

January 5, 2020

Ryan Schneider
232 West Jugg Road
Mccall ID 83638

Adams County Planning and Zoning
PO Box 48
Council ID 83612

RE: Request for Variance

I would like to request a variance for approval by the joint planning and zoning commission due to unique existing circumstances that are beyond my control as the landowner. Conditions supporting approval of this variance include topographic-physical limitations, undue hardship resulting from strict compliance, and requirements within the Ordinance that prove to be impractical. The objective of this specific variance request is approval of one point of ingress/egress to the subdivision. Below you will find a response to each of the conditions required in Section VII of the Subdivision Ordinance.

1. ***That there are such special circumstances or conditions affecting the property that the strict application of the provisions of this Ordinance would clearly be impracticable or unreasonable; in such cases, the subdivider shall first state his reasons in writing as to the specific provision or requirement involved.***

Section III B, 2, of the Adams County Subdivision Ordinance. Titled "Fire Access", requires a minimum of two points of ingress/egress to the subdivision. The proposed subdivision has one main ingress/egress onto Highway 95 and there are five additional points of ingress/egress that exit/enter the property which include access to public roadways. The ordinance also refers to the International Fire Code Section D107, 107.1, which states the following: "Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads"

This development contains well under the 30 dwelling threshold, thus allowing for a single fire apparatus access road, per the above-mentioned International Fire Code. I respectfully request that the commission conform to the requirements stated in International Fire Code on this matter and grant the requested variance.

2. ***The strict compliance with the requirements of this Ordinance result in extraordinary hardship to the subdivider because of unusual topography, other physical conditions, or other such conditions which are not self-inflicted.***

The compliance with Section III B, 2, of the Adams County Subdivision Ordinance will in fact cause extraordinary hardship and will likely not allow for the completion of this project. This variance request for a single deeded point of ingress/egress exists in part

due to the closure of Bear Paw Road which fronts a large portion of the subject properties' Northern boundary. In spring of 2017 when I purchased the property, I was told by County Staff and the Road and Bridge Supervisor that Bear Paw Road was public, and I had access. When I started using the road, I was quickly told it was private at which time guarantees about the road being public were reneged. Unbeknownst to me a meeting was held with the commissioners regarding the status of Bear Paw Road. There was much confusion due in part to the ongoing maintenance performed by the County as well as the road signage indicating it was a public road. Minutes regarding the topic are attached as Exhibit A. In conclusion the closure of Bear Paw Court and the limited frontage of existing public roads does not allow for a second point of ingress/egress.

3. *That the granting of the specified variance will not be detrimental to the public welfare or injurious to other property in the area in which the property is situated.*

Granting of this variance will not be detrimental to the public welfare or injurious to other property in the area. In fact, our recently installed approach onto Highway 95' allows neighboring property owners an additional emergency exit and provides emergency responders quick access to the proposed subdivision and surrounding properties. I would also like to reiterate that the property has five additional points of ingress/egress. In the event of an emergency these roads provide many different escape routes. Please refer to the attached map that contains corroborations supporting the previous statement. New Meadows Fire Chief, Jeff Luff; has stated that he does not oppose the proposed ingress and egress but will require adequate water on site. Please note, much of this portion of the property is older Ponderosa Pine protected by a wet, grassy meadow to the south. The subject property and neighboring property owned by DF Development to the north and east have been heavily logged, thus mitigating the threat of wildland fire travel and expansion. Furthermore, many of the subdivisions in Adams County do not have two points of ingress and egress, and there are numerous county and state roads that are dead ends that serve many more residences than proposed for this development. I fully support the goal of public safety, but do not feel that this development should be held to a significantly different standard than what is prevalent in the proximate area. This is especially true considering this project enhances, rather than threatens public safety for surrounding residents. Lastly, I would like to refer back to the International Fire Code which clearly states that developments with less than 30 dwellings only require one fire apparatus.

4. *That such variance will not violate the provisions of the Idaho Code.*

This variance will in no way violate the provisions of the Idaho Code. This variance is strictly a request for approval of a single deeded fire apparatus road due to special circumstances and conditions that will not allow for two fire apparatus roads.

5. *That such variance will not have the effect of nullifying the interest and purpose of this Ordinance and the Comprehensive Development Plan.*

Granting of this variance will have absolutely no nullifying effect on the interest and purpose of the ordinance and the comprehensive development plan. As stated previously there are several ingress and egress access points that could be used in the event of a fire, and one main ingress/egress.

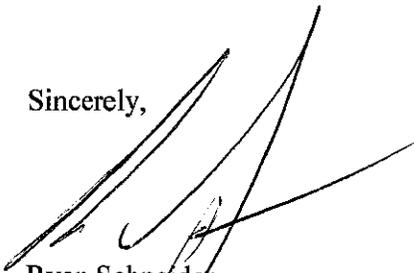
In reference to the Comprehensive Development Plan, this development is the perfect use for the land and provides expansion to existing services. It is located close to existing developments and infrastructure including power, telephone and major highways. This site does not promote urban sprawl and is virtually an expansion of the surrounding developments.

The large lot size and low density of the proposed subdivision will allow for preservation of the natural landscape, agricultural uses and a rural environment.

Lots within this subdivision are intended for and lend themselves to the Idaho way of life. Each parcel is strategically designed to provide landowners with relatively remote privacy while still having the security of being in an area that is already supported by local municipalities.

As detailed above, this variance request clearly meets each of the conditions set forth to support a finding in favor of the variance. The approval of this variance will allow for a beautiful low-density development which Adams County has not seen in years. I understand that safety is the number one concern and in no way will the granting of this variance have a negative effect on the health and safety of the surrounding community nor the future homeowners of the subdivision. I would also like to point out that after reviewing the subdivisions in Adams County very few have two points of ingress/egress as well as some commercial spaces that see thousands of patrons but still one point of ingress or egress. Lastly, I would like to personally offer you a tour of the property to more adequately convey its excellent potential and adherence to the purpose and mission of your governing body. Do not hesitate to contact me with any questions or concerns. Thank you for your time and consideration on this matter.

Sincerely,



Ryan Schneider
707-496-9969

February 6, 2019

Ryan Schneider
232 West Jugg Road
Mccall ID 83638

Adams County Commissioners
PO Box 48
Council ID 83612

Dear Commissioners,

I would like to bring your attention to Section V, Subsection C. Hillside Subdivision. A report is required for "Hillside Subdivisions" which according to the Adams County subdivision ordinance is "Any subdivision, or portion thereof, having an average slope of 10% or greater." According to staff, but contrary to my understanding, this section of the ordinance is required if "any portion" of the development has a slope of 10%, which contradicts the second half of the sentence that states "average slopes". Average is defined as " a number expressing the central or typical value in a set of data, in particular the mode, median, or (most commonly) the mean, which is calculated by dividing the sum of the values in the set by their number". An average slope cannot be attained if there is only one piece of data. I would also like to point out that the preliminary plat application provided by the County and required to be completed for our subdivision states "For hillside developments (average slope of 10% or more) the subdivider shall submit..." Nowhere does it state "any portion". In talking with our surveyor who has been doing work in Adams County for years, he too said that in the past it was always if a subdivision had an average slope of 10% or more that would require the hillside report, not if "any portion".

As clearly stated above, I do not feel I should be required to comply with the hillside subdivision requirements as the proposed 152-acre development has a very small percentage of slopes that exceed 10% and the average slope is well under 10% thus supporting my interpretation as stated above. In order to expedite the process, I thought it would be helpful to include as much information as possible that pertains to the developments landscape, grade and hydrology.

Since the conception of this project in 2017, my intent and objective has been to create a development that matches surrounding land uses and have done so with fewer impacts to the natural landscape of property. The proposed development is designed to blend with existing contours and eliminate cut/fills that are not appealing to the eye and or detrimental to the existing geographic features and the existing and natural hydrology of the land. These items were considered during timber harvest and forest cleanup operations which exceeded industry requirements.

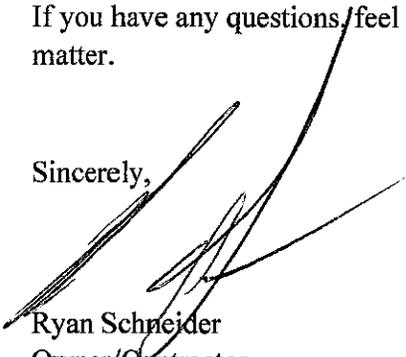
The newly installed approach onto highway 95 connects to an existing logging road which traverses through the proposed subdivision. I have chosen to keep the existing route in order to preserve, retain, enhance and promote existing and future appearance, natural topographic features, natural hydrology, natural qualities and resources. Included in the subdivision application you will find the engineering plan and profile for the roads completed by our engineer as well as the hydrology drainage plan, hydrology calculations and culvert analysis.

It is very important to note, that because these are larger parcels and there are numerous options for building locations the buyer of each lot will determine where they want their driveway and where they want their building pad. At that time the owner of each lot would be responsible to submit their plans to the County that would address any cut/fill/grading/etc. This is not something I can provide for the project as I will not be the one making the decisions.

In conclusion, I ask that you review the ordinance and determine that the hillside subdivision requirements are only necessary when the average slope is 10% or more. Therefore, the subject property is exempt from the requirement. If in some way you do not agree to my interpretation of the requirements, Per section V, Subsection C, No. 3 I would like to request a written exemption for Section C Item 3.B which my engineer addresses in the attached letter.

If you have any questions, feel free to contact me. Thank you for your time and consideration on this matter.

Sincerely,



Ryan Schneider
Owner/Contractor



PACIFIC AFFILIATES
CONSULTING ENGINEERS

990 W. WATERFRONT DRIVE, EUREKA, CA 95501 • TEL (707) 445-3001 FAX (707) 445-3003

January 28, 2020

Adams County Planning and Zoning
PO Box 48
Council ID 83612

RE: Valley Knolls Subdivision - Hillside Subdivision
Soils Report/Geologic Study Exemption Request

To Whom It May Concern:

As per the request of Mr. Ryan Schneider (herein after referred to as "client") we have reviewed the above referenced subdivision, including but not limited to site visits, topographical surveys, soil types and conditions, hydrology calculations, and existing geographic landforms. Based on our review, we hereby request an exemption from Section C, Number 3, subsections A & B. "Geology Report" requiring site specific geologic investigations for plat approval, and deferral of said investigations until such time development is proposed on the respective lots.

Valley Knolls Subdivision, as proposed, is rectangular, approximately 152 acres, extending from Highway 95 at its western boundary 4000ft to its easterly boundary with DF Development. The properties northern boundary is shared with Black Bear Subdivision and DF Development while the southern boundary is shared with Kim Helmich. The property slopes gently from the east to the west. The easterly boundary has an approximate elevation of 4,250ft and the westerly boundary has an approximate elevation of 3,875ft. Timberlands encompass the northern and easterly portions of the property, with gently rolling meadows making up the southern and south westerly portions of the property.

Visual inspection combined with test holes dug as part of septic suitability testing revealed the geology of the development is comprised of a thin (8-16") layer of dark brown sandy loam, underlain by medium brown silt loam (1-4' in thickness), underlain light brown sandy loam. Said soils are suitable for building construction provided the dark brown top soils are cleared from the surface and the foundation system adheres to the requirements of the current building code at the time of construction. In any case, the building site shall be evaluated on a case by case basis by a Professional Engineer or Geologist at the time of construction.

The subdivision as designed provides for minimal ground disturbance by utilizing the existing road network to provide access to each newly created parcel below. As a result of utilizing the existing road for all site access, no ground disturbance activities, including grading, vegetation removal and/or placement of fills are required as part of the subdivision development, including, but not limited to arterial roads, driveways and building pads. Average site slope for each proposed parcel are less than 10%, providing ample room for site development (i.e. residential and accessory structures and leach field).

Given our review of the site, the notable absence of grading improvements required as part of the subject development and the undefined nature of future site development (i.e. building location, size, height) and associated site grading, we hereby recommend that each respective site created as part of the subdivision

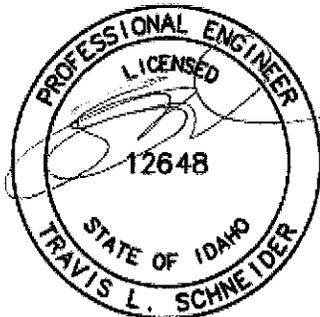
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conduct a site specific soils report/geologic study as part of the development (i.e. building permit) process.

Deferral of said requirement will provide a more accurate depiction of site conditions at the time of development rather than at the present time, including, but not limited to any change in geologic conditions, vegetation removal, and adherence to the building code at the time of development.

Thank you for the opportunity to quote work associated with the above referenced project and should you have any questions, wish to review this proposal in detail or require additional information, please contact me.

Sincerely,



1/28/20

Travis Schneider, PE