

Kristine Hilt

From: Kristine Hilt
Sent: Tuesday, March 28, 2023 3:58 PM
To: Matt Smithman; Dirk Zondag, Jr
Cc: Mark Phillips; James Steel
Subject: RE: Zondag Plat Amendment

Hi Matt,

Thank you for your responses. I was hoping that Mark could answer the remaining questions prior to me responding. I am looking at the 2022 NearMap aerials on GIS and I still don't understand OHWM on the preliminary plat.

If you could please call out the square footages for the existing/proposed envelopes and also the required setbacks as required by code (§10-5-1.B.3). The Big Wood is a Class 1 stream and the overflow channel is a Class 3 stream. See below.

3. Riparian Areas: Development shall be located out of any land within the floodplain as required by subsection 10-5-2D of this chapter. Except as provided below, all development shall be subject to the following setbacks as measured from the "ordinary high water mark" along "streams" defined in section 9-17-5 of this Code:

Class 1 stream: Two hundred foot (200') setback.

Class 2 stream: One hundred twenty five foot (125') setback.

Class 3 and Class 4 streams: One hundred foot (100') setback.

Thanks,

Kristine Hilt
Certified Floodplain Manager
Code Compliance Specialist
Blaine County Land Use & Bldg Services
(208) 788-5570

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From: Matt Smithman <matt@galena-engineering.com>
Sent: Thursday, March 23, 2023 11:38 AM
To: Dirk Zondag, Jr <dirksunvalley@gmail.com>; Kristine Hilt <khilt@co.blaine.id.us>
Cc: Mark Phillips <mark@galena-engineering.com>; James Steel <james@steelarchitects.com>
Subject: RE: Zondag Plat Amendment

Hi Kristine,

Mark is out of the office this week but I'll do my best to answer some of your questions in his absence. He'll be able to provide more detail once he's back. Where I could, I answered your questions below in red:

1. How did you determine the OHWM? It doesn't seem to follow any channels/topography. The OHWM was surveyed in the field by our crews. Mark can clarify if necessary, but our teams follow the US Army Corps' Field Identification standards for collecting OHWM data. The aerial survey may be misleading due to the date of the photo and approximate nature of the overlay.



2. Can you include the increased setbacks from the main channel and side channel? How often does the side channel carry water? Annually? **I'm not sure I understand what increased setbacks you're looking for. It appears that the western edge of the western BE is ~140' from the side channel MHW and 500'+ from the main channel MHW, if that helps. I can't speak to the nature or frequency of flow in the side channel but I'm sure this is something we can research and get back to you on.**
3. Why is the western portion of the building envelope located over what appears to be a sloped western edge down to the floodplain area? Wouldn't it make sense to move it slightly east? Perhaps we can discuss this in more detail.
4. Can you send a copy of what Sean was previously working on with Dirk? I met with both of them last year (I think). I can't seem to find a copy in my email. **I'm not seeing any previous plans or correspondence in our job folder, but can dig around in Sean's inbox and forward along any relevant emails.**
5. Did you solicit comments from SCPHD or the responding fire district? Did they have an issue with the proximity of the western envelope to the secondary channel or the secondary envelope?
6. Still looking for square footage of existing vs proposed. **Existing BE = 10,000 SF; Proposed BE West = 6,956 SF, Proposed BE East = 2,601, Total Proposed BE = 9,557 SF.**
7. Have you considered a plat note limiting disturbance and rock riprap to areas outside of riparian setbacks, stream channels and floodplains? This would be favorable by staff and the board. **Will discuss this with Dirk.**

Let me know if you have any questions regarding our responses and if there's anything else we can provide to aid in your review. I'll discuss this with Mark when he's back and we'll add more detail where we can.

Best,

Matt Smithman, PE
Galena Engineering, INC
317 North River St
Hailey, ID 83333
Office: 208-788-1705
Cell: 205-209-9969

From: Dirk Zondag, Jr <dirksunvalley@gmail.com>

Sent: Wednesday, March 22, 2023 8:01 PM

To: Kristine Hilt <khilt@co.blaine.id.us>

Cc: Matt Smithman <matt@galena-engineering.com>; Mark Phillips <mark@galena-engineering.com>; James Steel <james@steelarchitects.com>

Subject: Re: Zondag Plat Amendment

Hi Kristine, I don't know all answers to your technical questions so I will leave it to the experts and their reply. However, we did discuss that we would divide the singular building envelope, and subtract the equal amount of square footage to have a separate garage/barn, and stay within the total square footage allotment for the building envelope/lot. Sean said that it shouldn't be a problem, and I believe that was discussed at our meeting?

Thank you!

On Wed, Mar 22, 2023, 9:17 PM Kristine Hilt <khilt@co.blaine.id.us> wrote:

I have a few follow up questions: