

*Attachment D: Impact Assessment*

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The following narrative responses area intended to address the requirements of the Impact Study.

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  - B. School System.....
  - C. Emergency Services .....
  - D. Utility Services .....
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- II. Environment.....
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  - D. Stormwater Management .....
  - E. Grading of Slopes.....
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  - H. Visual Impact and Hillides .....
  - I. Geothermal Potential .....
  
- III. Planning Considerations.....
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  - C. Recreation Availability .....
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  - E. Historic Significance.....
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**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.

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(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

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

(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).

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(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.

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(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.

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

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(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).

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(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 \_\_\_\_\_ this \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_.  
(Name of owner)                    (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>
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(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).

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(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.

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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.

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(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.

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I.D. PUBLIC FACILITIES - Utility Services

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

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

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

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(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?

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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>
_____	_____	_____

(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.

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(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.

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(4) Is off-site treatment planned?

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(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.

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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.

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

<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>	

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

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(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.

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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:	_____	_____	_____	_____
Surface Water:	_____	_____	_____	_____
Other	_____	_____	_____	_____
On-site Water:	_____	_____	_____	_____
TOTAL:	_____	_____	_____	_____

(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.

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(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.

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

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

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

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(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.

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

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#### 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.

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

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(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.

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(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

$$\frac{\text{_____}}{\text{(Lots)}} \times \frac{90 \text{ gallons/wk}}{\text{(Gallons/wk)}} = \frac{\text{_____}}{\text{(TOTAL)}}$$

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.

Table 7  
Public Facility Impacts @ Build out

<u>Public Facility</u>	<u>TOTAL Capital Costs</u>	<u>Responsible Entity</u>
Transportation	_____	_____
Recreation/Open Space	_____	_____
Police	_____	_____
Education/Schools	_____	_____
Fire	_____	_____
Ambulance	_____	_____
Landfill	_____	_____

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

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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.

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(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.

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(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.

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(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?

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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.

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(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.

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

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II.D. ENVIRONMENT - Storm water Management

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

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(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).

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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).

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

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

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(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>
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(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.

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II.E. ENVIRONMENT - Grading of Slopes

(1) Are any lots planned that would require roads or driveways to exceed seven percent (7%)? If yes, please specify.

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(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?

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(3) Are berms proposed for the development?

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

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(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.

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

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

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(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.)

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(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.

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(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.

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(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.

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(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.

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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 = \_\_\_\_\_

Total proposed = \_\_\_\_\_

## II.I. ENVIRONMENT - Geothermal Potential

(1) Are known geothermal resources available on-site?

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

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

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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.

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(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.

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(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.

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(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?

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(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.

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#### 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.

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

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.

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(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.

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

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

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

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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	_____	_____
(2) Combined impact fees/ Building permit fees	_____	_____
(3) Sales tax received	_____	_____
(4) Gasoline tax received	_____	_____
(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.

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III.E. PLANNING CONSIDERATIONS - Historic Significance

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

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(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.

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III.F. PLANNING CONSIDERATIONS - Agricultural Concerns

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

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

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

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(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.

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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.

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(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:

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

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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).

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(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?

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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?

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(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?

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(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.

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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

Total Dwell in Units (SF/MF)	Persons Per House	Total Pop.	Kids/ House	Total School Age Kids	Elderly Per House	Total Elderly

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
$\frac{C \square}{N-C \square}$	$\frac{C \square}{N-C \square}$	$\frac{C \square}{N-C \square}$	$\frac{C \square}{N-C \square}$	$\frac{C \square}{N-C \square}$	$\frac{C \square}{N-C \square}$

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



**I. Public facilities:**

**A. Transportation Facilities**

1. *There is one existing roadway serving the subject property. Quigley Road is located along the northern edge of the property and is currently a gravel road that is not maintained during winter conditions. This proposal includes the widening and paving of Quigley Road starting at the intersection of Buckhorn Drive and continuing east to the eastern limits of the proposed residential lots (~5,700 linear feet). Refer to Appendix IV - Engineering Drawings, Sheets C-1.0 to C1.4 – Preliminary Roadway Plan and Sheet C-1.5 for preliminary road sections.*
2. *24 residential lots are proposed and are expected to produce 288 daily trips.*

**Table 1: Estimated Daily Vehicle Trips at Build Out**

<b>Lots</b>	<b>Trip Generation (trips / dwelling unit)</b>	<b>Total</b>
<b>24</b>	<b>12</b>	<b>288</b>

3. *No off-site road improvements are proposed beyond the Quigley Road improvements. Impacts from 24 lots are expected to be minimal.*
4. *A public access easement will be granted on Lots 1-4 to ensure future access to the existing Quigley canyon trail. 5-foot gravel shoulders are proposed within the county to allow for bicycle and pedestrian travel on Quigley Road.*
5. *The proposed development does not cross the Wood River Trail System.*
6. *Quigley Road is an undedicated public road.*
7. *Quigley Road is proposed to be publicly-owned and maintained. The proposed right-of-way width is 60'. The proposed shoulder to shoulder width is 32', and the proposed asphalt width is 22'.*
8. *Private roads are proposed to access lots 7-24. The applicant acknowledges that the Blaine County Commissioners shall be under no obligation to repair or accept dedication of such streets. The applicant will construct proposed private streets to the Blaine County Road Standards.*

**B. School System**

1. *School Age Children by Level at Build Out: Elementary (5), Middle (5), High (5), Total (15).*

**Table 2: School Age Children by level at Build Out**

<b>Elementary</b>	<b>Middle</b>	<b>High</b>	<b>Total</b>
<b>5</b>	<b>5</b>	<b>5</b>	<b>15</b>

2. *No. Note that 2010 US Census Data for Blaine County states that there are 2.75 people per household, 21.2% of which are between 5 and 18 years old = 0.6 school age children per household.*
3. *Agency comment from Blaine County School District is included in Attachment C, Agency Comment. Acknowledgement of the additional school children was included, and no capital improvement adjustments were referenced.*

C. Emergency Services

1. **On-site cisterns are proposed. Maintenance of proposed cisterns would be provided by the Homeowners Association. Agency comment from the Wood River Fire Protection District is included in Attachment C stating their acceptance of the proposed cisterns.**
2. **Agency comment from the Wood River Fire Protection District is included in Attachment C.**

D. Utility Services

1. **All communications, gas, and electrical mains exist approximately 1 mile from the project site (intersection of future Fox Acres Road and Quigley Road).**
2. **Extension of communications, gas, and electrical utilities will be constructed or bonded for prior to final plat approval.**
3. **Agency comment has been requested from Lumen, Cox Communications, Intermountain Gas, and Idaho Power. At the time of Subdivision and PUD application to Blaine County, no responses had been received. Agency comment will be submitted to Blaine County when received.**
4. **10' public utility easements will be dedicated on all lot frontages to public and private streets. Side and rear lot line public utility easements are not necessary to serve the subdivision.**

E. Wastewater Facilities

1. **Each lot is proposed to be served by an individual septic tank and drainfield. Wastewater production is expected to be +/-0.0072 MGD, and all wastewater will be treated on site. Wastewater projections are based upon demand for a 4-bedroom home per Table 3-2 of the Technical Guidance Manual, 300 gpd.**

**Table 3: Wastewater Projections at Build Out**

<b>Wastewater Generation (MGD)</b>	<b>On-Site Wastewater Treatment (MGD)</b>	<b>Off-Site Wastewater Treatment (MGD)</b>
<b>+/- 0.0072</b>	<b>+/- 0.0072</b>	<b>0</b>

2. **Each of the 24 proposed lots will be served by individual septic tanks and associated drainfields. Septic drainfield areas have been delineated on the proposed preliminary plat and defined in plat note 24.**
3. **A site evaluation was conducted with the South Central Public Health District (see attached in Attachment C, Agency Comment).**
4. **No off-site treatment is proposed.**
5. **None proposed.**

F. Water Supply

1. Domestic (potable) water will be provided by private domestic wells. An irrigation water service will be provided to each lot from the Quigley Farm reuse system (non-potable).

**Table 4: Potable and Non-Potable Water Demand at Build Out**

Potable Water Demand (MGD)	Non-Potable Water Demand (MGD)	Total Water Demand (MGD)
+/- 0.0072	+/- 0.305	+/- 0.312

2. Non-potable consumption rates listed above are based upon allowable domestic usage of 13,000 gpd per Idaho Code Section 42-111. Potable demand was assumed to be equal to the wastewater demand in section E1 of this report.
3. Potable water will be provided by private domestic wells. Irrigation water will be supplied by the Quigley Farm reuse system, the sources of which include Class A treated effluent and surface and groundwater.

**Table 5: Potable and Non-Potable Water Supply**

Supply Source	MGD	Appropriation Date	Permit #	Use
Surface (Quigley Creek)	2.28 cfs	10/11/1889	37-19736	Irrigation
Surface (Quigley Creek)	5.27 cfs 30 afa	12/16/1977	37-7693	Irrigation and Irrigation from Storage
Surface (Quigley Creek)	16 afa	1/3/1967	37-2784A	Irrigation Storage and Irrigation from Storage
Groundwater	2.01 cfs 0.12 cfs	7/21/1966	37-20902	Irrigation and Stockwater
Groundwater	0.27 cfs	4/15/1985	37-21348	Irrigation
Groundwater	2.01 cfs 56.7 afa	10/28/1979	37-21349	Irrigation

4. No wells exist on site.
5. No interference from proposed on-site domestic (potable service) wells is anticipated with other water wells. Attached in Appendix VI are well logs from existing wells adjacent to the project site. Well production in the project vicinity is in excess of anticipated domestic demands.

6. *Standard well drilling practices consistent with Idaho State Code will be used for future residential wells.*
7. *The Quigley Farm irrigation system is operated and maintained by Quigley Recycled Water Company LLC. Individual wells for domestic service will be operated and maintained by each lot owner.*
8. *See attached agency comment for agency comment from South Central Public Health District.*
9. *Agency comment from Idaho Department of Water Resources has been requested but was not received at the time of Subdivision and PUD submittal to Blaine County. Agency comment will be forwarded to Blaine County when received.*
10. *See Appendix IV – Engineering Drawings, for the location of the proposed irrigation main.*
11. *The applicant will transfer water rights to Quigley Recycled Water Company LLC for use on the proposed residential lots.*

**G. Solid Waste**

1. *For the dwelling units alone, it is assumed that the residential units will generate 90 gallons of solid waste per week. The projected weekly volume is calculated below:*

**Table 6: Domestic Solid Waste Generation at Build Out**

<b>Lots</b>	<b>Solid Waste Volume (gallons / week)</b>	<b>Total (gallons / week)</b>
<b>24</b>	<b>90</b>	<b>2,160</b>

**H. Impact Summary**

*All impacts to public facilities will be minor and will be supported by tax revenue or user fees.*

**Table 7: Domestic Solid Waste Generation at Build Out**

<b>Public Facility</b>	<b>Total Capital Costs</b>	<b>Responsible Entity</b>
<b>Transportation</b>	<b>0</b>	<b>Blaine County</b>
<b>Recreation / Open Space</b>	<b>0</b>	<b>N/A</b>
<b>Police</b>	<b>0</b>	<b>Blaine County Sheriff</b>
<b>Education / Schools</b>	<b>0</b>	<b>Blaine County School District</b>
<b>Fire</b>	<b>0</b>	<b>Wood River Fire Protection District</b>
<b>Ambulance</b>	<b>0</b>	<b>Wood River Fire Protection District</b>
<b>Landfill</b>	<b>0</b>	<b>Blaine County</b>

## II. Environment:

### A. Vegetation and Wildlife

1. ***Vegetation:*** Currently, the vegetative cover on the subject property consists of irrigated agricultural fields at the lower elevations and native vegetation on the hillsides surrounding the proposed project. As part of the proposed development, the Applicant/Owner will require that disturbed areas be revegetated with appropriate landscape materials. To the extent possible, plant materials will be selected based on their appropriateness for the climate and their low water usage. As previously mentioned, the Applicant/Owner has existing water rights and an irrigation well that will be used for establish and maintain landscaped areas.

*For additional information, refer to Appendix VII – Wetland Report.*

2. ***Wildlife:*** The subject property contains a variety of upland and aquatic wildlife. Based on the Wildlife and Aquatic Resources Assessment, there are small animals and birds as well as large game animals including deer, elk, black bear and mountain lions. There are also grey wolves in the area.

*For additional information, refer to Appendix VIII – Wildlife Assessment and Conservation Plan, a report by GeoEngineers dated 2016. Per a request by the Idaho Department of Fish and Game included in their comment letter dated December 8, 2021, the applicant updated this conservation plan. The updated plan is included in Appendix VIII.*

3. ***Mitigation Measures:*** The largest mitigation measure currently in place is the recorded Conservation Easement which protects over 1,200 acres from further development. Within the proximity of proposed residential development, lots are clustered and separated to create additional open space for vegetation and wild life preservation. A majority of the construction activities will take place in areas of existing disturbance (existing Quigley Road and agricultural fields). Construction or silt fencing will be implemented where necessary to prevent erosion. Wetlands identified on site are non-jurisdictional and will not be impacted by construction.

### B. Avalanche Hazards

1. ***An updated Avalanche Study is currently being prepared by Alpine Enterprises, Inc. The red and blue avalanche zones included in the proposed preliminary plat in the vicinity of the proposed lots are based upon this new study. A finalized version of the study will be submitted to Blaine County once it is complete.***

*The existing Quigley Road is located in both the blue and red avalanche hazard areas. The Quigley Ranch Subdivision will include the relocation of Quigley Road out of the red avalanche zone.*

**Lots 1-6 are proposed to include a small portion of red and blue avalanche areas. Building envelopes have been delineated to prohibit residential buildings within all avalanche hazard areas.**

**For additional information, refer to Appendix IX – Avalanche Report.**

**C. Flood Hazards**

- 1. While the proposed preliminary plat includes 100-year flood prone area, no development is proposed in the floodplain. The floodplain and floodway shown in the preliminary plat (Appendix III) is based upon a flood study conducted by Brockway Engineering in 2016 and adopted by FEMA per Case Number 18-10-037IP.**
- 2. No structures, roadways, or utilities are proposed within the 100-year floodplain.**
- 3. No increased off-site flooding is anticipated due to the development of this project.**

**D. Stormwater Management**

- 1. Drainage within the property boundary reflects the topographic condition within the canyon. North of Quigley Road, where the terrain is steep, the property drains north to south. Similarly, on the hillsides south of Quigley Road, drainage flows south to north. No development is proposed on slopes greater than 15% and the natural drainage will be unaffected. Within the lower elevations of the canyon floor, the terrain drains east to west. Quigley Creek flows along the southern edge of the canyon and serves as the primary drainage feature within the canyon.**
- 2. The proposed drainage system will consist of swales, catch basins, and drywells. Stormwater will flow through surface swales to catch basins with water quality snouts which will discharge to drywells. Swales will be deep enough to allow for 12-inch diameter culverts with adequate cover at future driveway crossings.**
- 3. Drainage Areas**

**Table 8: Drainage Areas**

<b>Impervious Surface (acres)</b>	<b>Surface Retention (acres)</b>	<b>Undisturbed Open Space (acres)</b>	<b>Total (acres)</b>
<b>3.38 (county) 1.69 (city)</b>	<b>N/A</b>	<b>+/-563.4</b>	<b>566.8 (county)</b>

- 4. Runoff from the proposed development is expected to increase slightly with the improvement of Quigley Road and the proposed private roads. This additional runoff from the proposed road improvement will be captured and infiltrated on site in drywells. Prior to infiltration, stormwater will be filtered in catch basins with a water quality snout. No added stormwater is anticipated to leave the site.**

#### **E. Grading of Slopes**

- 1. The entirety of the development proposal is being located in the valley floor. Overall, gradients within the proposed building areas are less than 15%, street longitudinal slopes are less than 7% per International Fire Code, and street cross slopes are proposed to be 2%. Refer to Appendix IV – Engineering Drawings for additional information.**
- 2. N/A- no Scenic Corridor within project limits.**
- 3. N/A- no berms proposed.**
- 4. N/A- no grading will take place adjacent to or within the floodplain area.**
- 5. See Appendix IV- Engineering Drawings.**

#### **F. Water Resources**

- 1. No jurisdictional wetlands exist on site.**

#### **G. Soil and Erosion**

- 1. Per the Site Evaluation by South Central Public Health District included in Attachment C, test pits revealed soil design type A2b, loamy sand, suitable for standard subsurface sewage disposal.**
- 2. No unique geological features are anticipated on site.**
- 3. No limitations anticipated; however, inadequate soils identified by the contractor and/or engineer on site will be over-excavated and replaced with structural fill materials.**
- 4. Disturbance is anticipated to be over 1 acres; therefore, and Stormwater Pollution Prevention Plan will be obtained from the Idaho Department of Environmental Quality prior to construction commencement. Erosion control Best Management Practices such as silt fencing, straw wattles, slope tracking, and watering, etc. will be implemented to reduce wind and water soil erosion.**
- 5. Fill material from overburden or spoil will be temporarily stockpiled on site south of Quigley Road. Any remaining soil will be spread over proposed lots to avoid trucking off-site.**

#### **H. Visual Impact and Hillside**

- 1. 15% and 25% slope limit lines are shown on the Preliminary Plat, included as Appendix III. Property within the Mountain Overlay District was excluded from the eligible area and eligible density as calculated on page 1 of the Preliminary Plat, Appendix III.**

#### **I. Geothermal potential.**

- 1. The Applicant/Owner has not identified any geothermal potential within the proposed project area.**

### III. Planning considerations:

#### A. Public Easements

1. *Undeveloped property exists both to the south, east, and north of the proposed development. The adjacent, privately-owned land that is undeveloped is protected by the aforementioned conservation easement; therefore, it does not require abutting access for future development.*
2. *Public land abuts the property on almost all north, east, and southern frontages. As part of the Management Plan for the Conservation Easement, we have a Recreation Management section with a key recreation goal of the following: Connections to the BLM Trail System. The summer trails in the Conservation Easement are intended to connect with the trails currently being planned on the adjacent BLM lands. All intended connections to BLM land will be planned, approved and constructed in concert with the BLM Travel Management process Any and all trail connections from the Perimeter Trail to BLM lands are contingent upon approved trail connections in the BLM and related Mountain Overlay District approvals by Blaine County. Key connections to BLM are planned on both the north and south sides of the canyon and are mapped in attached exhibits as dashed white corridors. Planned connections from the Perimeter Trail include access to the Cutter's neighborhood through Deadman's Gulch and other existing trail fed drainages on the north side of the canyon, connections to the Keefer Park area through the BCRD Block 10 parcel, and connections to upper Patterson Peak from southern drainages in the Conservation Easement.*
3. *Public access exists.*
4. *Public access exists*
5. *No future subdivision of the property is anticipated.*

#### B. Noise and Dust Abatement

1. *The proposed project will implement noise abatement through standard construction procedures for excessive sound mitigation including limiting construction to daylight hours (as allowed per County Ordinance). Noise from site disturbances will be limited to road and utility work. In this instance, plan and profile sheets prior to final plat will be reviewed and approved by the County. Best Management Practices (BMP's) will be followed, including water truck usage when warranted and use of proper survey controls, etc. to control fugitive dust during site preparation and construction. A Construction Management Plan will be developed and required of the successful contractor.*
2. *Best Management Practices (BMP's) will be followed, including water truck usage when warranted and use of proper survey controls, etc. to control fugitive dust during site preparation and construction. A Construction Management Plan will be developed and required of the successful contractor.*



### **C. Recreation availability.**

- 1. The proposed project is part of a canyon-wide effort to provide numerous opportunities and access locations for the greater Blaine County residents to enjoy the outdoor scenic beauty and recreation of Quigley Canyon. Per this submittal, the Quigley Ranch Subdivision is protecting the continued use of existing hillside trails for public use. Additionally, the space between proposed lots 7-12, 13-18, and 19-24 has been designed based upon conversations with the Blaine County Recreation District to accommodate continued Nordic use.**

**Understanding the desire for Blaine County residents to park and recreate on the gravel portion of Quigley Road, the applicant is proposing to construct a parking area east of the asphalt paving limits to allow for all-season recreational use of Quigley Road.**

**Quigley Ranch Subdivision also includes the dedication of Parcel D, 40.5 acres, as private open space to benefit the subdivision to satisfy the Simple Planned Unit Development open space requirement.**

**Refer to Appendix X—Recreation Site Plan for additional information. It should also be noted that Blaine County Recreation District has been sent a copy of the proposed plans for review and comment.**

- 2. The application will not alter or change public access as it currently exists.**
- 3. Parcel B will be dedicated to the HOA.**
- 4. The proposed open space is 30.2% of the available eligible acreage, which exceeds the 30% requirement for Simple Planned Unit Developments.**
- 5. This project does not have the potential for impacted a recreation trail designation.**

### **D. Assessed Evaluations**

- 1. Due to the further development, the assessed valuation of the subject property will likely increase. This is also likely to cause properties immediately adjacent to the property to have a similar increase in value.**

### **E. Historic Significance**

- 1. There are no known areas and/or structures of historical significance.**
- 2. N/A**

**F. Agricultural Concerns**

- 1. The proposed project will displace some land that is currently being used for agricultural purposes. Through the Planned Unit Development process, the Applicant/Owner is concentrating the proposed development on the western end of the valley in order to protect the existing agricultural property and reduce the cost of infrastructure. Additionally, proposed lots are situated to allow for continued farming between residential pods. No affects to water supplies of downstream or adjacent agricultural areas are anticipated.**
- 2. The proposed development is adjacent to productive agricultural fields.**
- 3. Agricultural production will continue on adjacent fields. Building envelopes have been included for lots adjacent to agricultural fields to increase separation between residences and agricultural activities.**
- 4. At the present time, there is no noxious weed abatement plan in place. However, based on the Wildlife and Aquatic Resources Assessment, there are several noxious weeds identified in the area. This includes Knapweed and Thistle. The applicant has been working with Blaine County on weed abatement as part of the Management Plan for the Conservation Easement.**

**G. Energy Conservation**

- 1. Standard single-family demand is anticipated for all proposed lots. Solar access for renewables will be maintained for all property owners.**
- 2. Agency comment has been requested from Idaho Power and Intermountain Gas Company, but has not yet been received. The applicant will send agency comment responses to the county as they are received.**

**H. Affordable Housing**

- 1. No owner/applicant-built residential units are proposed.**
- 2. All lots will be sold without constructed dwelling units.**
- 3. It is anticipated that a majority of the lots will be purchased by mid-income buyers as full-time residences.**
- 4. N/A- no residences exist.**

**I. Demographic & Employment**

**Table 11: Demographic Information Related to the Project's Population**

<b>Total Dwelling Units</b>	<b>Persons Per House</b>	<b>Total Population</b>	<b>Kids Per House</b>	<b>Total School Age Kids</b>	<b>Elderly Per House</b>	<b>Total Elderly</b>
<b>24 (SF)</b>	<b>2.75</b>	<b>66</b>	<b>0.7</b>	<b>15</b>	<b>0.6</b>	<b>14</b>

**The applicant anticipates local sub-contractors will be used for all infrastructure construction, which will generate employment income specific to Quigley Ranch Subdivision. Non-construction employment will be under \$14,999 per year for one person.**