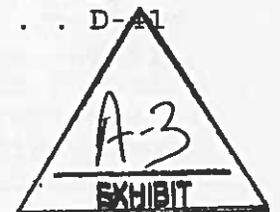


ATTACHMENT D
IMPACT ASSESSMENT FORM

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I.A. PUBLIC FACILITIES - Transportation Facilities

(1) Identity (on a map if practical) what improvements or new facilities within a half (1/2) mile of the proposed development are planned, programmed, or committed for improvement. Attach appropriate excerpts showing schedules and types of work forthcoming. Attach a letter from the appropriate agencies (e.g., Idaho Transportation Department and Blaine County Road and Bridge) stating the current status of the planned, programmed and committed improvements. The applicant proposes to install (2) 20' wide private all weather surface roads with 100' turnaround termini, constructed to fire department requirements, that access onto Croy Creek Road.

(2) Provide a projection of vehicle trips expected to be generated by this development (see Table 1). For residential uses, the following trip generation factors are to be used per dwelling unit: 9.5 for single family: 7.2 for townhouses: and 6.7 for apartments.

Table 1.
Estimated Daily Vehicle Trips at Buildout

$$\frac{9}{(\text{lots})} \times \frac{9.5}{(\text{trips/d.u.})} = \frac{86}{(\text{TOTAL})}$$

(3) Based on the assignment of trips as shown in (4), what modifications in the off-site road network (including intersections) will be necessary to maintain the existing level of service standards? NOTE: Pursuant to the Blaine County Subdivision Ordinance, where off-site impacts are substantial, improvements to these areas (i.e., bridges, intersections and roads) are required (77-6 9.01 #6). Additionally "deceleration ... (acceleration, and left turn) lanes may be required at intersections" (77-6, 9.19 #7).

No improvements to roads outside the development are proposed. Existing service standards on Croy Creek Road should not be impacted to a level that will require updates. A traffic study submitted for a previously proposed 56 lot subdivision showed that no turn lanes would be required.

(4) What provisions, including but not limited to sidewalks, bicycle paths and ridesharing will be made for the movement of people by means other than private automobile? NOTE: recent subdivisions have dedicated 30' wide recreation easements through their subdivisions for the purpose of linking the Wood River Trails to public accesses and other potential segments of a county-wide trail system. Developers have also installed 34' wide shoulder-to-shoulder roadways with 30' of pavement and

striped two 4' wide bicycle/pedestrian lanes on each side of the travel way.

Adjacent Croy Creek and Rock Creek Roads are adequate for recreational users and provide access to adjacent public lands. Homeowners will also benefit from recreational opportunities provided by common open space and 10' path easements along either side of Croy Creek.

(5) Does the proposed development propose to cross the Wood River Trail System? NOTE: Blaine County has adopted a policy to prohibit new driveway and street crossings along the Wood River Trail System, as proved feasible.

This subdivision does not cross the Wood River Trail System.

(6) What is the ownership status (public or private) of the road(s) accessing the proposed development? Please specify ownership by road name.

60' right of ways currently exist over Croy Creek and Rock Creek Roads. The internal roads serving this subdivision, Valentine and Mary Lanes, shall remain under private ownership.

(7) Are publicly-owned roads proposed? If so, please list the names of the roads offered for dedication and all road dimensions (e.g., ROW width, shoulder-to-shoulder width, paved surface area both in width and linear feet).

No roads are proposed for public dedication.

(8) If privately-owned roadways are planned in the subdivision, see Certificate for intent of Roads. NOTE: "Private roads shall not be allowed where there is a need for public access to adjacent lands (77-6, '9.17). Additionally, collector and arterial streets within a proposed subdivision shall be offered for dedication to the public. Minor streets may be dedicated or kept private (77-6, '9.16).

The roads within this subdivision will be privately owned, no access to public lands is required.

CERTIFICATE FOR INTENT OF ROADS

KNOW ALL MEN BY THESE PRESENT that _____, does hereby certify:

I intend that all streets and roads within the proposed Croy Creek P.U.D. Subdivision shall remain private and the Board of County Commissioners of Blaine County, Idaho, shall be under no obligation to repair or accept dedication of such streets and

1.B. PUBLIC FACILITIES - School System

(1) Estimate the number of school age children expected to reside in the development. Use class breakdowns appropriate to the area in which the development is located (specify on Table 2 below). NOTE: REAP estimates there to be, on average, 1.65 children per household in Blaine County. The actual number will vary, however, between various types of subdivisions (e.g., between a trailer park and high end subdivisions).

Table 2.
School Age Children by Level @ Buildout

<u>Elementary</u>	<u>Middle</u>	<u>High</u>	<u>TOTAL</u>
-------------------	---------------	-------------	--------------

0.6 X 9 = 5.4 total school age children*

* 2000 US Census Data for Blaine County states that there are 2.4 people per household, 25% of which are between 5 and 18 years old = 0.6 school age children per household.

(2) Will school facilities or sites be dedicated or otherwise provided on the site? NOTE: sites proposed for dedication to the public shall be reviewed by the school district (77-6, '9.09).

No such facilities are proposed.

(3) Attach a letter from the Blaine County School Board acknowledging receipt of the estimated school age population information in (1) above AND providing a statement of what capital improvement adjustments (not fully covered by the increased tax take) would be necessary to accommodate these students.

We were not required to contact the Blaine County School Board given the small estimated number of additional children.

I.C. PUBLIC FACILITIES - Emergency Services

(1) If police/fire services, facilities or sites will be dedicated or otherwise provided on-site, specify conditions of dedication. Attach a letter of verification from the police and/or fire department stating their acceptance, conditional acceptance or denial of the dedication.
See agency response.

(2) Provide correspondence from the appropriate providers acknowledging notice of the proposed development, and indicating whether present facilities and manpower are capable of serving the project or specifying the additional manpower/equipment necessary to serve the development. NOTE: the service provider should be made aware of the development type (i.e., trailer park or high end subdivision) as the required responses vary with each case.
See agency response.

I.D. PUBLIC FACILITIES - Utility Services

(1) What is the distance to extend phone, gas and electrical mains to development?

Phone and electrical services exist within Croy Creek and Rock Creek Roads adjacent to the proposed plat and will be extended to individual lots by the developer. Gas service is not currently available.

(2) What is the timing of utility extension to the development?

Extension of utilities to individual lots will be constructed or bonded for prior to final plat approval.

(3) Attach a letter of verification from the appropriate utility company stating their ability to service the development. See agency comment.

(4) NOTE: The preliminary and final plat, pursuant to 77-6 '9.05, shall grant permanent easements for all utilities or other public services. Pursuant to 77-6 '9.05 #1, these permanent public utility easements shall be a minimum of 10' in width and shall be centered on all side and rear lot lines. Has '9.05 been complied with on the proposed preliminary plat? 10' wide Public utility easements are dedicated adjacent to interior roads (see Note 1 of the proposed plat).

I.E. PUBLIC FACILITIES - Wastewater Facilities

(1) Provide in Table 3 below, the projected wastewater generation at buildout and proposed wastewater treatment method to handle this waste. Identify the assumptions used to project this demand.

Table 3.
Wastewater Projections @ Buildout

<u>Wastewater Generation (MGD)</u>	<u>On-site Wastewater Treatment (MGD)</u>	<u>Off-site Wastewater Treatment (MGD)</u>
0.00256 MGD	0.0026 MGD	None

(2) If septic tanks will be used on-site, indicate the number of units to be served and general locations. A soils map should be submitted to the SCHD for this purpose. Located on this map also should be item number (4) of I.F. and item number (1) of II.G.

Each of the 9 lots will be serviced by individual septic tanks. Effluent from these units will be directed to standard trench drainfields. Soils maps, test pits and appending information were conducted and approved by the SCPHD for a previous 56 lot subdivision proposal and will be utilized for this 9 lot proposal.

(3) Attach a letter from the South Central Health District, acknowledging receipt of the Wastewater Projections and test pit results, and providing a statement of what system is necessary to assimilate the waste or otherwise comply with Health District standards. See agency response.

(4) Is off-site treatment planned? No.

(5) If off-site treatment is planned, identify the treatment facility and attach a letter from the agency or firm providing the treatment outlining present and projected excess capacity of the treatment and transmission facilities through buildout, any other commitments that have been made for this excess, and a statement of ability to provide service at all times during or after development.

N/A.

I.F. PUBLIC FACILITIES - Water Supply

(1) Provide a projection of the average daily potable and non-potable water demands at total buildout of the project. If significant seasonal demand variations will occur, discuss anticipated peaks and duration. Use the format presented in Table 4 below.

Table 4.
Potable and Non-potable Water Demand @ Buildout

<u>Potable</u> <u>Water Demand (MGD)</u>	<u>Non-Potable</u> <u>Water Demand (MGD)</u>		<u>TOTAL</u> <u>Water Demand (MGD)</u>
	<u>Irrigation</u>	<u>Other</u>	
PEAK: 0.0078 MGD	0.1413 MGD	0	0.1491 MGD
AVG: 0.0026 MGD	0.0497 MGD	0	0.0523 MGD

(2) Describe how the demand information in (1) above was generated; include in this information the consumption rates assumed in the analysis.

Standard requirements for a 3 bedroom residence.

(3) Provide a breakdown of sources of water supply, both potable and non-potable, at project completion. Use the format presented in Table 5 below.

Table 5.
Potable and Non-potable Water Supply (MGD) @ Buildout

<u>Supply Source</u>	<u>MGD</u>	<u>Priority</u>	<u>Water Right #</u>	<u>Beneficial Use</u>
<u>Ground Water:</u>	0.70	1/17/1974	37-7319	Irrigation
<u>Surface Water</u>				
<u>Bullion Creek:</u>	1.29	6/1/1883	37-254	Irrigation
		4/15/1957	37-21285	Storage
<u>Croy Creek:</u>	4.52	6/1/1883	37-253	Irrigation
<u>Little Rock Cr:</u>	0.19	6/1/1883	37-255	Irrigation
<u>Unnamed Stream:</u>	0.013	6/1/1883	37-20881	Stockwater

Other On-site Water:

Croy Creek, Little Rock Creek, and Unnamed Stream (swale running through Lot 2) supply is runoff only, not available except during spring in some years. Bullion Creek currently flows approximately 50% of water right.

TOTAL AVAILABLE WATER SUPPLY: 1.35 MGD

(4) If water wells exist on-site, locate them on the soils map used in item number (2) of I.E. and specify those wells that will continue to be used. NOTE: Pursuant to 77-6, §9.06 "all abandoned wells shall be sealed to prevent contamination of groundwater". Also locate all proposed on-site wells. If individual wells for each lot are proposed, simply indicate the number of units to be served, general locations, and any plans for eventual phase out. Attach a copy of the well log which indicates the diameter, depth, and pumping rates (average and maximum) for each of the existing wells and project this information for the proposed wells (for lots served by individual wells, this information may be grouped for projection purposes).

Attach well drillers report. Also, provide a breakdown of the wells with regard to potable and non-potable sources.

Potable water will be provided by individual wells. Water rights from Bullion Creek and existing irrigation wells will deliver irrigation water to the proposed irrigation pond and to Lots and Parcels within this subdivision via 4" and 8" irrigation mains. Irrigation taps will be provided to each lot and parcel.

(5) If on-site water wells are used, will this result in interference with other water wells or result in adverse impacts to underlying or overlying aquifers? Document the assumptions underlying this response.

Impact of potable water wells on local aquifer conditions was evaluated for the previous 56 lot proposal and found to be insignificant. No adverse impact from wells in this subdivision is anticipated.

(6) Describe the measures which will be used to mitigate (or avoid where possible) potential adverse effects upon ground and surface water quality.

No adverse effects are anticipated.

(7) Who will operate and maintain the internal water supply after completion of the development?

The Three Creek Crossing Water Users Association.

Where is
BC Code?

(8) Attach a letter from the South Central Health District (SCHD) acknowledging receipt of the soils map, the results of the potable and non-potable water supply demand studies, and providing a statement of the compliance of the system with required standards. NOTE: The following are examples of SCHD required standards:

- a) Central water systems shall be provided for all subdivisions where any lot size is less than one acre (77-6, §9.06).
- b) Central water systems are required in subdivisions where public health, safety, or general welfare concerns are manifest (77-6, §9.06).
- c) Domestic water shall be available to meet foreseeable demands (77-6, §9.06 #1).
- d) Circular water supply systems are preferable over dead end systems (77-6, §9.06 #3).

(9) Attach a letter from the Idaho State Department of Water Resources Engineers Office verifying the information in Table 5.

Lot sizes are more than adequate for individual well and septic. See SCPHD agency response.

(10) See Irrigation Plan and/or Appointment of Water Steward (pages D-13 and D-14), if development is affected by a ditch or appurtenant facilities.

N/A.

(11) See Voluntary Abandonment of Water Rights Agreement (page D-15), if such an agreement is desired.

N/A.

IRRIGATION PLAN

Not applicable.

An irrigation plan must contain the following information in order for the Idaho State Department of Water Resources Engineer's Office to review it.

(1) The Certificate of Owners must state what rights are appurtenant to the property and which option under Idaho Statute is to be followed: abandonment, transfer, or retention of water rights.

(2) The irrigation plan should diagram the concept for irrigating the project and specifying the types of pipes and associated equipment proposed.

(3) The irrigation plan must show how water will be conveyed to all lots for irrigation. It must show where ditches and laterals are conveyed under roads and wherever a ditch is enclosed or culverted.

(4) The irrigation plans must contain the following information keyed to a legend:

- a. Permit Number
- b. Proof Number
- c. Certificate Number
- d. Ditch Name(s)
- e. Priority Dates
- f. Uses and Acres Irrigated
- g. Total cfs

(5) A vicinity map should show the entire ditch.

Note: The Idaho State Department of Water Resources Engineer's Office will also request evidence that co-users of the ditch(es) involved (an irrigation district, an irrigation company or association or individuals) have had the opportunity to review and present recommendations relative to the proposed subdivision.

The Subdivider should be prepared to show certified mail receipts of proof of notification.

APPOINTMENT OF WATER STEWARD

N/A

To provide for the orderly use of water and maintenance of the ditch and appurtenant facilities, Idaho Code requires the subdivider to appoint a water steward. The provision for a water steward shall encompass the following:

The water steward shall work with the lot owners concerning their use of water, and act as spokesman for the lot owners in dealing with other land owners outside of the property concerning the use of water. The water steward shall further act to resolve disputes between owners, both within and between owners within the outside of the subdivision involving the quantity of water being used, diversion methods, or other matters relating to the use of water, providing any decision shall be consistent with Idaho State water law, if relevant.

VOLUNTARY ABANDONMENT OF WATER RIGHTS
AGREEMENT

Not Applicable

The undersigned, applicant for a subdivision permit issued by Blaine County, HEREBY REPRESENTS to Blaine County intending that Blaine County rely thereon, that she/he has petitioned the Board of Control or the Idaho State Department of Water Resources Engineer's Office for the voluntary abandonment of water rights relating to the subdivision and that the undersigned agrees that said petition is and shall be irrevocable and that she/he shall not withdraw her/his petition and complete such abandonment.

In the event the event the undersigned revokes or withdraws her/his petition or otherwise fails to diligently pursue the abandonment of the water rights, as aforesaid, she/he agrees that the Board of County Commissioners of Blaine County may revoke or suspend the permit to subdivide for said subdivision.

IN WITNESS WHEREOF I have executed this agreement this _____
day of _____, 20__.

Subdivider

Subdivision

I.G. PUBLIC FACILITIES - Solid Waste

(1) Provide a projection of the average daily volumes of solid waste generated at the completion of the development. Use the format presented in Table 6 (below) and, the assumption that a single family generates 90 gallons of solid waste per week.

Table 6.
Domestic Solid Waste Generation @ Buildout

$$\frac{9}{\text{(lots)}} \times \frac{90 \text{ gallons/wk}}{\text{(gallons/wk)}} = \frac{810}{\text{(TOTAL)}}$$

I.H. PUBLIC FACILITIES - Impact Summary

(1) Summarize public facility capital costs associated with project impacts using the following Table 7 below. Note: at a minimum this table should include transportation, recreation and open space, police, education schools, emergency services and landfill.

See Agency Response.

Table 7.
Public Facility Impacts @ Buildout

<u>Public Facility</u>	<u>TOTAL Capital Costs</u>	<u>Responsible Entity</u>
Transportation		BC Rd & Bridge
Recreation/Open Space		BCRD
Police		BC Sheriff
Education/Schools		District #61
Fire		WRRFD
Ambulance		Ambulance
Landfill		Bl. Co.

(2) Discuss all relevant assumptions made in the completion of Table 7.

Please refer to agency responses, Subdivision Application Attachment C, for further detail.

II.A. ENVIRONMENT - Vegetation & Wildlife

(1) Identify the dominant species and any unusual or unique features of the vegetation communities on the landscape/vegetation map and submit this to the federal government agency(ies) listed on page B-3 and/or specified by the Administrator. On this same map, identify and describe the amount of all plant communities that will be preserved in a natural state on-site.

IF&G maps indicated the possible existence of Bugleg Goldenweed (rated as a sensitive species with the USFS and BLM) within the northwest corner of this subdivision. Further study of this area, conducted by Trent Stumph and Carol Blackburn, determined the existence of four plants within a portion of the wetland area designated on the preliminary plat (see study by Sawtooth Environmental Consultants). This area is covered by a wetland determination and 75' wetland setback.

The remainder of the site consists mainly of cultivated fields with some sage and natural grasses and a small amount of riparian vegetation along Croy Creek. Areas disturbed by road construction will be revegetated and irrigated immediately following construction. Lot owners will be requested to limit disturbance and encouraged to revegetate with native species (see plat notes).

(2) Discuss what survey methods were used to determine the absence or presence of wildlife and plants. State actual sampling times and dates, and discuss any factors that may have influenced the results of the sampling effort. Show on the vegetation/landscape map given in (1) above and location of all transects, trap, grids, or other sampling stations used to determine the on-site status of wildlife and plant resources. Study by Sawtooth Environmental Consultants and on site inspection.

(3) Discuss what measures are proposed to be taken to mitigate impacts to wildlife and plant resources (e.g., fencing off of sensitive areas during construction). If protection is proposed to occur on-site, describe what legal instrument will be used to protect the site and what management actions will be taken to maintain habitat value. Idaho Department of Fish and Game notes and measures to restrict site disturbance have been added to the plat.

(4) Attach a letter from the appropriate government agency(ies) verifying receipt of the landscape vegetation map and approval of the proposed development plan relative to fauna and flora protection. NOTE: in part, federal agencies use the following Blaine County standards when analyzing the compliance of a development with wildlife and vegetative values:

Please refer to agency responses, Subd. Application, Att. C.

Fauna:

- a) Residential development shall be permitted only to the extent that it can be clustered, designed and fenced so as not to destroy essential habitat and migratory routes (77-5, '20.41).
- b) A description of measures which will be taken to reduce the impact on wildlife must be submitted with all applications for subdivisions (77-5, '20.43).
- c) The county shall encourage and support policies and actions which preserve and promote wildlife (Comp Plan, Natural Resources Section, 1990, page 19).
- d) The county shall enforce review criteria for the evaluation of development, which may adversely affect existing wildlife or wildlife habitat (Comprehensive Plan, Natural Resources Section, 1990, Page 19).
- f) The county shall adopt regulations which restrict development in critical winter ranch (Comprehensive Plan, Natural Resources Section, 1990, Page 19).
- g) In the event that local private wildlife and fisheries groups and public agencies charged with the management of these resources can coordinate their objectives and develop joint plans relating to the care and management of these resources, the county would encourage and support such cooperation (Comprehensive Plan, Natural Resources Section, 1990, Page 19).

Flora:

- a) Subdivision design shall preserve, to the maximum extent possible, the natural terrain, natural drainage, existing topsoil, trees, and natural vegetation (77-6, '9.01 #2).
- b) The county shall continue to support and encourage any programs or activities which establish and maintain vegetative characteristics (Comprehensive Plan, Natural Resources Section, 1990, Page 20).
- c) The county shall encourage native riparian vegetation with dense root systems to be planted or maintained along all waterways (Comprehensive Plan, Natural Resources Section, 1990, Page 20). See Class A, B, and C Riparian Area Development Standards.
- d) See Hillside Standards.

II.B. ENVIRONMENT - Avalanche Hazards

(1) Because the county prohibits development which is subject to avalanche damage or which increases the degree of avalanche potential, the applicant shall (in appropriate instances) supply documentation verifying no such hazard exist. In cases where avalanche hazards exist the following planning considerations shall be made:

a) No public roads shall be located within high hazard areas and no building permits for residential uses will be issued within the high hazard areas (77-5, '22.3).

No avalanche hazard areas exist within this subdivision.

b) The performance standards outlined in 77-5 '22.4 must be complied with for residential uses permitted in low hazard areas.

(2) Does an avalanche hazard exist on-site?

See above.

II.C. ENVIRONMENT - Flood Hazards

(1) Is any development proposed within a 100-year flood prone area as identified by the Federal Emergency Management Agency? If so, indicate the appropriate Flood Insurance Rate Map (FIRM) zone designations and their locations, etc.

No floodplain has been delineated by FEMA in this area, however, Brockway Engineering studied and delineated a floodway and floodplain along Croy Creek for the previously proposed Croy Creek PUD. An email from Charles Brockway Jr. verified that these lines are still valid and they have been forwarded on this plat. Charles Brockway is continuing to work with the applicant on water rights and irrigation.

(2) Are any structures, roadways or utilities proposed within the 100-year flood prone area (out-of-floodplain islands included)? If so, identify their location and indicate what measures will be taken to mitigate the potential flood hazard and to maintain the 100-year floodplain storage volume.

Two private roads are proposed across the Brockway 100' year floodplain. Culverts will be sized to adequately carry the design flood where the roads cross Croy Creek.

(3) Discuss any potential increases in the off-site flooding due to the development of this project.

All project areas drain into Croy Creek. The potential increase to off-site flooding for 56 lot Croy Creek PUD was estimated at less than 1%. No significant increase is anticipated from this 9 lot subdivision.

II.D. ENVIRONMENT - Stormwater Management

(1) Describe the existing drainage patterns on-site, including any potential flooding and erosion problems. All project areas drain to Croy Creek, and will continue to do so following development.

(2) Describe the various elements of the proposed drainage system. Identify the control elevation for all drainage structures. Include information as to what design storm will be used. Additionally, please assure compliance with the following sections of the Blaine County Subdivision Ordinance: Cross-drainage provisions and properly sized culverts will be installed for all new roadways. Developed area will not be extensively regraded - runoff patterns will remain substantially as they are at present. The natural land slope is adequate at all locations to provide drainage.

a) Culverts or bridges shall be provided and installed by the subdivider where drainage channels intersect any street ROWs (77-6, '9.18 #11).

b) The subdivider shall provide suitable drainage facilities for any surface runoff affecting the subdivision. Sediment catchment basins may also be required (77-6, '9.02).

c) Perpetual easements of appropriate widths shall be drawn to accommodate all natural or improved drainage ways (77-6, '9.02).

d) Natural drainage channels shall be used whenever possible (77-6, '9.02).

(3) Complete the following table for on-site drainage areas.

Table 8.
Drainage Areas

<u>Impervious Surface (acres)</u>	<u>Surface Retention (ac.)</u>	<u>Undisturbed Open Space (ac.)</u>	<u>TOTAL (ac.)</u>
3	0	297	300

(4) Specify and compare the volume and quality of run-off from the site in its existing condition to the anticipated run-off at buildout. Identify any changes in timing or pattern of waterflows between pre- and post-development conditions. Indicate major points of discharge and ultimate receiving water body(ies). Indicate what provisions will be incorporated in the design of the drainage system to minimize any degradation of water quality from chemicals (i.e., oil, gas, fertilizers, etc.) in the ultimate receiving body over the occurring in its pre-development state.

With the previously proposed 56 lot development the volume of surface runoff was expected to increase by approximately 1% per studies, estimates for this proposal are expected to be minimal. No degradation of water quality is anticipated. Croy Creek receives all surface runoff from the project area. Croy Creek discharges to the Big Wood River during high runoff periods.

II.E. ENVIRONMENT - Grading of Slopes

(1) Are any lots planned that would require roads of driveways to exceed seven percent (7%)? If yes, please specify. No roads exceeding 7% are proposed.

(2) Are any roads or other types of structural development planned in areas that might potentially be considered to be within the county's scenic corridor?
This subdivision is located approximately four and a half miles out Croy Creek Canyon and is not visible from the scenic corridor.

(3) Are berms proposed for the development?
A small berm constructed by the previous owner exists at the corner of the Croy Creek/Rock Creek Road intersection, as well as a few low berms within open space parcels, which will probably remain.

(4) Will grading take place adjacent or within floodplain area?
Two road crossings are proposed which will be at grade.

(5) If (1), (2), (3) and/or (4) is true, then the subdivider shall provide a complete grading and drainage map showing the proposed grades of streets, grading and drainage improvements for lots and other areas (77-6, '9.02 and 77-6, '7.08).
The two proposed roads will be basically at grade with shallow drainage ditches. Any drainage from these roads will be minimal.

II.F. ENVIRONMENT - Water Resources

(1) If there are wetlands on the site discuss and specify the following: NOTE: wetland areas shall be accurately mapped on the preliminary land final plat and available to reviewing agencies prior to certification by the Administrator. A wetland study is being conducted by Sawtooth Environmental Consultants and is expected to be available within the next few days.

a) What is the acreage and percentage of property which is currently classified as wetlands.

See above.

b) What is the acreage and percentage of property which is currently classified as wetlands and wetland setback?

See above.

c) What precautions will be taken during construction and post-construction to protect wetland areas and setbacks.

All construction will occur outside any sensitive areas, including the wetlands and Croy Creek.

Two road crossings are proposed over Croy Creek, which will be appropriately culverted. Best Management Practices (BMPs) will be utilized to prevent damage to the creekbed. With the exception of these two areas, all construction will occur outside the wetland and riparian setbacks.

(2) Provide any proposed plans (conceptual or specific) for creating or enhancing wetland areas on-site, i.e., vegetative species to be planted, additional setback to be established, etc. No such plans are proposed at this time.

NOTICE TO DEVELOPERS AND BUILDERS REGARDING WETLANDS

Blaine County has been made aware of more exacting definitions of wetlands resulting from newly adopted delineation methods by the U.S. Army Corps of Engineers. Some wetlands are not easily recognized, and may not appear very wet (especially during dry years). If you intend to place any fill in a wetlands, or an area that might be a wetland, contact the Corps of Engineers regarding required approvals under Section 404 of the Clean Water Act. Blaine County is not administering the 404 program, nor requiring permits under is as part of our approval of your project. All responsibility of compliance with the regulations rests with the developer or builder. For further information, contact: Army Corps of Engineers
HC-33, Box 1010

Boise, Idaho
(208) 343-0671

II.G. ENVIRONMENT - Soil and Erosion

(1) Provide a description of each of the soils indicated on the soils map (see item number (2) of section I.E. and item number (4) of I.F.)

A soils map and test hole information has been provided to the SCPHD.

(2) Describe the potential for subsidence and any unique geological features (e.g., sinkholes and springs) on the site. Discuss aspects of the site plan that will be used to compensate for or take advantage of these features. Site history and a recent site visit indicate no on site springs. The geology is not conducive to sinkholes.

(3) Where a soil presents a limitation to the type of use proposed in the development, state how the limitation will be overcome. Specify construction methods that would be used for building or road stabilization as relevant. The existing on site soils pose no limitations to proposed roadway or residential house construction.

(4) What steps will be taken during site preparation and construction to prevent or control wind and water soil erosion? Include a description of proposed plans for cleaning and grading as related to erosion control and the preservation of natural vegetation. Road construction will be watered down during construction to prevent wind erosion. Very little disturbance of natural vegetation is anticipated. Revegetation (planting and hydroseeding) of disturbed areas with drought tolerant native species will occur immediately following construction and will be irrigated until established to prevent erosion.

(5) To what degree and in what location(s) will the development site be altered by fill material? If known, specify the sources location and composite of the fill. Also identify the disposal location for any overburden or spoil. Fill will be limited to the minimum amount necessary for construction of roads and driveways per Blaine County Road Standards. It is anticipated that most fill material will come from on-site sources. Any overburden or spoil soils will be stockpiled on site to meet landscaping requirements.

II.H. ENVIRONMENT - Visual Impact & Hillsides

(1) For subdivision of land having areas that are potentially visible from highway 20, 75 or 93 OR having slopes of fifteen percent (15%) or greater, the following criteria shall be used in designing lots:

a) Prepare a contour map at a vertical interval of not more than 5, (or 10' where the natural slope exceeds 25 percent). The map shall be certified as complying with the following standard of the United States National Map Accuracy Standard, by the registered land surveyor or registered engineer present or preparing the map:

Vertical accuracy, as applied to contour maps on all publication scales, shall be such that not more than 10 percent of the elevations tested shall be in error more than one-half the contour interval. In checking elevations taken from the map, the apparent vertical error may be decreased by assuming a horizontal displacement within the permissible horizontal error for a map of that scale.

b) From the contour map, prepare a slope map using the following slope classifications:

<u>SLOPE</u>	<u>LAND USE CLASSIFICATION</u>
0%-14%	Residential
15%-24%	A-10
\$ 25	M-40

c) From the slope map, measure the acreage in each category and divide by the land use classification to establish the base density potentially allowable. For example, assuming there are 100 acres to be subdivided, the formula for ascertaining maximum density in each classification would be potentially as follows. (NOTE: the word potentially is recurrently emphasized here as Blaine County has adopted strong, restrictive standards and policies to protect its hillsides and/or highly visible area (benches includes). Consequently, compliance with (1) a) through (1) d) is not an automatic assurance of developable density).

Part of a small knoll at the south westerly corner of Lot 9 has been identified as over 15%. A note stating "Lot 9 is subject to a slope stabilization and revegetation plan for any construction

above the 15% slope line." has been added to the plat.

15 acres R-5 (0-14%) = 15 divided by 5 = 3 dwelling units

15 acres A-10 (15-24%) = 30 divided by 10 = 3 dwelling units
55 acres M-40 (25%+) = 55 divided by 40 = 1 dwelling units
TOTAL = 7 dwelling units

d) The total number of proposed lots shall not exceed the base density allowable based on the slope map information. What is the total number of lots proposed and allowed for this development? Is it within the total number of allowable units, as calculated using II.H. (c) above? Yes.

A-20: 112.73 ac. = 5.63 Units
A-40: 187.07 ac. = 4.67 Units

Total allowable = 10.3 lots

Total proposed = 9 lots

II.I. ENVIRONMENT - Geothermal Potential

(1) Are known geothermal resources available on-site?
There are no known geothermal resources available on-site.

(2) Has the applicant filed for (geothermal) water rights with the Department of Water Resources? If so, what is the date of appropriation?
See above.

(3) What is the proposed beneficial use of the known geothermal resource existing on-site?
See above.

III.A. PLANNING CONSIDERATIONS - Public Easements

(1) Pursuant to 77-6, '9.18 #5 a new subdivision shall not landlock adjacent undeveloped properties. Will this standard be complied with? Explain.

This subdivision will not land lock any adjacent property.

(2) Is public land abutting or nearby the proposed project? If so, explain how the applicant proposes to comply with 77-6, '9.05 #5, which states that "access easements to publicly administered lands, streams, rivers, lakes and/or reservoirs shall be provided.

This subdivision does not restrict access to public land or waterways. Portions of the subdivision boundary adjoin State land to the south, but access to these areas exists from Rock Creek Road and is not affected.

(3) Pursuant to 77-6, '9.05 #4, "the Board shall require an access easement to such public lands and waters where access has already been established regarding subject property? Please explain.

Access to these areas exist and are not impacted by this subdivision.

(4) If a public access is provided through the project, please explain how the applicant proposes to maintain the continued easement through the proposed project. Additionally, please explain types of signs proposed and whether the developer proposes fencing along dedicated easements?

No public access through this subdivision is necessary or proposed.

(5) Is the applicant explicitly reserving the right of future subdivision of the property, as entitled, or are future subdivision rights to be dedicated to the county. HOA or other entry? If the latter, then what means of dedication is proposed (i.e., written deed, plat note, development easement, other)? Please specify.

The applicant reserves any rights to future subdivision.

CONSERVATION DEVELOPMENT EASEMENT

Despite general agreement that open space enhances a subdivision most developers do not see how they can afford to forego development on any substantial portion of their site. The provisions of the County Land Use Plan which allows density bonuses in exchange for permanent open space are an incentive for some developers to leave open land. However, another choice to consider is combining development on part of the site with the

tax-deductible donation of the perpetual conservation/development easement on the remainder.

A conservation easement is a legal agreement which permanently restricts future development on a piece of land; the fee ownership does not change hands, but some or most of the development rights are given up in perpetuity. If the easement gift meets the test of a "qualified conservation contribution" and is given to a "qualified organization", the value of the donated development rights is tax-deductible under United States tax law (Internal Revenue Code Section 170 (h)). That deduction may make the retention of open space, as a part of a subdivision, economically possible.

The major test of the easement donation is that it must truly be a "significant public benefit." If the open space only benefits the residents of your subdivision, it would not be tax-deductible. But if it also protects important wildlife habitat or a significant scenic vista, then it may well qualify. (Your attorney, the Blaine County Planning and Zoning staff, and the County Prosecuting Attorney have examples of development easements on file).

No conservation development agreement is proposed for this site.

III.B. PLANNING CONSIDERATIONS - Noise and Dust Abatement

(1) Document any steps which will be taken to contain fugitive dust during site preparation and construction of the project.

Standard construction techniques of wetting fill and other construction areas throughout the site are proposed to contain dust and maintain air quality.

(2) Specify structural or operational measures that will be implemented by the development to minimize air quality impacts.

In addition to the above measures, areas of disturbance will be minimized as much as possible, revegetation of disturbed areas will occur as soon as possible following construction and roadway and driveway base gravel will be placed upon prepared native soil sub-base as soon as possible to minimize dust and erosion.

III.C. PLANNING CONSIDERATIONS - Recreation Availability

(1) Describe the recreational facilities and open space (including acreage) which will be provided on-site. Locate on preliminary plat. Identify which of these areas or facilities will be open to the general public.

Approximately 11.22 acres are reserved for Homeowner open space within Parcels A-D. 10' wide non-motorized access easements are reserved along both banks of Croy Creek to benefit Homeowners (see plat note #7).

(2) Will the development remove from public access lands or waters previously used by the residents of the region for hunting, fishing, boating or other recreation uses? Specify. No access to public lands or water features will be removed as a result of this subdivision.

(3) Will parks and open space be dedicated to the county, HOA, or other entity? Specify. The open space and walking path system will be dedicated to the Homeowners Association.

(4) Please describe how the proposed recreation and open space plan is consistent with county policies. The stated purpose of the Land Use section of the Comprehensive Plan is to "preserve and enhance the rural atmosphere and character of agricultural, residential, open space and recreation uses". This subdivision strives to accomplish these objectives by maintaining the natural and scenic qualities of the area and complimenting existing land use patterns.

(5) Does the project have the potential for impacting a recreation trail designation? If so, describe the potential impact.

This subdivision will not have a negative impact on any recreational trail.

III.D. PLANNING CONSIDERATIONS - Assessed Evaluations

(1) Project the funds anticipated to be generated by the project. This projection should include any source or use of funds which could have any reasonable connection to the proposed development. It should consist of the following:

a) Make the following projections by year, including the first and last year in which any construction and/or development takes place: (1) yearly ad valorem tax receipts: (2) yearly impact fees/building permit fees collected: (3) yearly sales tax received by local government: (4) yearly gasoline tax received by local government: and (5) yearly projections of any other funds by any other sources generated as a result of development of the proposed project within the region.

Table 9.

Assessed Evaluations: Year 1 and at Buildout

	<u>Year 1*</u>	<u>Year 15</u> <u>@ Buildout</u>	<u>Year 15@</u> <u>4% Inflation</u>
(1) ad valorem tax receipts	\$8,500 (1)	\$25,500	\$26,500
(2) combined impact fees/ building permit fees	\$0.00 (2)	\$42,000	\$43,618
(3) sales tax received	\$0.00 (3)	\$25,650	\$26,680
(4) gasoline tax received	\$0.00 (4)	\$ 6,250	\$6,500
(5) other	<u>\$0.00 (5)</u>	<u>\$12,600</u>	<u>\$13,100</u>
TOTAL	\$8,500	\$99,400	\$103,376

b) List the primary assumptions used to derive the projections and estimates made in Table 10 (above). In addition, show the methodologies used and describe and generally accepted accounting principles used in all assumptions, estimates and projections.

*Following platting but prior to completion of new homes.

(1) Assumes average assessment of \$450,000 on unimproved 40 ac. lots, \$1m with building. Assumed 2014 tax rate of 0.00629 (\$2,830 per lot).

(2) Building permit/impact fees per lot = \$9,400. Per 2003 Bl. Co.: bldg. permit fees are \$4,660; \$3,030 plan ck.; \$1,212 fire and \$500 deposit fee.

(3) Per Idaho Tax Foundation, the average Idaho family paid \$1,900/yr. in sales tax in 2012. Assuming cost of living/expenditures in Blaine County are 1.5 times the average in Idaho, the average Blaine County family would pay \$2,850 per residence. (9 residences at full buildout \$25,650).

(4) Gasoline Tax = \$693/residence/year. Assuming 12,000 mi./yr x 2 cars ÷ 18mpg x 0.52 tax per gal. (0.332 State gas tax + 0.184 Federal gas tax in 2015).

(5) Per Idaho Tax Foundation \$1,400 was paid per Idaho Family in 2014 for auto, excise and other taxes.

III.E. PLANNING CONSIDERATIONS - Historic Significance

(1) Describe any know historical or archaeological sites on the development site.

There are no known historical or archaeological sites within this subdivision.

(2) If significant historical or archaeological sites exist on-site, indicate what measures would be taken to protect them. Where appropriate, describe the measures for providing public access to the sites.

See above.

III.F. PLANNING CONSIDERATIONS - Agricultural Concerns

(1) Will the proposed development affect water supplies of downstream or adjacent agricultural areas?

No detrimental impact to adjacent or downstream water users is anticipated.

(2) Is the proposed development adjacent to productive agricultural fields? Specify.

No, this subdivision is surrounded by roads, residential lots and unimproved public land.

(3) Will the proposed development interfere with normal agricultural harvesting? Specify measures (i.e. buffers) proposed to reduce the chances of any nuisance lawsuits.

No, see above.

(4) Is the noxious weed control plan specified? Please discuss the plan as proposed, noting the total area of land to be disturbed by the developer and all weed control measures, etc. planned to prevent invasion of unwanted plant species.

No specific weed control plan is specified at this time. The Homeowners Association will be responsible for weed control in roadways and common areas. Individual owners will be responsible for weed control on their lots, monitored by the HOA.

Revegetation of impacted areas will be required immediately following construction to prevent the invasion of weeds.

III.G. PLANNING CONSIDERATIONS - Energy Conservation

(1) Provide a projection of the average daily energy demands at the end of each development phase for each of the following: electric power, gas, oil, etc.
Utility companies have been contacted for agency comment. Intermountain Gas and Cable are not available at this time. Please refer to agency response, Attachment C, for further information.

(2) If energy (electric power, natural gas, etc.) is to be obtained from an off-site source, attach a letter from the firms or agencies providing service outlining:

a) The projected excess capacities of the facilities and transmission line to which connection will be made at present and for each phase through completion of the project:
See agency response, Attachment C.

b) Any other commitments that have been made for this excess capacity:
Not applicable.

c) A statement of the supplier's ability to provide service at all times during and after development. (The supplier must be provided with demand information in (1) above).
See (1) above.

(3) Describe any energy conservation methods or devices incorporated into the plan of development. What considerations relative to energy conservation will be incorporated into the site planning, landscape and building designs?
All buildings will be constructed to current energy codes. Additional conservation measures will be encouraged but left to the discretion of the lot owner.

III.H. PLANNING CONSIDERATIONS - Affordable Housing

(1) If the proposed development contains owner-applicant-built residential units, provide the following information on Table 10.

Table 10. Dwelling Units Within Development

	<u>Single-Family</u>	<u>Mobile Home</u>	<u>Condo-minimum</u>	<u>Apart-ment</u>	<u>Total</u>
Rental - Occupied D.U.s (gross \$ Rent)					
Owner-Occupied D.U.s (Dollar Value)					

(2) What number and percent of lots will be sold without constructed dwelling units? What is the extent of improvements to be made on these lots prior to sale? All lots are anticipated to be sold without dwelling units. All subdivision infrastructure improvements (roads/ utilities) will be completed prior to lot sales.

(3) What will be the target market for the residential development (break down by number, percent and type the number of dwelling units to be marketed for various income families). What portion will be marketed as second or vacation homes? It is anticipated that the majority of lots will be purchased by mid to upper income buyers as full time residences.

(4) If displacement or relocation of existing residents will occur due to the proposed development, identify the number of people that will be affected, any special needs of these people, and any provisions for addressing the affects of the relocation or displacement of these people, particularly in regards to their ability to find suitable replacement housing. No displacement will occur as a result of this development

III.I. PLANNING CONSIDERATIONS - Demographic & Employment

(1) Complete the following Demographic and Employment Information Tables:

Table 11.
Demographic Information
Related to the Project's Population

<u>Total Dwelling Units (SF/MF)</u>	<u>Persons Per House</u>	<u>Total Popul.</u>	<u>Kids/ House</u>	<u>Total School Age Kids</u>	<u>Elderly Per House</u>	<u>Total Elderly</u>
9	2.4	21.6	0.6	5.4	0.2	1.8

*Numerical Data per 2000 U.S. Census Data for Blaine County.

Table 12.
Estimated Employment Income Generated by Project

Under \$14,999	\$15,000 - \$24,999	\$25,000 - \$34,999	\$35,000 - \$44,999	\$45,000 - \$59,999	Above \$60,000
<u>C</u> <u>N-C</u>					

No construction employment has been calculated.

C=Construction employment in terms of Full-time equivalent

NC=Non-construction employment in terms of permanent employees