

Valley County Planning & Zoning Department

T spa tict lereS S

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>1409</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 21-26</u>		FEE \$ <u>300 -</u>
ACCEPTED BY _____		DEPOSIT <u>1000 -</u>
CROSS REFERENCE FILE(S): _____		DATE <u>8-27-2021</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input checked="" type="checkbox"/> SHORT PLAT	_____	
<input 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 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 Kinney Mountain

APPLICANT David and Janice Mlinar PHONE [REDACTED]
Owner Option Holder Contract Holder

APPLICANT'S SIGNATURE [Signature] DATE 8-25-2001

APPLICANT'S MAILING ADDRESS 1957 W. Ditch Creek Dr. Meridian, Idaho 83646

OWNER David and Janice Mlinar PHONE [REDACTED]

OWNER'S MAILING ADDRESS 1957 W. Ditch Creek Dr. Meridian, Idaho 83646 2.49

Nature of Owner's Interest in this Development? Sell Home and acreage but keep ~~3.5~~ acres with shop

AGENT/REPRESENTATIVE _____ FAX _____ PHONE _____

AGENT/REPRESENTATIVE ADDRESS _____

ENGINEER None PHONE _____

ENGINEER ADDRESS _____

1. SIZE OF PROPERTY ^{2.49}~~3.5~~ Acres +/-

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER ^{17.62}~~18.1~~ Acres +/-

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to Easement granted for underground power line

Deed Restrictions None

Liens or encumbrances None

4. LEGAL DESCRIPTION Tax #10 in SE4 SE4 S12 T14N R3E

5. TAX PARCEL NUMBER Tax No. 10
Quarter _____ Section _____ Township _____ Range _____

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

There is currently a 3000 sq' home with external 2 car garage. Next to that is a metal Pole building used for storing h. and other items. Over the hill and in the Southeast corner is a metal storage building/shop approximately 40' wide by 50' deep. Our proposal is to divide off this metal storage building and approximately ^{2.49}~~3.5~~ acres, keeping that for storage and possible future home while selling the remaining home, garage and appx ^{17.62}~~18.1~~ Acres

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 Known

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North State Land border entire property to the north

South There is a 10 acre parcel with a home on it.

East Bordered by Highway 55 to the East

West This will be the existing home, shop, and barn we are selling.

- 8a. TYPE OF TERRAIN: Mountainous Rolling Flat Timbered
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes, None that aren't already existing
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: None of any significance.
Property is mostly timbered. There is a small pond, with no outflow, that will remain with the home on 16.5 Acres
- 9a. WATER COURSE: Flow will remain unchanged, either into pond or along Highway 55 flowing in the ditch south.
- 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 Known to be
- 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: 1 Width 21 Feet Private or Public? Private
 Are the existing road surfaces paved or graveled? Current road to cabin/gravel. Seperate road to shop/gravel
- 10b. NUMBER OF PROPOSED ROADS: No new Roads Proposed width: N/A
 Will the proposed roads be publicly or privately maintained? Current road is privately maintained and will remain so
Proposed road construction: Gravel Paved
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
In the original 16/5 Acres with home, there is propane, Septic, electricity, and private well. In the proposed 3.5 acres there is currently electricity, with its own meter. We hope to place a septic on the new subdivision, and eventually drill a well
- 11b. PROPOSED UTILITIES: Not our intent to occupy, just use current steel building for storage. If/when we place a dwelling on property, we would use and septic, private well, and likely electric heat.
 Proposed utility easement width N/A Location N/A
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic Central Sewage Treatment Facility
- 12b. POTABLE WATER SOURCE: Public Water Association Individual
 If individual, has a test well been drilled? No Depth _____ Flow _____ Purity Verified? _____
 Nearest adjacent well appx 600' Depth 100'? Flow Unknow but Strong
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No
 Are you proposing any alterations, improvements, extensions or new construction? No
 If yes, explain: _____
14. DRAINAGE (Proposed method of on-site retention): None
 Any special drains? No (Please attach map)
 Soil type (Information can be obtained from the Soil Conservation District): Soil Tested by CDH-attached
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? No
 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: Not Applicable

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front none Sides none Rear none
Mobile homes allowed? Yes
Minimum construction value None Minimum square footage No Minimum
Completion of construction required within N/A Days Months Years
Resubdivision permitted? No
Other _____

17. LAND PROGRAM:

Acreage in subdivision 20 Acres +/- Number of lots in subdivision 2
Typical width and depth of lots 400 Ft deep and 180+ feet wide
Typical lot area 3.49 Acres Minimum lot area 0.0 Acres Maximum lot area 11.62 Acres
Lineal footage of streets 839.15 Feet Average street length/lot N/A
Percentage of area in streets 1% or less %
Percentage of area of development to be public (including easements) None %
Maximum street gradient N/A
Indicate if subdivision is to be completely developed at one time; if not, describe stages _____
No new development planned, but may build a home on this parcel, but
currently only plan to use the shop for storage.

- 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.



VALLEY COUNTY xt here
PLANNING & ZONING DEPARTMENT

219 North Main Street
PO Box 1350
Cascade, ID 83611

Phone 208-382-7115
Fax 208-382-7119
www.co.valley.id.us

APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications
(Idaho Code 31-3805)

Applicant(s): David & Janice Mlinar

1957 W. Ditch Creek Dr. Meridian, Idaho 83646

Mailing Address

City, State

Zip

Location of Subject Property: 11857 Highway 55, Cascade Idaho 83611

(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP _____ Section 12 Township 14N Range 3E

C.U.P Number: Tax #10

This land:

- Has water rights available to it
 Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.

1 1

1. Are you within an area of negotiated City Impact? _____ Yes _____ No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: _____

Drainage: _____

3. How many acres is the property being subdivided? _____

4. What percentage of this property has water? _____

5. How many inches of water are available to the property? _____

6. How is the land currently irrigated? surface sprinkler irrigation well
 above ground pipe underground pipe

7. How is the land to be irrigated after it is subdivided?
 surface sprinkler irrigation well
 above ground pipe underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

9. Is there an irrigation easement(s) on the property? Yes No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) _____

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: 8/25/201
(Application Submitted)

State Land border entire property to the north



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

DAVE MLINAR
1957 W. Ditch Cr. Drive
Meridian, Id 83646

By: Dave Mlinar

Date: 8-25-2021

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. There will be no impact or changes as a result of this subdivision
 2. Provision for the mitigation of impacts on housing affordability. There will be no impacts on housing affordability
 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. There will be no construction noises.
 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. There will be no heat or glare.
 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. There will be no particulates added to the air.

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

There will be no immediate demand for water. If there is demand down the road, will will add a well. All other drainage remains unchanged and will be as it was prior to subdivision.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use. There will be no fire, explosion or other hazards.

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils. We will not remove any existing vegetation, with the exception of occasional and ongoing removal of dead trees and shrubs.

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

There will be no need for stabilization or replacing vegetation.

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 issues with slope stability. Shop has been constructed and in place for many years.

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

There will be no changes or improvements.

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 affect of shadows from new features on neighboring property.

There will be no cuts or fills.

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. We currently own this entire 20.1 acre parcel. We are hoping to sell the existing home, garage, and metal barn and retaining approximately ^{2.49} 3.5 of the 20.1 Acres. There is a 40' X 50' metal storage building on the ^{2.49} 3.5 acres which we will use for storage. We have some cars and trailers that we will put in there.

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

† Their may be an increase in tax revenue. In dividing ¹⁷⁶² this property, there will be 2 values as opposed to one. Our home on the remaining ~~10.5~~ acres has sold for \$895,000. This may represent an increase in tax base. The new lot, consisting of the shop and ^{2.49} 3.5 acres will be assessed as a seperate parcel.

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

None

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

No Impact on existing developments

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.

No resources will be used

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

None

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

No additional space will be built.

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

No new Construction is planned currently

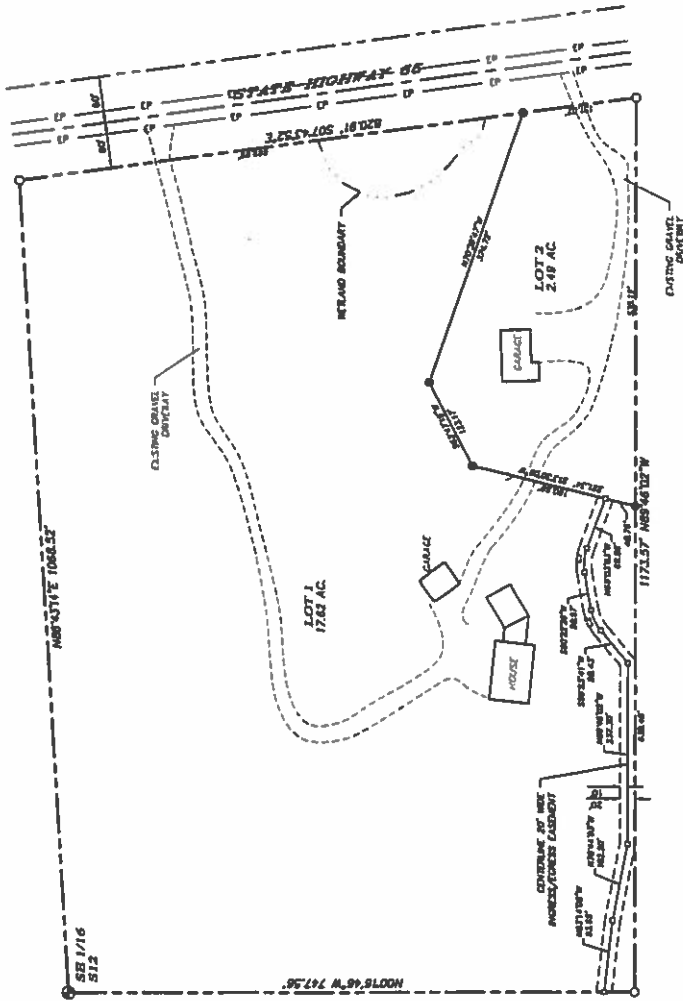
21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

We will sell our current home on ^{17.42}10.5 Acres, along with the oversized 2 car garage and metal barn for \$895,000. A purchase agreement is already in place, and they are aware of our goal to subdivide the ^{3.5}3.5 acres and keep the shop, and possibly build in the future.

2.49

KINNEY MOUNTAIN SUBDIVISION
 LOCATED IN A PORTION OF THE
 SE1/4 OF THE SE1/4
 SECTION 12
 T.14N., R.3E., B.M.
 VALLEY COUNTY, IDAHO,
 2021

BASIS OF BEARING
 BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE
 COORDINATE SYSTEM. DISTANCES ARE TRUE GROUND
 DISTANCES.



SURVEY NARRATIVE

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT AS AMENDED BY THE VALLEY COUNTY SUBDIVISION ACT. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT AND THE RECORD OF SURVEY BOOK 3, PAGE 243.

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
- THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IMMERSION EXTRACT AS DEFINED BY IAC 31-3002, AND THE REQUIREMENTS IN IAC 31-3002 ARE NOT APPLICABLE.
- ALL UTILITIES SHOWN ON THIS SURVEY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
- SEPTIC SYSTEMS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- EXTENDED LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES.
- ONLY TWO HOOD BURNING DEVICES ALLOWED PER LOT.
- LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RELEASE.
- REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
10. FEMA FIRM PANELS 03-10835383C & 10835383B FROM EXTREME HAZARD 2/1/2009
- FLOOD ZONED ZONE 2
- BASE FLOOD ELEVATION: 46
- ADDITIONAL RESTRICTIONS MAY BE APPLIED TO THIS PLAT IF A FLOODPLAIN IS REGULATED BY TITLE 8 AND TITLE 10 OF THE VALLEY COUNTY CODE.

LEGEND

- WETLAND BOUNDARY
- LOT LINE
- EASEMENT LINE
- FOUND ALUMINUM CAP MONUMENT
- SET 3/4" x 2" REBAR WITH PLASTIC CAP LEHART
- FOUND 3/4" REBAR
- CALCULATED POINT, NO MONUMENT SET OR FOUND

CURVE TABLE			
CURVE	LENGTH	AREA	CHORD
C1	10.00'	100.00'	100.00'
C2	10.00'	100.00'	100.00'

SANITARY RESTRICTIONS
 SANITARY RESTRICTIONS AS REQUIRED BY IAC 31-3002, TITLE 31, CHAPTER 13, HAVE BEEN
 IDENTIFIED AND ARE LISTED TO BE READ IN FULL WITH THE COUNTY RECORD OR
 RECORD OF SURVEY. THESE RESTRICTIONS ARE NOT TO BE DELETED OR
 REPEALED IN ACCORDANCE WITH SECTION 30-1208, IAC, UNLESS THE
 COURTSHEED OF OCCUPANCY.

DISTRICT HEALTH DEPARTMENT 0-5 DATE

PST. NO.

SHEET 1 OF 2
 33 COVOTE TRAIL
 CACAGO, ID 83411
 PHONE: (208) 634-8994
 WWW.DUNNPLANNING.COM

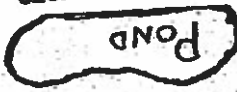


State Highway 55

S 75°44' E 839.5
S 75°22' E 158.44

18.24

820.91



PROPOSED
NEW
LOT 2



Power Box

11867 ID-55,
Cascade, ID 83611

20.10 acres



Power Box



N 80°00'00" E
173.17



Propane Tank

N 83°0'0" E 1068.59
N 80°29'08" E

LOT 2

747.53

S 03°24' E 142.7

SE 1/16

Lighting Plan

11857 Highway 55 Subdivision



There is currently 1 exterior light on proposed new lot. This is an LED light located on the front apex of the shop. There are no further lights anticipated to be added.

Light Height: Light is located 17 feet from ground level, well below the 30' maximum.

Light is a standard yard light, which is shielded to emit light down, towards the ground and is not visible from neighbors homes.

Light does not reflect off any objects, including water. It does not redirect the glow to either Highway 55, or any neighbors.

This light is neither flashing, nor does it change it's degree of intensity. It also does not move.

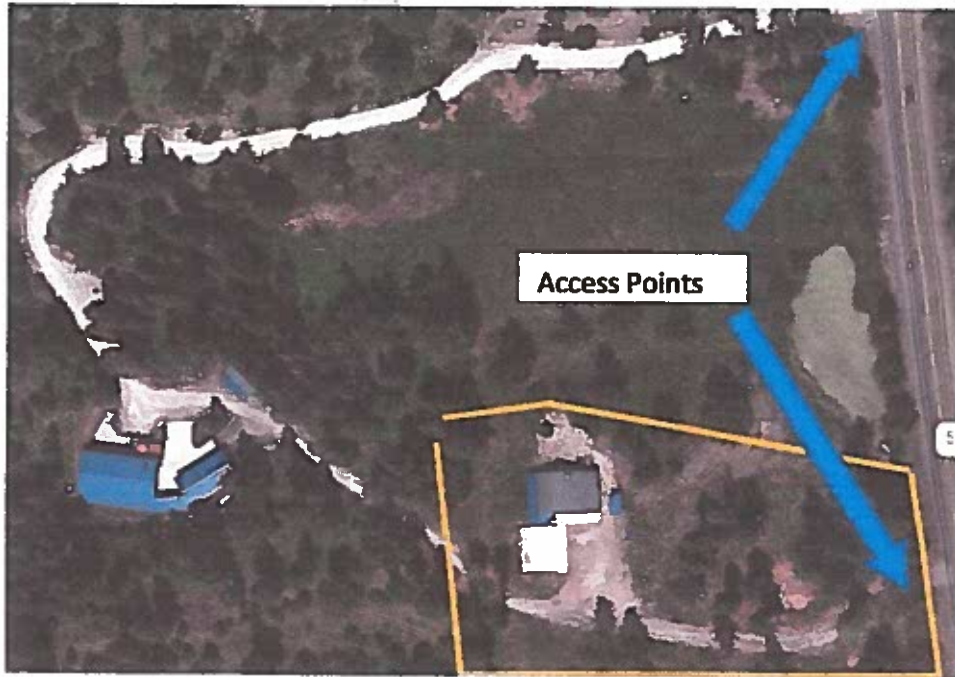
This is not a motion sensing light, and has to be manually turned on and off by a switch inside the shop.

There are no radio, communication, or navigation towers located on property.

Current LED lighting color is 2500K.

Wildfire Risk Mitigation

New Subdivision off of 11857 Highway 55 Cascade Id 83611



Access: There are currently 2 access points off of Highway 55. The primary access point for this new subdivision will be the one located on the south end. This has been inspected by Steve Hull, Cascade Fire Chief, and deemed appropriate for his requirements. Both entrances allow for ingress and egress.

Water Supply: The small pond located on the property could be used if necessary. There is a private water well located by home approximately 1000' from proposed subdivision.

Estimated response time: Property is located roughly 3 miles north of the city of Cascade. For structural and other smaller fires, the Cascade Fire Department could be on location in under 5 minutes.

Wildfire Risk Mitigation
Page 1

Planned internal fire protection: There are no current or planned internal fire protection systems. We do have 1 hydrant, located inside the shop, that could be used for a small fire close to the structure.

Proposed Infrastructure: There are no current plans to change the infrastructure from current conditions.

Safety Zone Locations. There are no current proposed safety zone locations.

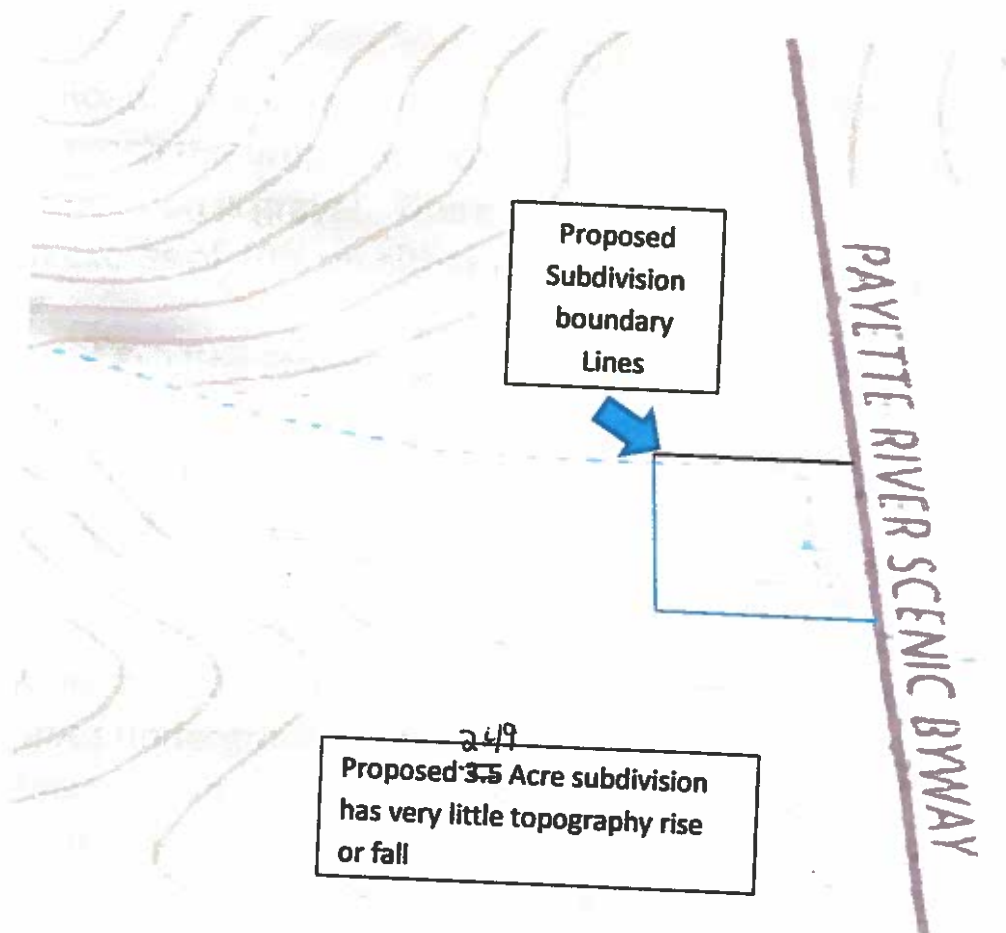
Planned Live and Dead Fuel Treatment: There is a limited amount of trees on proposed subdivision. When they die, or are damaged, they are removed and processed for firewood. There is a substantial fire break surrounding the existing shop, with no large trees within 100'.

Long Term Maintenance: As trees age and die, or are damaged by insects or winds, they will be removed and harvested for fire wood.

Overall Change in Wildfire Risk: There will be no change in wildfire risk for any adjacent neighbors. This proposed subdivision is a little bit unique in that there is a large meadow to the north, highway 55 borders the entire east, there is another large meadow to the West, and limited trees to the west. It has a low risk of wildfire.

Wildfire Risk Mitigation
Page 2

Wildfire Mitigation Plan
New Subdivision off of 11857 Highway 55 Cascade Id 83611



²⁴⁹
Proposed ~~3.5~~ Acre subdivision
has very little topography rise
or fall

Speculative Site Evaluation



Public Health
Central District Health Department

Idaho Public Health Districts

Central District Health
703 North 1st
McCall, ID 83638
(208) 634-7194

File # 166274



Owner's Name: Dave Mlinar
Property Address: 11857 Hwy 55
Cascade, ID 83611

Phone # 208-957-3176

Legal Description:	1/4 1/4	Section: 12	Township: 14N	Range: 03E
Subdivision: 0 No Subdivision		Lot:	Block:	Size(acres) 3.50

Test holes and/or site evaluation was completed on 06, 29, 2021

- The site evaluations indicated that the soils and features of concern are suitable for construction of a subsurface sewage disposal system sized for up to _____ bedroom single family dwelling with the following conditions:
- An alternative design system is required.
- Maximum depth of the drain field is _____
- _____

The following information is needed to continue processing your application for site approval:

- Additional soils testing is needed
- Ground water monitoring is required by the applicant from _____ to _____ on a weekly basis.

Application DENIED: _____

This assessment is NOT a subsurface sewage disposal installation permit.

The following information is needed to continue processing your application prior to issuance of a septic permit:

- Additional fees and a subsurface sewage disposal application
- Floor/building plans
- Complete and accurate plot plan
- Planning and Zoning approval
- Building Department approval / Sewer availability approval

If the drainfield area proposed is greater than 50' from the original speculative site evaluation test hole, then additional test holes may be required.

This document is based upon the current laws and regulations which are subject to change.

It is unlawful to occupy a dwelling without an approved septic system as per Idaho's Individual/Subsurface Sewage Disposal rules (IDAPA 58.01.03).

John M. [Signature]

Senior Environmental Health Specialist

DATE 06 29 2021



From: Dan Dunn <dan@dunnlandsurveys.com>
Sent: Tuesday, September 7, 2021 9:10 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: loloscratch27@gmail.com <loloscratch27@gmail.com>
Subject: Kinney Mountain Sub.

Cynda,

Attached is the preliminary/final plat for Kinney Mountain Sub. The owner would like to add a power line easement through lot 2 that I was unaware of, the lines are constructed I just need to locate them and add them to the plat. Please let me know if there is anything else you need. Thank you!

Daniel Dunn
Professional Land Surveyor
208.634.6896
dunnlandsurveys.com



KINNEY MOUNTAIN SUBDIVISION
 LOCATED IN A PORTION OF THE
 SE1/4 OF THE SE1/4
 SECTION 12
 T14N, R3E, B.M.
 VALLEY COUNTY, IDAHO,
 2021

BASIS OF BEARING
 CONFORMS TO THE 1983 NAD 83
 GEODETIC SYSTEM. DISTANCES ARE MEASURED
 ALONG CURVES.



SURVEY NARRATIVE

THIS SURVEY WAS COMPLETED TO SUBMIT THE PROPERTIES SHOWN HEREON AS
 SEPARATE LOTS TO THE PUBLIC RECORDS. ALL DISTANCES AND BEARINGS FOUND
 HEREON WERE MEASURED AND CALCULATED. SEE RECORD OF SURVEY BOOK 4, PAGE 141,
 INSTRUMENT NO. 208253.

NOTES

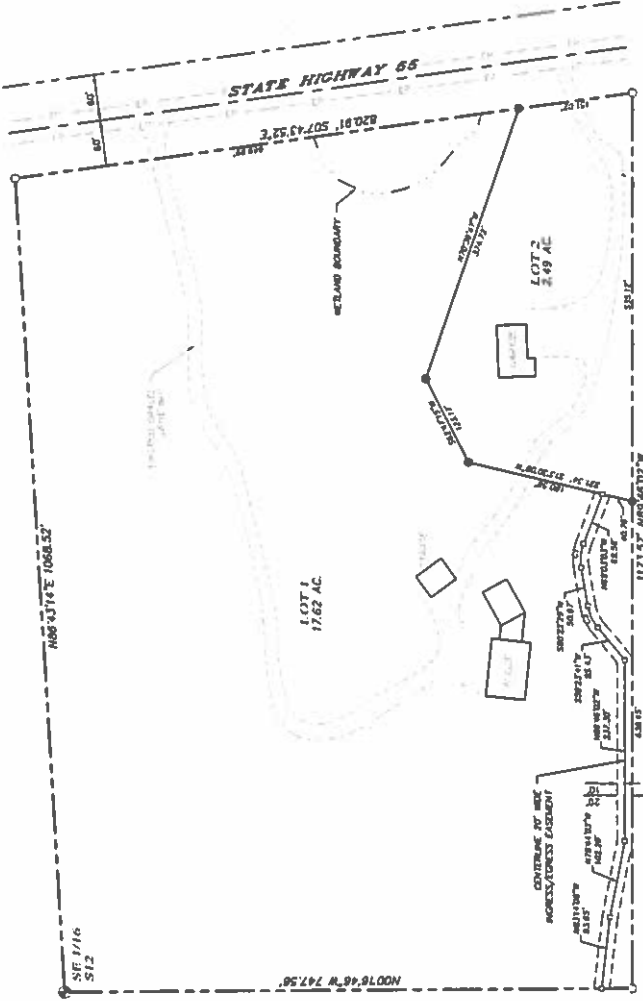
1. CURVED BOUNDARY STRINGS SHALL BE IN ACCORDANCE WITH THE ZONING
 ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
2. THE LAND WITHIN THIS PLAT IS NOT WITHIN AN IRRIGATION DISTRICT AS DEFINED BY
 IDAHO CODE 31-3001, AND THE REQUIREMENTS IN I.C. 31-3001 ARE NOT
 APPLICABLE.
3. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER
 SYSTEM APPROVED IN THE SANITARY RELEASE.
4. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH
 AUTHORITY.
5. EXTERIOR LIGHTING SHALL COMPLY WITH VALLEY COUNTY ORDINANCES.
6. ONLY TWO HOOD BURNING DEVICES ALLOWED PER LOT.
7. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH
 AUTHORITY.
8. NO ADDITIONAL DOMESTIC WATER SERVICES SHALL BE INSTALLED BEYOND THE WATER
 SYSTEM APPROVED IN SANITARY RELEASE.
9. REFERENCE IS MADE TO PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL
 RESTRICTIONS.
10. FEMA FIRM PANELS: 18085C353C & 18085C353C
 FEMA EFFECTIVE DATES: 2/1/2019
 FLOOD ZONE(S): ZONE X
 BASE FLOOD ELEVATION(S): 84
 FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY
 FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY
 CODE.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- FOUND ALUMINUM CAP MONUMENT
- SET 3/8" X 24" REBAR WITH PLASTIC CAP L51417
- FOUND 5/8" REBAR
- CALCULATED POINT, NO MONUMENT SET OR FOUND

CURVE TABLE:

CHORD	LENGTH	INSIDE	CHORD	BEARING	CHORD
CR	22.07'	181.87'	32.4738'	31.54°	32.4738'
CR	22.07'	181.87'	32.4738'	183.27°	32.4738'



SANITARY RESTRICTIONS
 THIS SANITARY RELEASE IS VALID ONLY
 FOR THE PROPERTY AND LOTS SHOWN
 HEREON. ANY OTHER RESTRICTIONS
 SHALL BE AS SHOWN ON FILE WITH THE COUNTY RECORDER OR
 AS SET FORTH IN THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE
 MODIFIED OR AMENDED BY THE HEALTH AUTHORITY WITHIN SECTION 30-104 B AND CODE BY THE ISSUANCE OF A
 CERTIFICATE OF DEAPPROVAL.

DISTRICT HEALTH DEPARTMENT, DHS _____ DATE _____
 DIST. NO. _____



SHEET 1 OF 2
 25 COVOTE TRAIL
 CASCADE, ID 83411
 PHONE: 208.344.8484
 WWW.DUMMENGINEERS.COM