

ATTACHMENT D
IMPACT ASSESSMENT FORM

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Blaine County, Idaho Subdivision Application, Page D-1
Revised 10-10

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MAR 22 2021
BLAINE COUNTY
LAND USE & BUILDING SERVICES



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.
No off-site improvements proposed.

(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 Build out

$$\frac{\text{Lots}}{\text{Lots}} \times \frac{\text{Trips/d.u.}}{\text{Trips/d.u.}} = \frac{\text{TOTAL}}{\text{TOTAL}}$$

(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).

See Traffic Impact Study by Hales Engineering attached. No off-site improvements recommended.

(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.

The proposed subdivision will include pedestrian easements for HOA access around and through the subdivision. Additionally, HOA easements will be platted around the perimeter of the site for equestrian access. Project site is not adjacent to Wood River Trail System.

(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.

No, the proposed subdivision is not adjacent to the existing 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.

East Glendale Road is publicly owned and maintained.

(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).
None proposed.

(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).

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 _____ shall remain private and the

(Name of subdivision)

Board of County Commissioners of Blaine County, Idaho, shall be under no obligation to repair or accept dedication of such streets and roads.

I further intend that the roads shall be constructed to comply with the Blaine County road standards as adopted by the Board of County Commissioners.

(Signature of owner)

STATE OF IDAHO)
)SS
COUNTY OF BLAINE)

The foregoing instrument was acknowledged before me by
(Name of owner) this _____ of _____, _____.
 (Day) (Month) (Year)

Witness my hand and official seal.

NOTARY PUBLIC

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 @ Build out

| <u>Elementary</u> | <u>Middle</u> | <u>High</u> | <u>TOTAL</u> |
|-------------------|---------------|-------------|--------------|
| <u>5</u> | <u>5</u> | <u>5</u> | <u>15</u> |

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

No. Note that 2010 US Census Data for Blaine County states that there are 2.75 people per household, 21.1% of which are between 5 and 18 years old = 0.6 school age children per household.

(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.

The applicant was 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.

On-site private cisterns proposed; maintenance provided by HOA.

(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.

Per the attached agency response, service will be available for the proposed subdivision.

I.D. PUBLIC FACILITIES - Utility Services

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

Cox: Approx. 2 miles
Lumen (Previously CenturyLink): Adjacent in Glendale Road, new fiber may be required.

Intermountain Gas:
Idaho Power: Adjacent to the north and east in Glendale Road.

(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.

Letters from Lumen (Previously CenturyLink), Intermountain Gas, and Idaho Power have been included verifying their abilities to serve the project. Cox Communications infrastructure is approximately 2 miles from the project site.

(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' public utility easement proposed on all lot frontages to public and private streets; side and rear lot line public utility easements not necessary for service.

I.E. PUBLIC FACILITIES - Wastewater Facilities

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

Table 3
Wastewater Projections @ Build out

| <u>Wastewater Generation (MGD)</u> | <u>On-site Wastewater Treatment (MGD)</u> | <u>Off-site Wastewater Treatment (MGD)</u> |
|--|---|--|
| <u>+/-0.0072</u> | <u>+/-0.0072</u> | <u>None</u> |

(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 24 proposed lots will be served by individual septic tanks and associated drainfield systems. Soils maps and test pits were conducted and approved by the SCPHD. See attached test pit results.

Wastewater Projections based upon demand for a 4-bedroom home per Table 3-2 of the Technical Guidance Manual, 300 gpd.

Septic drainfield systems shall be located per plat note 25.

(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 build out, 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.

None

I.F. PUBLIC FACILITIES - Water Supply

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

N/A No public facilities are proposed. Water will be provided via private residential wells limited to 1/2 acres of irrigation.

Table 4
Potable and Non-potable Water Demand @ Build out

| Potable Water Demand (MGD) | Non-Potable Water Demand (MGD) | | TOTAL Water Demand (MGD) |
|-------------------------------|-----------------------------------|----------|-----------------------------|
| | Irrigation | Other | |
| <u>+/-0.0072</u> | <u>+/-0.305</u> | <u>0</u> | <u>0.312</u> |

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

13,000 gpd (Idaho Code, Section 42-111 for domestic use) was assumed for potable and non-potable (irrigation) demand. Potable demand was assumed to be equal to the wastewater demand in Table 3 of this report.

(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.

N/A- all residential water will be supplied by private domestic wells.

Table 5
Potable and Non-potable Water Supply (MGD) @ Build out
Beneficial

| <u>Supply Source</u> | <u>MDG</u> | <u>Appropriation Date</u> | <u>Permit #</u> | <u>Use</u> |
|--|--------------|---------------------------|--------------------------|--|
| Ground Water: <u>Domestic</u> | <u>0.013</u> | <u>12/31/1960</u> | <u>37-12240</u> | |
| Surface Water: <u>685D</u> Other | <u>2.84</u> | <u>10/15/1884</u> | <u>37-510A & 37-</u> | <u>Irrigation and Recreational Storage</u> |
| On-site Water: | | | | |

TOTAL: 2.85

(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.

See attached for the well log associated with the existing well to remain on site. This well will serve the existing residence on proposed Lot 5. The existing well location is represented on the test pit map in Appendix C, Agency Comments.

Projected Well Information

Diameter: 6"; Depth: 100-150'; Discharge: +/-100GPM

(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.

None anticipated. Attached are a number of existing well surrounding the proposed development. Existing wells range from 100'-160' deep and yield 50-150 gpm.

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

Standard well drilling practices will be used for future residential wells.

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

HOA

(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).

Matt Wildhagen from SCPHD wrote the following on February 23, 2021: "New domestic well permits are permitted through Idaho Division of Water Resources. SCPHD would only become involved on the issue if the subdivision became a regulated Public Water System within specific criteria that did not warrant DEQ reporting. I believe that these lot sizes were all (1) acre. Other than that, SCPHD really cannot comment."

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

See attached agency comment.

(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.

(11) See Voluntary Abandonment of Water Rights Agreement (page D-15), if such an agreement is desired.
None abandoned.

IRRIGATION PLAN

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.

As of May 2019, Water Right No. 37-12240 is a groundwater right for domestic use, including the irrigation of 1/2 acre on Lot 5.

As of May 2019, Water Right No. 37-510A and 37-685D provides for irrigation and pond storage. The irrigation use, including pumping of water from the pond (Parcel R1), will be allocated to Parcels R1-R6 and other lands within Lateral 75 Ranch as permitted consistent with Lateral 75 Ranch's CC&R's and any subsequent amendments thereto.

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

See irrigation plan.

(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 in culverts.

Irrigation will be limited to 0.5 acres per lot utilizing private domestic well.

(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 Sub divider should be prepared to show certified mail receipts of proof of notification.

APPOINTMENT OF WATER STEWARD

To provide for the orderly use of water and maintenance of the ditch and appurtenant facilities, Idaho Code requires the sub divider 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

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____.

Sub divider

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 @ Build out

$$\begin{array}{rcl} 24 & \times & 90 \text{ gallons/wk} = 2160 \\ \text{(Lots)} & & \text{(Gallons/wk)} \quad \text{(TOTAL)} \end{array}$$

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.

Table 7
Public Facility Impacts @ Build out

| <u>Public Facility</u> | <u>TOTAL Capital Costs</u> | <u>Responsible Entity</u> |
|------------------------|----------------------------|---------------------------|
| Transportation | <u>0</u> | <u>Blaine Co.</u> |
| Recreation/Open Space | <u>0</u> | <u>N/A</u> |
| Police | <u>0</u> | <u>BC Sherrif</u> |
| Education/Schools | <u>0</u> | <u>Blaine Co.</u> |
| Fire | <u>0</u> | <u>Wood River Rural</u> |
| Ambulance | <u>0</u> | <u>Ambulance</u> |
| Landfill | <u>0</u> | <u>Blaine Co.</u> |

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

While impacts to existing public facilities will be minor, it is important to note that the impacts from a majority of the proposed units are being shifted out of TDR sending zones into a TDR receiving zone. TDR sending zones are more remote and further from public services. By shifting these units closer to public services, the proposed subdivision's impact on public services will be less than if the same units developed in TDR sending zones.

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.

See wetland memorandum attached.

(2) Discuss what survey methods were used to determine the absence or presence of wildlife and plants. State actual sample 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.

See memorandum attached.

(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.

No jurisdictional wetlands exist on site. Construction fencing or silt fencing will be implemented where construction activities are adjacent to the lake to protect existing vegetation and to prevent erosion.

(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:

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 range (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).
- 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?

No

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

(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.

No

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

N/A

II.D. ENVIRONMENT - Storm water Management

(1) Describe the existing drainage patterns on-site, including any potential flooding and erosion problems.

Area generally drains away from the existing water ski lake and from north to south. The applicant is unaware of any existing erosion problems on site.

(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:

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

No street crossings over existing irrigation ditch proposed.

b) The subdivider shall provide suitable drainage facilities for any surface runoff affecting the subdivision. Sediment catch basins may also be required (77-6, §9.02).
See road grading and drainage plan.

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

Existing canal maintenance easement identified on proposed preliminary plat.

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

N/A

(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> |
|-----------------------------------|--------------------------------|-------------------------------------|--------------------|
| 0.97 ac prop pavement; | 2.05 ac proposed | gravel | |
| <u>N/A</u> | <u>73.49</u> | <u>76.51</u> | |

(4) Specify and compare the volume and quality of run-off from the site in its existing condition to the anticipated run-off at build out. Identify any changes in timing or pattern of water flows 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.

Runoff from the proposed development will increase by roughly 6% based upon a comparison of weighted runoff coefficients. This additional runoff from proposed roads will be

captured and infiltrated on site. No added stormwater is anticipated to leave the site.

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, driveways for access to lots 13-19 will need to overcome 5-7 feet of elevation to access the building site, but the lots are large enough that grades over 7% are not expected.

(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?

There is an existing access road located in the county's scenic corridor that was permitted as part of the Gregory Ranch Subdivision. This road will remain and be improved to meet fire department requirements. See attached Scenic Highway Overlay Compliance Exhibit showing decrease of road area in SHO District.

(3) Are berms proposed for the development?

Yes, see proposed landscape grading plan. All berms within the highway setback will meet requirements applicable to berming in the SHO district. The applicant has submitted applicable permit applications for modifications to the landscaping within the SHO setback.

(4) Will grading take place adjacent or within floodplain area?
N/A

(5) If (1), (2), (3) and/or (4) is true, then the sub divider 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).

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)What is the acreage and percentage of property which is currently classified as wetlands.
No jurisdictional wetlands exist on site.

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

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

(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.

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 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.)

See attached soil description from 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.

None anticipated

(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.

No limitations anticipated; however, inadequate soils identified by contractor and/or engineer on site will be overexcavated and replaced with structural fill material.

(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.

Disturbance area is anticipated to be over 1 acre; therefore, a SWPPP will be obtained from the EPA prior to construction.

(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 material from overburden or spoil will be placed along the northern and eastern boundaries adjacent to East Glendale Road to provide a buffer between existing and proposed residential uses. Additionally, existing and proposed berms will be developed along the western boundary of the subdivision to create a wind block for the existing lake.

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 included). Consequently, compliance with (1) a) through (1) d) is not an automatic assurance of developable density).

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?

Total allowable = N/A TDR Receiving zone in A-20,

no slopes above 25%

Total proposed = 24 units

II.I. ENVIRONMENT - Geothermal Potential

(1) Are known geothermal resources available on-site?
No

(2) Has the applicant filed for (geothermal) water rights with the Department of Water Resources? If so, what is the date of appropriation?
No

(3) What is the proposed beneficial use of the known geothermal resource existing on-site?
N/A

III.A. PLANNING CONSIDERATIONS - Public Easements

(1) Pursuant to 77-6, §9.18 #5 a new subdivision shall not land lock adjacent undeveloped properties. Will this standard be complied with? Explain.
Yes. All adjacent property has frontage to existing public roads.

(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."
No.

(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.

N/A

(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?

N/A- no proposed public access.

(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 entity? If the latter, then what means of dedication is proposed (i.e., written deed, plat note, development easement, other)? Please specify.

No future subdivision of the property is anticipated.

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 Land Use staff, and the County Prosecuting Attorney have examples of development easements on file).

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.

Disturbance area is anticipated to be over 1 acre; therefore, a SWPPP will be obtained from the EPA prior to construction. BMPs consistent with EPA guidelines and requirements will be implemented.

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

Disturbance area is anticipated to be over 1 acre; therefore, a SWPPP will be obtained from the EPA prior to construction. BMPs consistent with EPA guidelines and requirements will be implemented.

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.

Open space will be provided in Parcels R1 (18.49 ac), R2 (1.46 ac), R3 (0.27 ac), R4 (1.28 ac), R5 (1.17 ac), R6 (2.67 ac), D1-4 (0.53 ac), and Lots 1-24 (12.43 ac), for a total of 38.3 acres. Recreational Facilities include a water ski lake with associated amenity structure, and equestrian and pedestrian paths around the existing property. The proposed recreational facilities will be to benefit the subdivision.

(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.

(3) Will parks and open space be dedicated to the county, HOA, or other entity? Specify.
Developer/HOA will own and maintain open space.

(4) Please describe how the proposed recreation and open space plan is consistent with county policies.

The proposed open space provides for at least 50% of the developable lands as required for TDR subdivisions.

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

No

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 Build out

| | <u>Year 1</u> | <u>Year n (build out)</u> |
|---|----------------|---------------------------|
| (1) Ad valorem Tax receipts | \$40,217 | <u>↗</u> |
| (2) Combined impact fees/ Building permit fees | \$1,044 | <u>↗</u> |
| (3) Sales tax received | 0 | 0 |
| (4) Gasoline tax received | <u>nominal</u> | <u>nominal</u> |

(5) Other

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.

Year 1 = 23 x \$300,000 lots (avg) and 1 x \$540,000 (Lot 5 land/remodeled home), as well as a building permit fee on \$100,000 in improvement valuation on Lot 5 of \$1,043.50; Year n = 24 x \$800,000 lots/homes (avg); current mil levy of 0.005405559 for tax code area 013000 is assumed; building permit fee on \$500,000 house equals \$3,395 x 23 = \$78,085; additional fees would be payable if county adopts impact fees.

III.E. PLANNING CONSIDERATIONS - Historic Significance

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

None known

(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.

N/A

III.F. PLANNING CONSIDERATIONS - Agricultural Concerns

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

The proposed development will not affect supplies of

downstream or adjacent agricultural areas. Lateral 75 Ranch will continue to use the District 37 surface rights appurtenant the property with no change in downstream supplies. Further, based on aerial maps, none of the adjacent properties are characterized by irrigated farmland or productive agricultural fields.

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

The proposed development is not adjacent to productive agricultural fields will not result in adverse or negative impacts upon land in the surrounding area presently in agricultural use. Of note, is that (a) State Highway 75 (SH75) borders the project to the west; (b) to the north and east of the project is East Glendale Road and, thereafter, the approved R-5 residential developments of Silver Creek and Bellevue Farms Subdivision; (c) to the southeast with access from Freedom Lane and Freedom Loop are three properties totaling approximately 50-acres that do not appear to be actively farmed or otherwise characterized by irrigated farmland or productive agricultural fields; and, (d) to the south of the property is Lot 18 of Dean Ranch Subdivision, which is 10-acres in size and features a residence that is well-screened with a highway access and miscellaneous outdoor storage and bare dirt horse pasture.

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

None anticipated.

(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.

Noxious weed control specified per proposed plat note. Noxious weed control is the responsibility of the property

owner.

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.

Standard single family demand.

(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 attached will serve letter from Idaho Power.

b) Any other commitments that have been made for this excess capacity:

N/A

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 attached will serve letter from Idaho Power.

(3) Describe any energy conservation methods of devices

incorporated into the plan of development. What considerations relative to energy conservation will be incorporated into the site planning, landscape and building designs?

N/A

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 With in Development

| | <u>Single-Family</u> | <u>Mobile Home</u> | <u>Condo-minimum</u> | <u>Apartment</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?

23 lots - 95%; the existing residence will be renovated prior to sale.

(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 a majority of the lots will be

purchased by mid income buyers as full or part 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.

N/A- existing residence is not habitable.

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 Dwell in Units (SF/MF)</u> | <u>Persons Per House</u> | <u>Total Pop.</u> | <u>Kids/ House</u> | <u>Total School Age Kids</u> | <u>Elderly Per House</u> | <u>Total Elderly</u> |
|-------------------------------------|--------------------------|-------------------|--------------------|------------------------------|--------------------------|----------------------|
| 24 | 2.75 | 66 | 0.7 | 15 | 0.6 | 13.4 |
| | | | | | | |
| | | | | | | |

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 |
| C <input type="checkbox"/> N-C <input type="checkbox"/> | C <input type="checkbox"/> N-C <input type="checkbox"/> | C <input type="checkbox"/> N-C <input type="checkbox"/> | C <input type="checkbox"/> N-C <input type="checkbox"/> | C <input type="checkbox"/> N-C <input type="checkbox"/> | C <input type="checkbox"/> N-C <input type="checkbox"/> |

C = Construction employment in terms of Full-time equivalent
 NC = Non-construction employment in terms of permanent employees

Applicant estimates \$3M in construction related labor to build roads, utilities, etc. This work will be performed by many sub-contractors over the duration of construction.
 Non-construction employment will be under \$14,999 per year for one person.