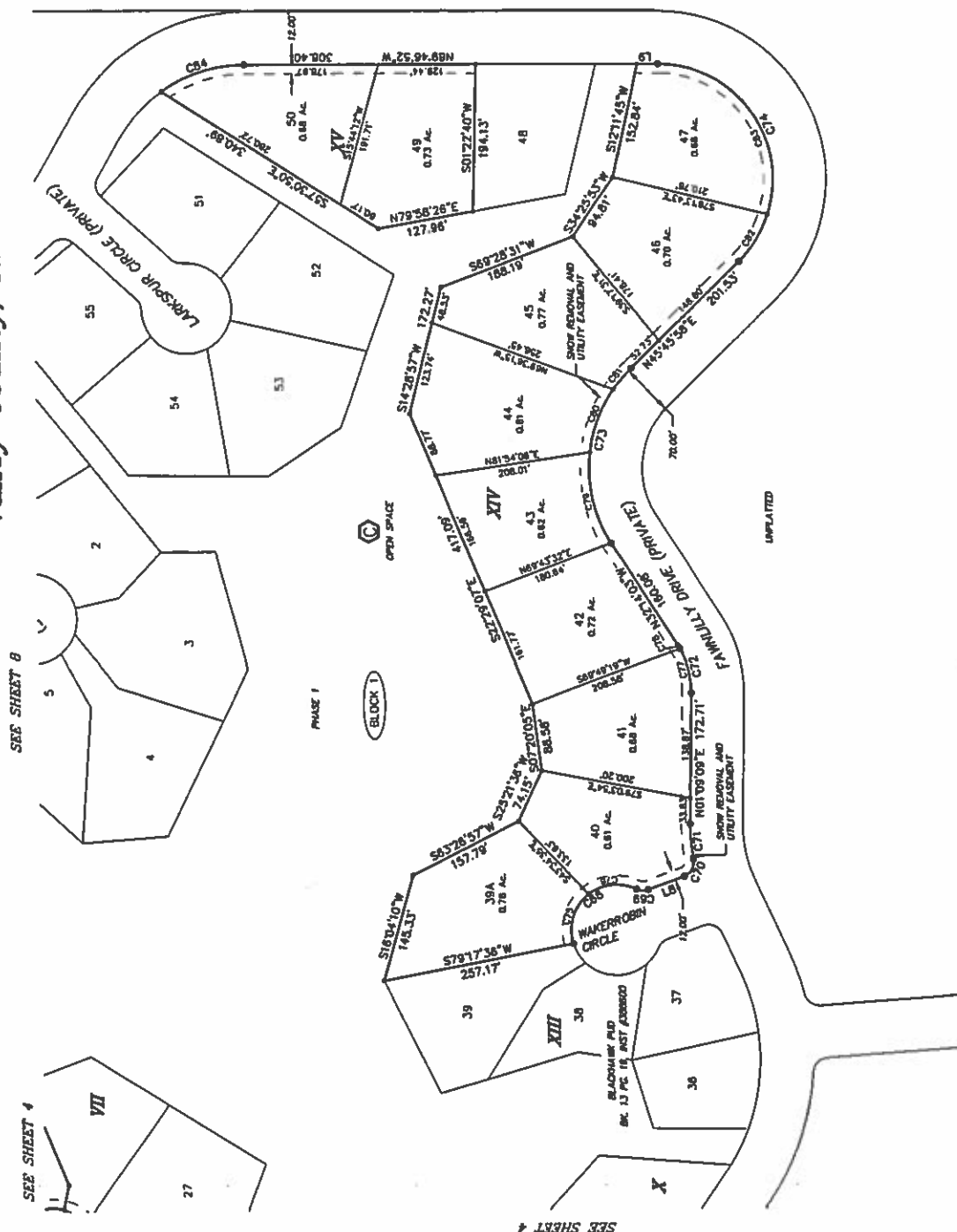
FLOOD ZONE BOUNDARY

SEESETH ENGINEERING, INC.

McCall, Idaho

SHEET NO. 4 OF 9

*A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30, T.18N., R.3E., B.M.
Valley County, Idaho*



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	SEPARATION	CHORD
C88	60.00	124.82	138.71	155.01	31.53	110.68
C89	60.00	124.82	138.71	155.01	31.53	110.68
C90	60.00	124.82	138.71	155.01	31.53	110.68
C91	60.00	124.82	138.71	155.01	31.53	110.68
C92	60.00	124.82	138.71	155.01	31.53	110.68
C93	60.00	124.82	138.71	155.01	31.53	110.68
C94	60.00	124.82	138.71	155.01	31.53	110.68
C95	60.00	124.82	138.71	155.01	31.53	110.68
C96	60.00	124.82	138.71	155.01	31.53	110.68
C97	60.00	124.82	138.71	155.01	31.53	110.68
C98	60.00	124.82	138.71	155.01	31.53	110.68
C99	60.00	124.82	138.71	155.01	31.53	110.68
C100	60.00	124.82	138.71	155.01	31.53	110.68
C101	60.00	124.82	138.71	155.01	31.53	110.68
C102	60.00	124.82	138.71	155.01	31.53	110.68
C103	60.00	124.82	138.71	155.01	31.53	110.68
C104	60.00	124.82	138.71	155.01	31.53	110.68
C105	60.00	124.82	138.71	155.01	31.53	110.68
C106	60.00	124.82	138.71	155.01	31.53	110.68
C107	60.00	124.82	138.71	155.01	31.53	110.68
C108	60.00	124.82	138.71	155.01	31.53	110.68
C109	60.00	124.82	138.71	155.01	31.53	110.68
C110	60.00	124.82	138.71	155.01	31.53	110.68
C111	60.00	124.82	138.71	155.01	31.53	110.68
C112	60.00	124.82	138.71	155.01	31.53	110.68
C113	60.00	124.82	138.71	155.01	31.53	110.68
C114	60.00	124.82	138.71	155.01	31.53	110.68
C115	60.00	124.82	138.71	155.01	31.53	110.68
C116	60.00	124.82	138.71	155.01	31.53	110.68
C117	60.00	124.82	138.71	155.01	31.53	110.68
C118	60.00	124.82	138.71	155.01	31.53	110.68
C119	60.00	124.82	138.71	155.01	31.53	110.68
C120	60.00	124.82	138.71	155.01	31.53	110.68
C121	60.00	124.82	138.71	155.01	31.53	110.68
C122	60.00	124.82	138.71	155.01	31.53	110.68
C123	60.00	124.82	138.71	155.01	31.53	110.68
C124	60.00	124.82	138.71	155.01	31.53	110.68
C125	60.00	124.82	138.71	155.01	31.53	110.68
C126	60.00	124.82	138.71	155.01	31.53	110.68
C127	60.00	124.82	138.71	155.01	31.53	110.68
C128	60.00	124.82	138.71	155.01	31.53	110.68
C129	60.00	124.82	138.71	155.01	31.53	110.68
C130	60.00	124.82	138.71	155.01	31.53	110.68
C131	60.00	124.82	138.71	155.01	31.53	110.68
C132	60.00	124.82	138.71	155.01	31.53	110.68
C133	60.00	124.82	138.71	155.01	31.53	110.68
C134	60.00	124.82	138.71	155.01	31.53	110.68
C135	60.00	124.82	138.71	155.01	31.53	110.68
C136	60.00	124.82	138.71	155.01	31.53	110.68
C137	60.00	124.82	138.71	155.01	31.53	110.68
C138	60.00	124.82	138.71	155.01	31.53	110.68
C139	60.00	124.82	138.71	155.01	31.53	110.68
C140	60.00	124.82	138.71	155.01	31.53	110.68
C141	60.00	124.82	138.71	155.01	31.53	110.68
C142	60.00	124.82	138.71	155.01	31.53	110.68
C143	60.00	124.82	138.71	155.01	31.53	110.68
C144	60.00	124.82	138.71	155.01	31.53	110.68
C145	60.00	124.82	138.71	155.01	31.53	110.68
C146	60.00	124.82	138.71	155.01	31.53	110.68
C147	60.00	124.82	138.71	155.01	31.53	110.68
C148	60.00	124.82	138.71	155.01	31.53	110.68
C149	60.00	124.82	138.71	155.01	31.53	110.68
C150	60.00	124.82	138.71	155.01	31.53	110.68
C151	60.00	124.82	138.71	155.01	31.53	110.68
C152	60.00	124.82	138.71	155.01	31.53	110.68
C153	60.00	124.82	138.71	155.01	31.53	110.68
C154	60.00	124.82	138.71	155.01	31.53	110.68
C155	60.00	124.82	138.71	155.01	31.53	110.68
C156	60.00	124.82	138.71	155.01	31.53	110.68
C157	60.00	124.82	138.71	155.01	31.53	110.68
C158	60.00	124.82	138.71	155.01	31.53	110.68
C159	60.00	124.82	138.71	155.01	31.53	110.68
C160	60.00	124.82	138.71	155.01	31.53	110.68
C161	60.00	124.82	138.71	155.01	31.53	110.68
C162	60.00	124.82	138.71	155.01	31.53	110.68
C163	60.00	124.82	138.71	155.01	31.53	110.68
C164	60.00	124.82	138.71	155.01	31.53	110.68
C165	60.00	124.82	138.71	155.01	31.53	110.68
C166	60.00	124.82	138.71	155.01	31.53	110.68
C167	60.00	124.82	138.71	155.01	31.53	110.68
C168	60.00	124.82	138.71	155.01	31.53	110.68
C169	60.00	124.82	138.71	155.01	31.53	110.68
C170	60.00	124.82	138.71	155.01	31.53	110.68
C171	60.00	124.82	138.71	155.01	31.53	110.68
C172	60.00	124.82	138.71	155.01	31.53	110.68
C173	60.00	124.82	138.71	155.01	31.53	110.68
C174	60.00	124.82	138.71	155.01	31.53	110.68
C175	60.00	124.82	138.71	155.01	31.53	110.68
C176	60.00	124.82	138.71	155.01	31.53	110.68
C177	60.00	124.82	138.71	155.01	31.53	110.68
C178	60.00	124.82	138.71	155.01	31.53	110.68
C179	60.00	124.82	138.71	155.01	31.53	110.68
C180	60.00	124.82	138.71	155.01	31.53	110.68
C181	60.00	124.82	138.71	155.01	31.53	110.68
C182	60.00	124.82	138.71	155.01	31.53	110.68
C183	60.00	124.82	138.71	155.01	31.53	110.68
C184	60.00	124.82	138.71	155.01	31.53	110.68
C185	60.00	124.82	138.71	155.01	31.53	110.68
C186	60.00	124.82	138.71	155.01	31.53	110.68
C187	60.00	124.82	138.71	155.01	31.53	110.68
C188	60.00	124.82	138.71	155.01	31.53	110.68
C189	60.00	124.82	138.71	155.01	31.53	110.68
C190	60.00	124.82	138.71	155.01	31.53	110.68
C191	60.00	124.82	138.71	155.01	31.53	110.68
C192	60.00	124.82	138.71	155.01	31.53	110.68
C193	60.00	124.82	138.71	155.01	31.53	110.68
C194	60.00	124.82	138.71	155.01	31.53	110.68
C195	60.00	124.82	138.71	155.01	31.53	110.68
C196	60.00	124.82	138.71	155.01	31.53	110.68
C197	60.00	124.82	138.71	155.01	31.53	110.68
C198	60.00	124.82	138.71	155.01	31.53	110.68
C199	60.00	124.82	138.71	155.01	31.53	110.68
C200	60.00	124.82	138.71	155.01	31.53	110.68

LINE TABLE		
LINE	LENGTH	BEARING
1.6	50.78	N68°45'D07E
1.9	27.90	N68°45'32.7W

SCALE 1" = 100'

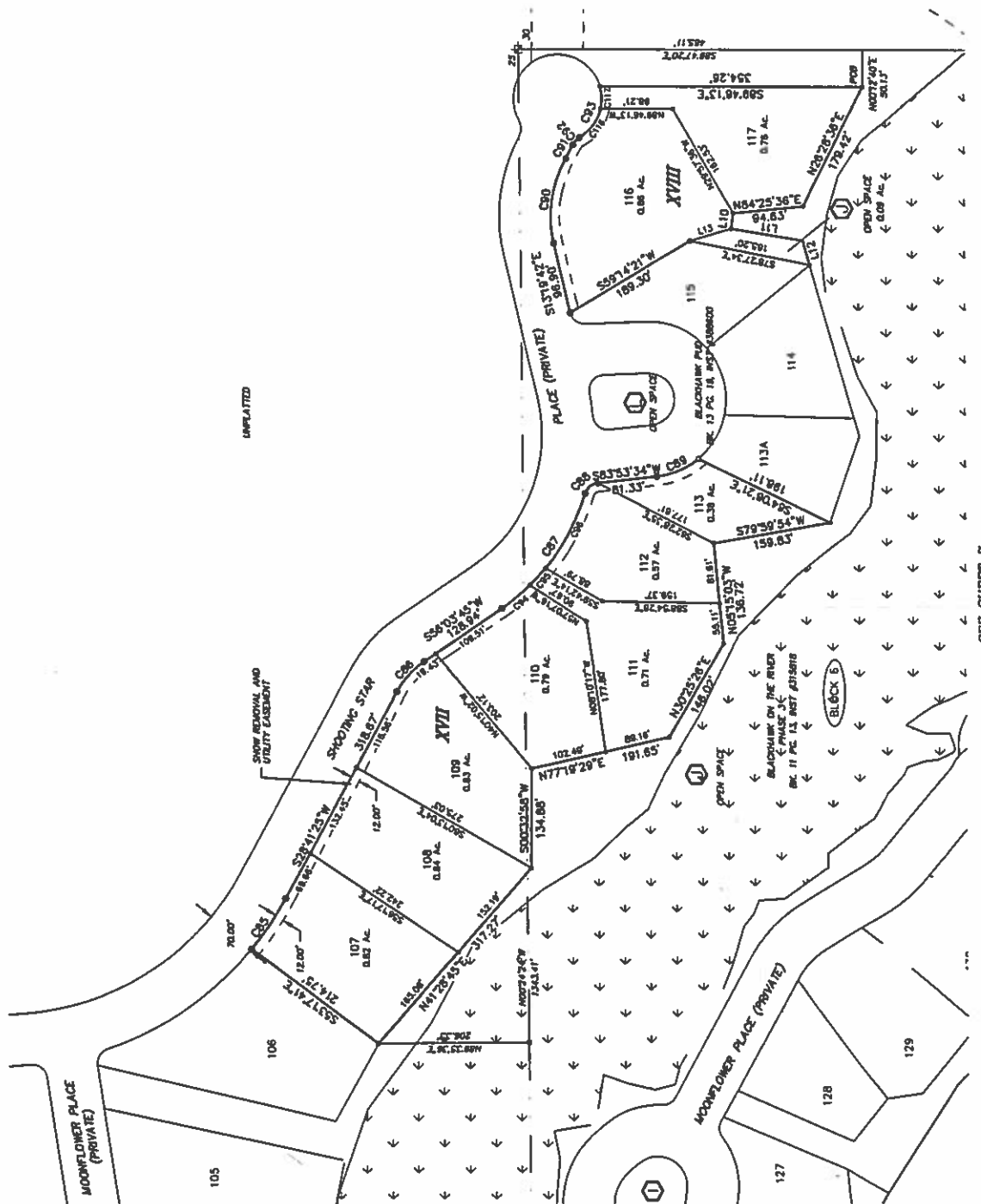
DAVID

- FOUND 5/8" REBAR
 - FOUND 1/2" REBAR
 - ANGLE POINT - NOTHING SET
 - OPEN SPACE PARCEL
- LOCK 5
- BLOCK NUMBER (PER BMDR PHASES 1, 2, AND 3)

VII **BLOCK NUMBER PER BLACKTANK PUD**
 -- **EASEMENT LINE**

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
 Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
 and in the SW 1/4 of Section 30, T.18N., R.3E., B.M.
 Valley County, Idaho



CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C85	435.00	83.09	41.82	102°56'27"	S42°09'44.3"	82.94
C86	115.00	24.84	12.40	172°22'20"	S42°22'30.7"	24.42
C87	285.00	197.09	102.87	302°27'25"	S30°13'07.2"	183.19
C88	20.00	13.55	13.35	87°27'14"	S50°09'57.8"	22.23
C89	105.00	81.45	31.84	323°03'1"	S62°30'37.2"	65.56
C90	175.00	28.83	10.48	83°11'41"	S62°31'00.7"	20.82
C91	20.00	13.07	8.78	372°28'27"	S42°13'24.7"	12.84
C92	60.00	86.43	47.56	78°58'11"	S62°33'14.7"	74.54
C93	285.00	50.18	25.18	102°05'28"	S42°13'10.7"	50.13
C94	285.00	31.34	15.68	81°00'00"	S42°13'10.7"	31.33
C95	285.00	113.58	54.39	233°33'7"	S42°13'10.7"	114.77
C96	60.00	50.18	25.18	47°28'12"	S42°13'10.7"	50.13
C117	60.00	30.33	15.50	87°27'25"	S42°13'10.7"	30.01

LINE	LENGTH	BEARING
L10	21.14	N08°22'34.2"
L11	84.03	N08°21'04.7"
L12	24.38	S17°54'11.1"
L13	58.18	N17°28'20.1"



SCALE: 1" = 100'

LEGEND

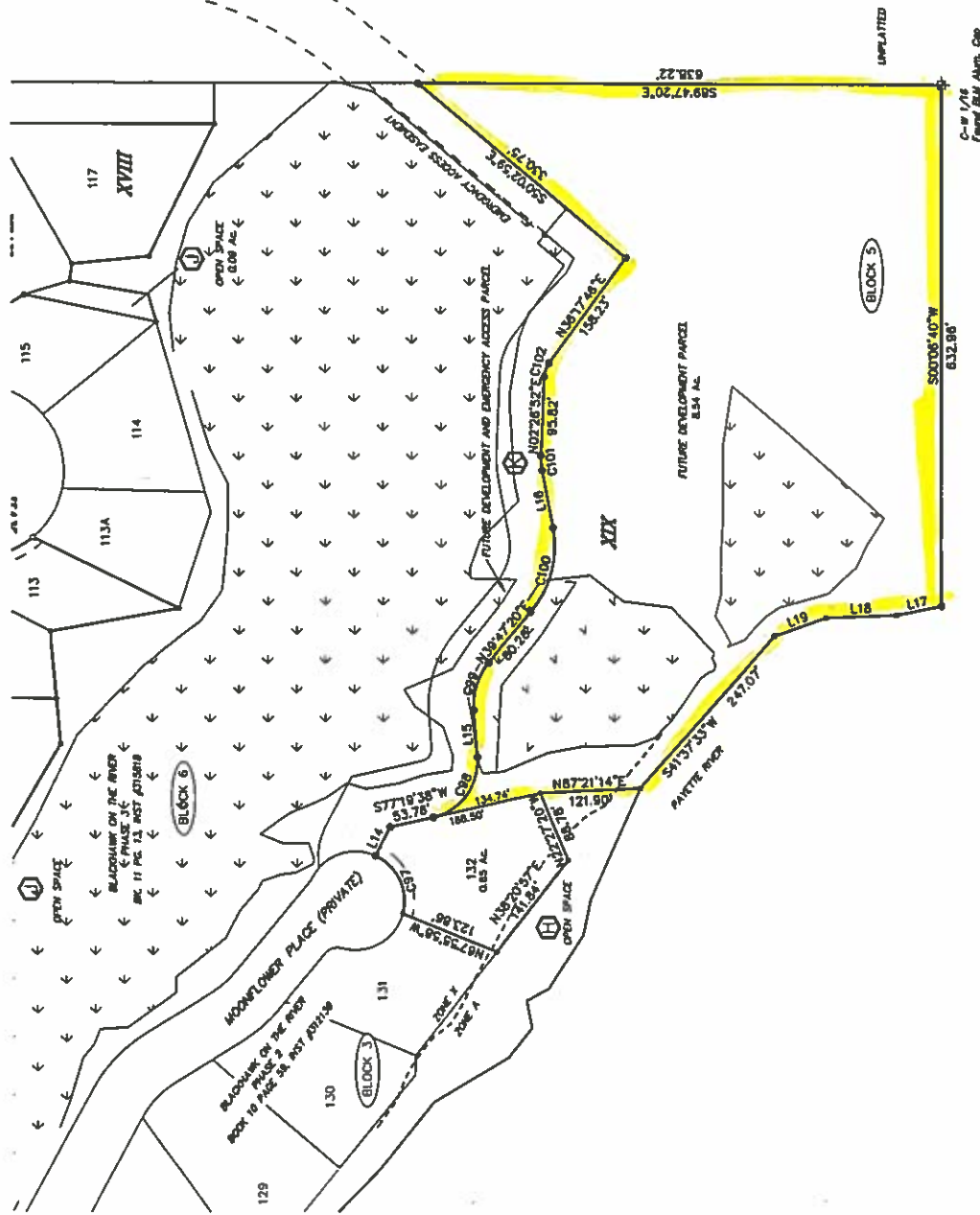
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- OPEN SPACE PARCEL
- BLOCK NUMBER (PER SHOR PHASES 1, 2, AND 3)
- BLOCK NUMBER PER BLACKHAWK PUD
- EASEMENT LINE
- WETLANDS

SVCSH ENGINEERING, INC.
 McCall, Idaho
 SHEET NO. 6 OF 9

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
 Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
 and in the SW 1/4 of Section 30, T.18N., R.3E., B.M.
 Valley County, Idaho

SEE SHEET 6



CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C97	60.00	84.81	51.32	81.05000	S29°24'45\"	78.00
C98	70.00	98.47	60.41	81.35000	N84°22'07\"	81.46
C99	80.00	112.50	70.41	81.65000	S17°45'58\"	90.00
C100	120.00	169.38	109.38	84.81	S21°27'17\"	135.93
C101	30.00	17.72	11.33	139.254	S27°42'17\"	17.47

LINE	LENGTH	BEARING
L10	52.28	N02°28'52\"
L11	52.28	N02°28'52\"
L12	52.28	N02°28'52\"
L13	52.28	N02°28'52\"
L14	52.28	N02°28'52\"
L15	52.28	N02°28'52\"
L16	52.28	N02°28'52\"
L17	52.28	N02°28'52\"
L18	52.28	N02°28'52\"
L19	52.28	N02°28'52\"



SCALE: 1" = 100'

LEGEND

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- ① OPEN SPACE PARCEL
- ② BLOCK NUMBER (PER PHASE 1, 2, AND 3)
- ③ BLOCK NUMBER PER BLACKHAWK PUD
- == EASEMENT LINE
- ◀ WETLANDS
- - - FLOOD ZONE BOUNDARY

SACESH ENGINEERING, INC.

McCall, Idaho

SHEET NO. 7 OF 9

BLACKHAWK ON THE RIVER (1, 2, and 3)

A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
 Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
 and in the SW 1/4 of Section 30, T.18N., R.3E., B.M.
 Valley County, Idaho

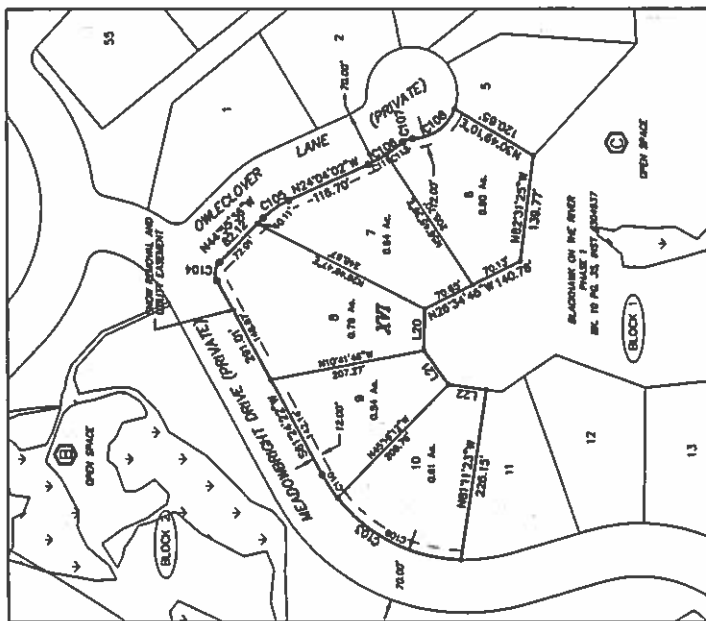
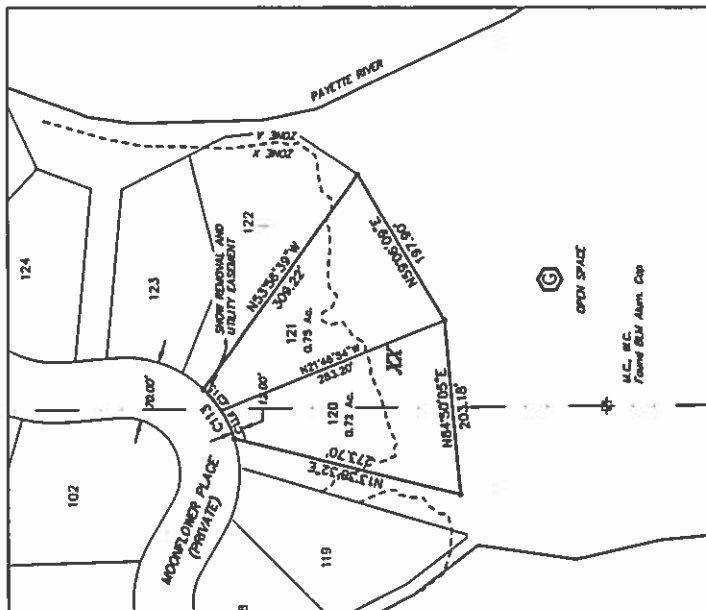
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C103	210.00	223.08	124.07	97°56'24"	S17°23'00"W	214.92
C104	20.00	25.71	14.99	73°50'00"	N81°53'17"W	21.90
C105	115.00	41.87	21.17	20°21'35"	N85°28'49"W	41.84
C106	15.00	18.86	9.38	16°53'30"	S87°27'20"E	18.84
C107	20.00	14.14	7.35	16°53'30"	S87°27'20"E	14.14
C108	80.00	71.47	41.39	88°17'07"	S45°26'10"E	68.14
C109	215.00	168.40	100.73	50°12'54"	S28°32'00"W	182.43
C110	215.00	168.40	100.73	50°12'54"	S28°32'00"W	182.43
C111	185.00	27.83	13.84	8°53'21"	S28°26'47"E	27.81
C112	185.00	27.83	13.84	8°53'21"	S28°26'47"E	27.81
C113	135.00	34.33	18.29	13°45'36"	N87°11'20"E	34.31
C114	135.00	34.33	18.29	13°45'36"	N87°11'20"E	34.31
C115	135.00	34.33	18.29	13°45'36"	N87°11'20"E	34.31

LINE	LENGTH	BEARING
L101	55.13	S28°26'47"E
L102	55.13	S28°26'47"E
L103	55.13	S28°26'47"E



LEGEND

- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ANGLE POINT - NOTHING SET
- OPEN SPACE PARCEL
- BLOCK NUMBER (PER PHOR PHASES 1, 2, AND 3)
- BLOCK NUMBER PER BLACKHAWK PLD
- EASEMENT LINE
- WETLANDS
- FLOOD ZONE BOUNDARY



SEE SHEET 3

*A REPLAT OF PORTIONS OF BLACKHAWK PLANNED UNIT DEVELOPMENT
Located in S 1/2 of Section 25 and the N 1/2 of Section 36, T.18N., R.2E.,
and in the SW 1/4 of Section 30, T.18N., R.3E., B.M.
Valley County, Idaho*

CERTIFICATE OF OWNER

Portions of Bluestone Planned Unit Development, located in the north $\frac{1}{2}$ of Section 25
and the north $\frac{1}{2}$ of Section 33, T.18 N., R.3 E., and the southeast $\frac{1}{4}$ of Section 33,
T.18 N., R.3 E., Valley County, Idaho, more particularly described as:

That portion of BLOCK 718 indicated is more particularly described as COMMENCING at the 1/4 corner intersection to said Sections 21 and 30 as shown on the Plat of Buckhorn Platted City Ordinance, filed in Book 13 at Page 16, an Instrument Number 308000, Records of Valley County, Idaho; thence, along the east Section 21, A.M. S. 0792245', 1343.41 feet; thence, departing said section line, S. 81° 35' 38" W., 205.33 feet to the southeast corner of said Block 718, the POINT OF BEGINNING; thence, along boundary of said block,

[illegible]

That portion of BLOCK 2188 included is more particularly described as COMMENCING at the 1/4 corner continue to said Sections 23 and 32, thence, along the southeast 1/4 section line of said Section 32, 4.3 S. 28.97720' E., 463.1 feet thence, departing said 1/4 section line, S. 5.071407' E., 50.13 feet to the northeast corner of said Block 2188, the POINT OF BEGINNING thence, along boundary of said block.

- 1.) 5.6925137° , 174.65° East; *thruca*.
- 2.) 5.6925137° , 64.63° East; *thruca*.
- 3.) 5.6727357° , 211.6° East; *thruca*.
- 4.) 5.6727104° , 56.03° East; *thruca*.
- 5.) 5.1525141° , 34.25° East; *thruca*.
- 6.) 5.1527357° , 115.20° East; *thruca*.
- 7.) 5.1527357° , 115.20° East; *thruca*.
- 8.) 4.1371813° , 56.80° East; to the beginning of a tangent curve; *thruca*.
- 9.) 4.1371813° , 115.20° East; along and curve to the right having a radius of 135.00° feet, an arc length of 118.21° feet, through a central angle of 4.371411° , and a chord bearing and distance of $N.47.37^{\circ}W.121^{\circ}$, 115.38° feet; *thruca*.
- 10.) 4.1371813° , along a reverse curve curve to the left having a radius of 175.00° feet, an arc length of 118.21° feet, through a central angle of 4.371411° , and a chord bearing and distance of $N.47.37^{\circ}E.121^{\circ}$, 203.82° feet; *thruca*.
- 11.) 4.1371813° , along a reverse curve to the left having a radius of 203.00° feet, an arc length of 110.07° feet, through a central angle of 3.727632° , and a chord bearing and distance of $N.47.37^{\circ}W.194^{\circ}$, 12.84° feet; *thruca*.
- 12.) 4.1371813° , along a reverse curve to the left having a radius of 300.00° feet, an arc length of 127.17° feet, through a central angle of 7.816712° , and a chord bearing and distance of $N.27.17^{\circ}E.194^{\circ}$, 74.56° feet; *thruca*.
- 13.) 5.6925137° , 354.30° East; to the POINT of BEGINNING.

That it is the intention of the undersigned to and they do hereby include said land in this Plat. This Plat is not within an irrigation district as defined in Idaho Code 31-3805 and the requirements in I.C. 31-3805 are not applicable.

MCALL ASSOCIATES LLC

E. V. L.

BRYAN DICKENS
Managing Member

APPROVAL OF

THE BOARD OF VALLEY COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS 14 DAY OF DECEMBER, 2020, BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO.

William A. Zaboronch
CHURCH

APPROVAL OF

THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THIS 12 DAY OF November, 2020 BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

Chairman

ACKNOWLEDGMENT

STATE OF IDAHO)
COUNTY OF ADA) ss.

On this 2 day of December, 1964 before me, MARTIN KRAMER, a Notary Public in and for said State, personally appeared SPENCER who acknowledged to me that he executed the foregoing instrument as the person who executed the same.

On this 2 day of December, 1964 before me, MARTIN KRAMER, a Notary Public in and for said State, personally appeared SPENCER who acknowledged to me that he executed the foregoing instrument as the person who executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

NOTARY PUBLIC FOR IDAHO
Residing at: Ada County
My Commission Expires: 12/31/2011

My Commission Expires: 12/17/2023

**ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-27-2009 BY 60322 UCBAW**

CERTIFICATE OF COUNTY SURVEYOR

I, GEORGE BOWERS, REGISTERED PROFESSIONAL LAND SURVEYOR FOR VALLEY COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

VALLEY COUNTY SURVEYOR

CERTIFICATE OF SURVEYOR

I, RALPH MILLER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OHIO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED HEREON AND IS

RALPH MILLER
IDCARD NO. 8577



CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

02/8/21 - JAW

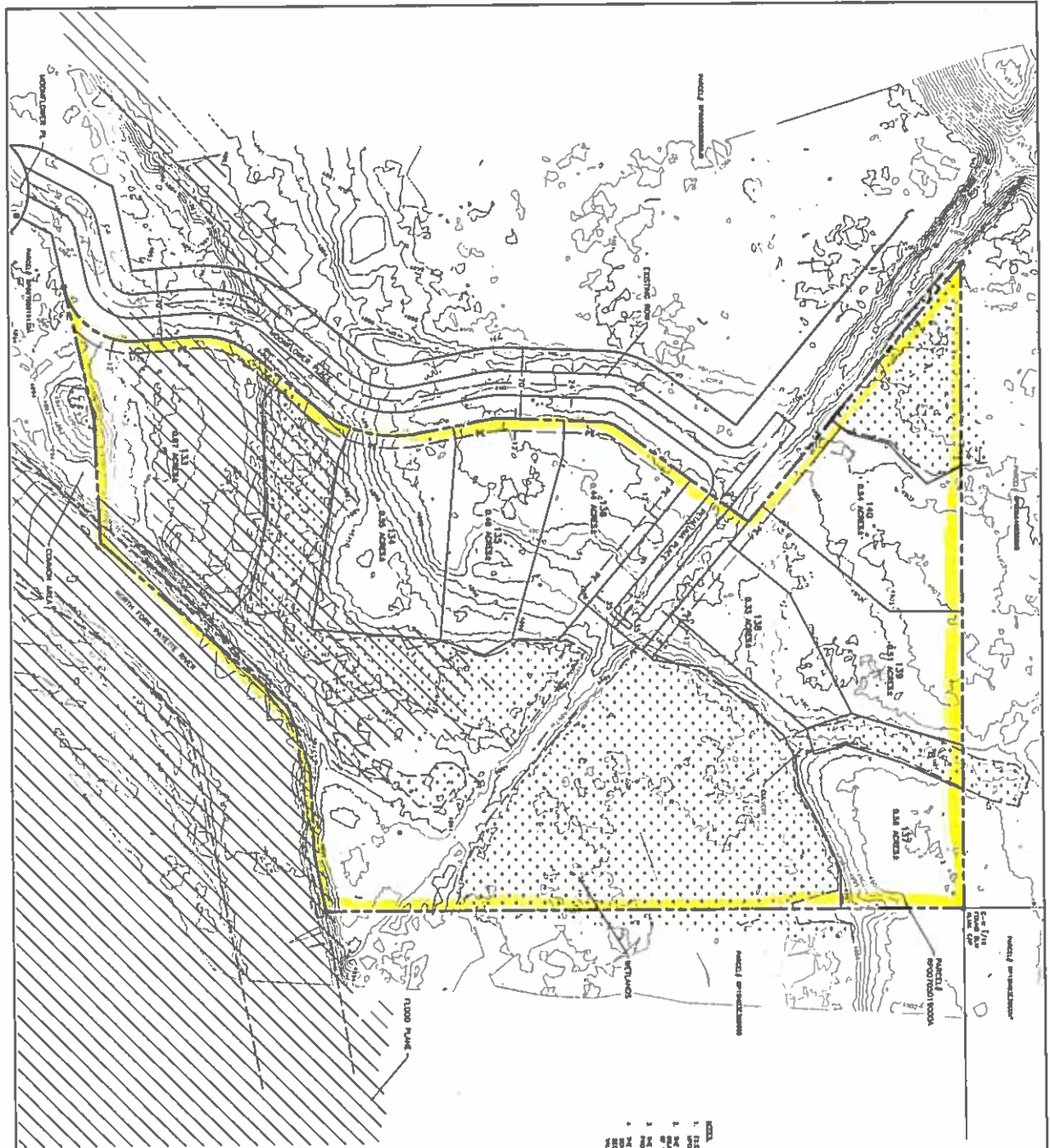
COUNTY TREASURER

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SPECTRA ENGINEERING, INC.

McCall, Idaho

SHEET NO. 9 OF 9



- NOTES**
1. FLOOD PLANE, wetland, boundary lines are shown on this plan and shall be used for all future planning and development.
 2. PROPERTY LINES are shown on this plan and shall be used for all future planning and development.
 3. THE PROPERTY LINES ARE SHOWN ON THIS PLAN AND SHALL BE USED FOR ALL FUTURE PLANNING AND DEVELOPMENT.
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 10. THE PROPERTY LINES ARE SHOWN ON THIS PLAN AND SHALL BE USED FOR ALL FUTURE PLANNING AND DEVELOPMENT.

- LEGEND**
- FLOOD PLANE
 - WETLANDS
 - PROPERTY LINES

REVISIONS		
Date	Description	Approved

WATER, CIVIL AND ENVIRONMENTAL INC.
 2119 NORTH 8TH STREET
 BOISE, IDAHO 83702
 (208) 319-8744

**BLACKHAWK ON THE RIVER
 BLOCK XIX EXISTING CONDITIONS W/PRELIMINARY PLANS**

MCCALL ASSOCIATES LLC
 PO BOX 10117, BOISE, ID 83707

Designed JMH 03/22
 Drawn JMH 03/22
 Checked

Approved _____ Date _____
 Title _____ Job Class _____









Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # CUP 22-18

Preliminary / Final / Short Plat Blackhawk on the River

Block XIX

- ☐ 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. Engineering Report & Application Required.

Reviewed By: [Signature]

Date: 5/11/22



Valley County Road & Bridge

PO Box 672* Cascade, Idaho 83611

Jeff McFadden
Superintendent

jmcfadden@co.valley.id.us
Office * (208)382-7195
Fax * (208)382-7198

C.U.P. 22-18

May 26, 2022

The Valley County Road Dept. was asked to review this CUP and provide comments related to the anticipated impact to the local roads that will be utilized for accessing the proposed subdivision. CUP 22-18 is a preliminary plat submitted by McCall Associates LLC seeking approval for an 8-lot single family subdivision on 8.5 acres.

County maintained roads that will see increased traffic by the addition of the proposed development if the plat is approved include West Valley Road, Wisdom Road and West Mountain Road. It is expected that transportation services including all season road maintenance, road resurfacing, road rebuilds provided by Valley County Road Dept. will be impacted by the increased traffic.

- Recommendation (1): Mitigate impacts to transportation services on those roads identified above by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development. The value of the developers proportionate share may be determined by several methods: (1) reference 2007 Capital Improvement Program cost comparisons for the North West Road CIP with a predetermined cost per lot contribution by developer; (2) engage a qualified engineering firm to conduct a traffic study based on proposed development to provide recommendation for proportionate share to be attributed to the developer; (3) negotiate in-kind construction credits for immediate road improvements needs that can be mitigated by developer.

Any or all of the above recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Dept. and developer identifying the value of road improvement costs contributed.

Valley County Road Superintendent

Jeff McFadden

From: Garrett de Jong <garrett@mccallfire.com>
Sent: Monday, May 30, 2022 9:13 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: CUP 22-18 Blackhawk on the River Block XIX - Preliminary Plat

Hi Cynda,

According to page 10 of the memo from Water, Civil, and Environmental Inc., (page 10- #6), "extension of the existing fire suppression system will be installed for fire protection." The fire district will require that the system will be approved before installation.

A wildland urban interface fire protection plan should be developed by a professional and submitted per Valley County Code 10-7-4, and any fuels mitigation recommendations should be instituted, per Valley County Code 10-7-4.

Thank you,

Garrett

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



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

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

Brad Little, Governor
Jess Byrne, Director

May 20, 2022

By e-mail: cherrick@co.valley.id.us

Valley County Planning & Zoning
P.O. Box 1350
Cascade, Idaho 83611

Subject: Blackhawk on the River Subdivision, Block XIX, PP CUP 22-18

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 Pollutant 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 Rebecca Blankenau, 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

May 20, 2022

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,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK112

I oppose C.U.P. 22-18, adding 8 more ½ acre lots in Blackhawk on the River. Much of the area they are proposing to use currently has a seasonal stream that runs through it and most of it is in the floodplain. There are already several lots in the floodplain in this subdivision.

There is no shortage of lots in the area, just across the West Mountain Rd, P&Z just approved the new Red Ridge development, which is also a McCall Associates project, with over 100 homesites. These additional 8 lots McCall Associates is proposing are going to do nothing to alleviate the housing shortage in the McCall area. The homes in this area are all custom build and the townhomes in the community sold for nearly \$1M in the last year or two. There are still many lots in the community that are vacant, as builders are currently hard to come by and expensive if you can find one.

The bottom line is the developer keeps adding lots to Blackhawk on the River. The CC&Rs require a percentage of lots to be owned privately or the developer controls the board. The total number of lots keeps increasing and the developer never sells enough of them to lose control of the board. Because these lots are in a floodplain, the developer will maintain ownership of them for quite some time. This really looks like a ploy to continue blocking the private landowners from getting control of the board. Would McCall Associates be willing to decrease their board representation to a 25% share to get these 8 lots approved?

Pamela Fitzsimmons
McCall

