



June 30, 2021

Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning  
219 North Main Street  
Cascade, Idaho 83611

**Subject: Pines by the Lake Subdivision – C.U.P. & Preliminary Plat Application**

Dear Cynda,

Please find attached to this letter, a submittal for the Pines by the Lake Subdivision project located along Old State Highway, Valley County, Idaho. The proposed development consists of 6 lots encompassing 5.25 acres total. Included in the submittal are (10) ten copies of the following items in the order listed:

- Valley County C.U.P & Preliminary Plat Application – *4 pages*
- Valley County Application for Irrigation Plan Approval – *3 pages*
- Valley County Weed Control Agreement – *1 page*
- Impact Report (from Valley County Code 9-5-3-D) – *3 pages*
- Preliminary Plat – *1 sheet*
- Phasing Plan and Construction Timeline – *1 page*
- Proposed Street Names and Lots 1" = 300' Scale – *1 figure*
- Existing Physical Conditions with Preliminary Site Plan and Utility Imp. – *1 sheet*
- Landscaping Plan – *1 page*
- Preliminary Road, Grading, and Stormwater Management Pan – *2 sheets*
- Lighting Plan – *1 page*
- Wildfire Mitigation Plan – *1 page*
- Adjoining Property Owners – *1 page*
- Subdivision Legal Description – *1 page*

Thank you for your attention to this submittal and please feel free to contact me by phone or email at your earliest convenience should you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Hickman', written over a horizontal line.

Kyle Hickman  
Construction Manager and Senior Environmental Specialist  
Crestline Engineers, Inc.

# Valley County Planning & Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
Phone 208-382-7115  
Fax 208-382-7119



## C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>1031</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 21-19 Pines by the Lake Subd</u>	FEE \$ <u>800-</u>	
ACCEPTED BY _____	DEPOSIT <u>1000-</u>	
CROSS REFERENCE FILE(S): _____	DATE <u>6-30-2021</u>	
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input checked="" type="checkbox"/> FULL PLAT	_____	

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

### The following must be completed and submitted with the conditional use permit application:

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ A Wildfire Mitigation Plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

**Ten (10) copies of the application and additional materials are required.**

We recommend you review Title 9 and Title 10 of the Valley County Code online at

[www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

PROPOSED SUBDIVISION NAME Pines by the Lake Subdivision

APPLICANT Clover Valley Properties, LLC PHONE [REDACTED]  
Owner  Option Holder  Contract Holder

APPLICANT'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

APPLICANT'S MAILING ADDRESS PO Box 1177, Donnelly, ID 83615

OWNER Clover Valley Properties, LLC PHONE [REDACTED]

OWNER'S MAILING ADDRESS PO Box 1177, Donnelly, ID 83615

Nature of Owner's Interest in this Development? Residential Development

AGENT/REPRESENTATIVE Ken Roberts FAX \_\_\_\_\_ PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS PO Box 1177, Donnelly, ID 83615

ENGINEER Gregg Tankersley, P.E. PHONE [REDACTED]

ENGINEER ADDRESS 323 Deinhard Ln. Suite C McCall, ID 83638

- 1. SIZE OF PROPERTY 5.25 Acres (Subdivision area only, overall parcel is 240.13 acres)
- 2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 234.88 Acres

- 3. ANY RESTRICTIONS ON THIS PROPERTY?  
Easements to be provided as part of private roadway development  
Deed Restrictions \_\_\_\_\_  
Liens or encumbrances \_\_\_\_\_

- 4. LEGAL DESCRIPTION Refer to attached Legal Descriptions

- 5. TAX PARCEL NUMBER RPI6N03E350176  
Quarter NW 1/4, SW 1/4 Section 35 Township 16N Range 3E

- 6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:  
131 Res Impr on Cat 10. Existing shed on portion of parcel to be developed.

- 7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None

- 8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:  
North Residential Improvement on Cat 12, Single Family Home  
South Residential Improvement on Cat 12, Single Family Home  
East Residential Improvement on Cat 10, Irrigated Farm Land, Single Family Home, Farm Buildings  
West Residential Rural Subdivision, Single Family Homes, Lake Cascade

- 8a. TYPE OF TERRAIN: Mountainous  Rolling  Flat  Timbered
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Wooded areas present on portion of parcel being developed.
- 
- 9a. WATER COURSE: Seasonal drainage areas
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
Information can be obtained from the P&Z Office. Include a map if yes. No
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 10a. NUMBER OF EXISTING ROADS: 0 Width N/A Private or Public? N/A  
Are the existing road surfaces paved or graveled? N/A
- 10b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 28' gravel or 24' paved  
Will the proposed roads be publicly or privately maintained? Privately  
Proposed road construction: Gravel  Paved
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
None
- 
- 11b. PROPOSED UTILITIES: North Lake Recreational Sewer and Water District (NLRSWD) sewer and water service connections, power, and communications  
Proposed utility easement width 12' Location Adjacent to ROW
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic  Central Sewage Treatment Facility  NLRSWD
- 12b. POTABLE WATER SOURCE: Public  Water Association  Individual   
If individual, has a test well been drilled?      Depth      Flow      Purity Verified?       
Nearest adjacent well ID# 454682 Depth 85 Flow 10
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? None  
Are you proposing any alterations, improvements, extensions or new construction? No  
If yes, explain:
- 
14. DRAINAGE (Proposed method of on-site retention): Roadside swales and on-site detention basins  
Any special drains? No (Please attach map)  
Soil type (Information can be obtained from the Soil Conservation District): Donnel and Duston sandy loam
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes, and/or financial assurances  
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat:
-

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front County Minimum Sides County Minimum Rear County Minimum  
Mobile homes allowed? No  
Minimum construction value N/A Minimum square footage N/A  
Completion of construction required within 2 Days  Months  Years   
Resubdivision permitted? No  
Other \_\_\_\_\_

17. LAND PROGRAM:

Acreage in subdivision 5.25 Number of lots in subdivision 6  
Typical width and depth of lots 230' x 135'  
Typical lot area 0.70 Acres Minimum lot area 0.66 Acres Maximum lot area 0.75 Acres  
Lineal footage of streets +/- 800 LF Average street length/lot 135 LF  
Percentage of area in streets 9 %  
Percentage of area of development to be public (including easements) 0 %  
Maximum street gradient 0.5%  
Indicate if subdivision is to be completely developed at one time; if not, describe stages \_\_\_\_\_  
Refer to Phasing Plan and Construction Timeline.  
\_\_\_\_\_  
\_\_\_\_\_

18. COMPLETE ATTACHED PLAN FOR IRRIGATION.

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.





## Irrigation Plan Map Requirements

The irrigation plan must be on a scalable map and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction → ).
- Direction of wastewater flow (use long arrows on your map to indicate waste water direction → ).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: \_\_\_\_\_

Also, provide the following documentation:

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed:   
Applicant / Property Owner

Date: 6 / 30 / 21  
(Application Submitted)





# VALLEY COUNTY

## WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

### COOPERATOR

Clover Valley Properties, LLC

PO Box 1177

Donnelly, ID 83615

By: 

Date: 6/30/21

By: \_\_\_\_\_

Valley County Weed Control

Date: \_\_\_\_\_

## IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. *Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.*

The new 28' wide gravel road will accommodate six (6) residential housing lots and may be paved at a later date if determined to be feasible. Applicant is working with Valley County Commissioners and Road Department to limit Old State Highway through traffic to alleviate trespass issues, property damage, and traffic safety issues. The roadway gradient is minimal, will be constructed to Valley County standards, and will be aligned within the ROW and access easement. The owner(s) will be responsible for maintaining the roadway for the shared access. A moderate increase in traffic flow will occur during construction activities.

2. *Provision for the mitigation of impacts on housing affordability.*

The primary purpose for subdividing the property is to create residential lot development opportunities in an area that historically has had very few. It is anticipated that the affordability of the lots will be comparable to other similar developments within Valley County.

3. *Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.*

Short term increase in daytime noise and vibration levels will occur during the construction process. There will be minimal noise increase due to traffic flows post-construction. Noise generated by the daily ongoings of residential dwellings will persist after residential development.

4. *Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings, or outdoor activities.*

Short term increase in glare during the construction process due to equipment present. No permanent changes to heat or glare will be observed as a result of the roadway construction and proposed improvements once completed. Post residential home construction changes in heat and glare will occur due to buildings, homes, and vehicles and will conform to Valley County standards at that time.

5. *Particulate emissions to the air including smoke, dust, chemicals, gasses or fumes, etc. both existing and what may be added by the proposed uses.*

Little to no net change in particulate emissions are expected outside of dust potential due to traffic on gravel roadway.

6. *Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.*

North Lake Recreational Sewer and Water District public water supply will furnish water to properties for domestic, irrigation, and fire protection purposes. There are no existing wetlands within the proposed subdivision development. Stormwater management associated with the roadway will be addressed per Valley County standards.

7. *Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.*

Construction of the roadway will serve as a firebreak and provide fire department access to the properties where currently there are no roads or access for fire suppression.

8. *Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.*

Existing vegetation removal will include tree, brush, and native grasses, but will be within an area of minimal slope and roadway will be developed with swales designed to capture stormwater. Vegetation removed for roadway construction will be re-seeded as needed to prevent erosion. No wetlands will be impacted as part of the planned development.

9. *Include practices that will be used to stabilize soils and restore or replace vegetation.*

Areas disturbed during construction activities on the site will be re-stabilized with hard surface and re-vegetation/landscaping efforts.

10. *Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.*

There are no anticipated problems with existing soil suitability. Roadway construction will be supported by appropriate imported backfill material to stabilize sections as needed. Topsoil may be added to surface restoration areas to supplement existing soil conditions as needed for growth.

11. *Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.*

The site plan calls for creating cuts and fills for the roadway and vegetated stormwater swales and or detention basins if determined necessary. Fencing and other sight buffers will be addressed as part of the CC&Rs.

12. *Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the effect of shadows from new features on neighboring property.*

Future residential structures may be visible from adjacent roadways and adjoining properties depending on construction and will conform to Valley County standards at that time.

13. *Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.*

Site selection was based upon the availability of land with convenient access to Donnelly, McCall, Cascade, and Valley County. The site is adjacent to other residential properties with similar land use.

14. *Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.*

Upon completion of the improvements, including the residential homes, the taxable value will increase over the value of existing undeveloped land.

15. *Approximation of costs for additional public services, facilities, and other economic impacts.*

Demand on public services such as public-school systems, Fire, and EMS for the development is anticipated to be minimal.

16. *State how the proposed development will impact existing developments providing the same or similar products or services.*

The proposed development will provide additional residential development lots in an area which historically has had very few opportunities.

17. *State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.*

N/A

18. *What will be the impacts of a project abandoned at partial completion?*

The development will increase the value, access, and utility of the property. If the project is abandoned, the remaining improvements will benefit another residential project.

19. *Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.*

Six (6) individual lots will be available for future residential development.

20. *Stages of development in geographic terms and proposed construction time schedule.*

The stages of construction depend on the availability of building materials, contractors, surveyors, and utility companies' scheduling. The project timing is subject to market changes and financing, but it is expected that the project will be completed by no later than the end of 2022. See attached Phasing Plan and Construction Timeline.

21. *Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.*

Lot prices are expected to be competitive with other similar improvements in the County.



## Phasing Plan and Construction Timeline

### Pines by the Lake Subdivision

This phasing timeline is dependent upon the availability of funds, contractors, surveyors, and scheduling of utility companies. We currently believe that the following schedule can be achieved within reasonable expectations.

#### Phase 1 – 2021 through 2022, Lots 1 - 6

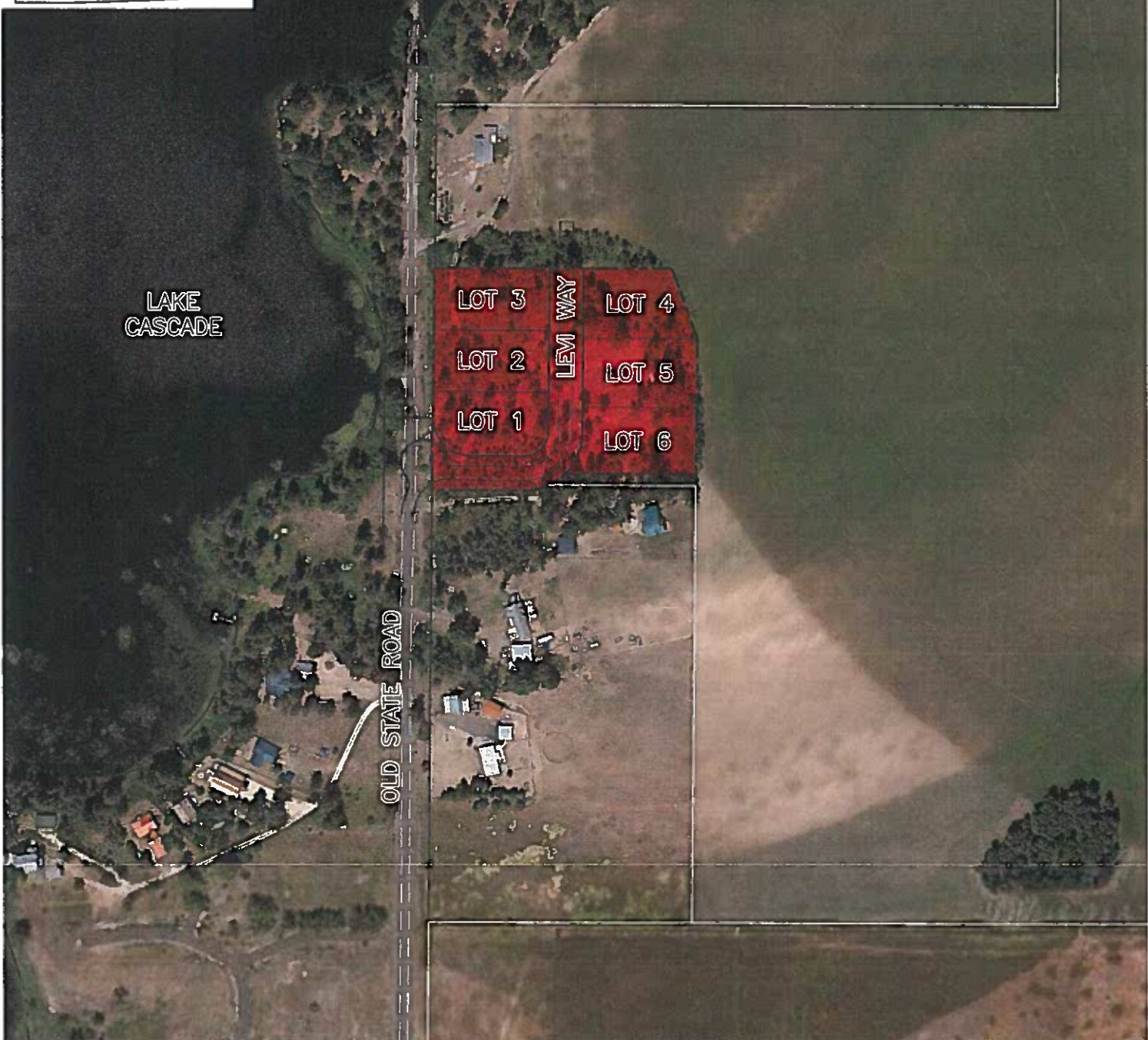
Gravel roadway construction.

Roadway drainage improvements and grading.

Water and sewer service installation

By:  Date: 6/30/21

Ken Roberts



NORTH  
SCALE: 1" = 300'

**CRESTLINE**  
ENGINEERS

323 DEINHARD LANE, SUITE C · PO BOX 2330  
McCALL, IDAHO 83638  
208.634.4140 · 208.634.4146 FAX

PINES BY THE LAKE SUBDIVISION  
VALLEY COUNTY, IDAHO  
PROPOSED SUBDIVISION STREET NAMES AND LOTS

PROJECT	21022	DRAWN	FIGURE NO.
DATE	6/29/2021	AMD	1 OF 1





**Landscaping Plan**

**Pines by the Lake Subdivision**

Currently there are no specific plans for landscaping within the development. All areas disturbed during the construction process will be re-vegetated utilizing native grasses, sod, landscaping, or any combination of the above.

By:  Date: 6/30/21

**Ken Roberts**



**Lighting Plan**

**Pines by the Lake Subdivision**

The roadway will have no lighting. Residential dwellings will be fitted with external lighting secured to buildings conforming to Valley County standards.

By:  Date: 6/30/21

**Ken Roberts**

## Wildfire Mitigation Plan

### Pines by the Lake Subdivision

The roadway itself is a form of wildfire mitigation providing a firebreak. The roadway will also provide emergency vehicle access to the property for fire suppression efforts. Development of roadways will conform to standards for required turn arounds, access points, and hydrant locations.

Site re-vegetation efforts will consist of native grasses, sod, landscaping, and grading to improve upon existing timbered land conditions to further mitigate wildfire.

By:  Date: 6/30/21

**Ken Roberts**

# BOWERS LAND SURVEYS

P.O. Box 976, Cascade, Idaho 83611 Phone (208) 469-0457

**5.25 Acres**

**Located in the NW1/4 of the SW1/4 of Section 35,  
T. 16 N., R. 3 E., B.M.,  
Valley County, Idaho**

A parcel of land located in a portion of the NW1/4 of the SW1/4 of Section 35, T. 16 N., R. 3 E, B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 35, C.P.F. Inst. No. 321314, corner records of said Valley County; thence a bearing of N 89°40'01" W, a distance of 50.00 feet to a set 5/8 inch rebar on the easterly right-of-way boundary of Old State Road and the **TRUE POINT OF BEGINNING**.

Thence a bearing of S 89°49'01" E, a distance of 485.05 feet to a set 5/8 inch rebar; Thence a bearing of S 20°16'58" E, a distance of 151.42 feet to a set 5/8 inch rebar; Thence a bearing of S 00°38'18" W, a distance of 275.40 feet to a set 5/8 inch rebar; Thence a bearing of N 89°21'51" W, a distance of 269.37 feet to a set 5/8 inch rebar; Thence on a non-tangent curve to the right, said curve having a length of 94.04 feet, a radius of 120.00 feet and chord which bears S 68°11'08" W, a distance of 91.65 feet to a set 5/8 inch rebar; Thence a bearing of N 89°21'51" W, a distance of 161.03 feet to a set 5/8 inch rebar; Thence on a curve to the left, said curve having a length of 39.27 feet, a radius of 25.00 feet and a chord which bears S 45°38'09" W, a distance of 35.36 feet to a set 5/8 inch rebar on the easterly right-of-way boundary of Old State Road; Thence a bearing of N 00°38'09" E, a distance of 142.42 feet, on said easterly right-of-way boundary, to a found brass cap right-of-way marker at Station 197+00; Thence a bearing of N 00°48'39" E, a distance of 330.59 feet, on said easterly right-of-way boundary, to the **POINT OF BEGINNING**.

Said described parcel of land contains 5.25 acres, more-or-less, together with and subject to rights-of-way and easements of record and/or use.