

ADMINISTRATIVE

File No.: 2020-035

Date of Acceptance: Receipt 2/10/2020

Accepted By: WJ

Prel. Plat Fee: \$3700 + \$1000 Retained

Receipt No.: _____

PRELIMINARY PLAT APPLICATION

(Minor Subdivision, under 10 lots, may be considered as both a preliminary and final plat.)

1. General Information:

Name of Subdivision: Valley Knolls

Subdivider: Owner () Representing Owner _____

Telephone: 707-496-1010 Address: 990 W. Waterfront Drive

Engineer: Rod Skiftun 208-630-4209 Eureka, CA 95501
Pacific Affiliates 707-445-3001 Telephone: _____

Name and Address of Adjoining Property Owners. (Attach if necessary): See Attached.

Legal Description (Attach if necessary): See Attached.

2. Subdivision Features:

Total Area (acres): 152.829 Number of Lots: 12

Type of Subdivision: _____

Adjacent Land in Same Ownership (acres): Remainder parcel 103.64 Acres

Minimum Lot Size: Width _____ Depth _____ Area 6.15 Acres

3. Zoning: Present: ATL Proposed: ATL

4. Improvements: Private gravel roads

Streets: () Paved () Curb () Sidewalk

Water Supply: _____ Water District or Company Private Wells

Sewer System: () Public Septic Tank () Cesspool

Storm Water System: _____ Street Lights: () Yes No

Power: Underground () Overhead () Interior Lots () In Street

Fire Hydrants: () Yes No Gas: () Yes No

Open Space: () Yes No _____

5. Building Program: Single Family () Duplex () Multi-Family

Other: not constructing homes. selling parcels only.

6. Required Information: (1/2 mile minimum radius, scale optional)

a. Six copies of a vicinity map and six copies of the preliminary plat (scale of not less than 1" = 100') showing the following:

1. Scale, date and north arrow;
2. Approximate lot dimensions;
3. Numbered lots and blocks;
4. Public dedications — streets, parks, schools, etc.;
5. Proposed street names;
6. Buildings and improvements;
7. Water bodies, courses and flood plains;
8. Surface and subsurface drainage;
9. Storm sewers;
10. Sanitary sewers; and
11. Irrigation water.

b. Six copies of preliminary engineering plans for streets, water sewers, sidewalks and other required public improvements.

c. One (1) copy of the proposed restrictive covenants.

d. For hillside developments (average slope of ten percent (10%) or more) the subdivider shall submit a soils report, geology report, hydrology report, grading plan, information on method of vegetation and revegetation and information on means of maintenance.

e. For developments within a flood way or flood way fringe (using the Army Corps of Engineers standards) the subdivider shall submit the general location of all planned improvements, location of the present water channel, planned rerouting of waterways, method of flood proofing buildings and means of insuring improvements within the flood prone areas.

f. For developments within areas of critical concern an environmental assessment shall be submitted which answers the following questions:

- 1) What changes will occur to the area of environmental concern as a result of the proposed development?
- 2) What corrective action or alternative development plans could occur so as not to significantly change the area of environmental concern?
- 3) What changes in the area of environmental concern are unavoidable? and
- 4) What beneficial or detrimental affect would the development have on the environment (i.e., animal life, plant life, social concerns, economic, noise, visual, etc.)?

g. For large scale development (50 or more lots), the following information shall be submitted:

- 1) Identification of all public services that would be provided to the development (i.e., fire protection, police protection, central water, central sewer, road construction, parks and open space, recreation, maintenance, schools and solid waste collection);
- 2) Estimate the public service costs to provide adequate service to the development;
- 3) Estimate the tax revenue that will be generated from the development; and
- 4) Suggested public means of financing the services for the development if the cost for the public services would not be offset by tax revenue received from the development.

I hereby certify that all information requested and as submitted is prepared to the best of my ability and knowledge and request that this application be processed for consideration as a preliminary subdivision.



 Signature of Subdivider

ADMINISTRATIVE

Approvals:

- County Engineer School District Health District Sewer District
 Water District Fire District Irrigation District
 State Highway Department Gas Company Electric Company
 Telephone Company

Action Taken:

Technical Review Committee (Date): _____

Notification of Property Owners (Date): _____

Planning Commission (Date): _____

Comments: _____

2/6/2020

Ryan Schneider
232 West Jugg Road
Mccall ID 83638

Adams County Planning and Zoning
Attn: Wendy Green
PO Box 48
Council ID 83612

To Whom It May Concern:

As the owner of a portion of the old Brown's Ranch, I intend to create an attractive development which will blend in with the surrounding landscape and neighboring properties. The low-density development will allow for continued agricultural use, while the restrictive covenants will ensure that the properties remain in optimal condition and are aesthetically appealing. Enclosed you will find the following documents for your review:

1. Preliminary Plat Application
2. Legal Description
3. Name and address of adjoining property owners
4. Restrictive Covenants
5. Corporate Warranty Deed
6. Existing easement on property (Instrument No. 68342 between Brown's Industries Inc & Boise Cascade Corp.) The existing easement will not have any effect on the proposed development.
7. Preliminary Plat with vicinity map (large set only). Please note, the plat shows tentative driveways on some of the lots and tentative building sites. I do not plan to install driveways or building pads, that will be the responsibility of the buyers of the individual lots. These have been included to give the commission an idea as to where buildings sites may be in the future.
8. Engineering Plan and Profiles
9. Hydrology Drainage Plan, Hydrology Calculations and Culvert Analysis

NOTES BELOW:

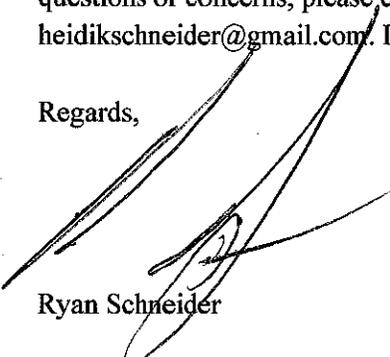
- The development has been reviewed by Idaho Transportation Department. An approach to Highway 95 from the proposed development was approved by Idaho Transportation Department and has been installed. The approach leads to a private road which provides access to all parcels. Buyers of the individual parcels will decide on the location and will be responsible to install their driveways and building pads. A 60 ft. wide easement with a recorded private road agreement will be recorded on the final plat. The buyers of each parcel will be responsible for choosing the location of their building site and location and installation of their individual driveways.
- Each individual lot owner will be responsible for drilling a well.
- On October 18, 2018 an on-site meeting with Southwest District Health was conducted to observe individual lot test holes and review monitoring requirements. Monitoring was conducted in the Spring of 2019 and will again be conducted Spring of 2020. Enclosed you will find a letter from Southwest District

Health dated October 1, 2018 that details the items required prior to filing of the final plat. Also enclosed you will find the receipt for the subdivision application.

- Enclosed you will find a request for a variance. The variance is a request for approval of a single fire apparatus access road due to special circumstances and conditions.
- The development will consist of 12 lots with the average lot size being 11.25 acres.
- Based on maps from the Federal Emergency Management Agency (FEMA) as well as the Army Corps of Engineers no portion of the development lies within a floodplain.
- The existing zoning is ATG and the proposed subdivision will remain ATG. Black Bear Subdivision which borders the proposed subdivision to the North is zoned ATG as well as the large parcel to the South and all the property to the East. To the West is Highway 95'.
- Per section V, Subsection C, No. 3 enclosed you will find a request letter to the Commissioners for an exemption of the Hillside Subdivision and or an exemption from the geological portion of the hillside subdivision requirements. Also included is a letter from my engineer addressing the subject properties appearance/preservation, hillside evaluation, soils information and a request for deferral of the geological portion of the hillside subdivision requirements to individual lot owners.
- Public utility easements (power & phone) will be platted along the private road and provided at all locations necessary for services to the improvements.
- The development lies within the Meadows Valley Fire Protection District.
- A deed restriction will address a road maintenance agreement which will provide for shared maintenance of the private road as well as snow removal.

Upon your review, I ask that the project be placed on the agenda of the next regular meeting. If you have any questions or concerns, please contact Heidi Schneider at 707-496-1010 or via email at heidischneider@gmail.com. I ask that any mailed documents also be sent via email.

Regards,



Ryan Schneider