

Boise County Planning and Zoning Department

413 Main Street, PO Box 1300
Idaho City, Idaho 83631
Phone: 208-392-2293
www.boisecounty.us



MASTER PUBLIC HEARING APPLICATION

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- | | | |
|---|--|---|
| <input type="checkbox"/> APPEAL | <input checked="" type="checkbox"/> MINOR PLAT SUBDIVISION | <input type="checkbox"/> AMENDED PLAT SUBDIVISION |
| <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION | <input type="checkbox"/> PLANNED UNIT DEVELOPMENT |
| <input type="checkbox"/> VARIANCE | <input type="checkbox"/> FINAL PLAT SUBDIVISION | <input type="checkbox"/> OTHER _____ |
| <input type="checkbox"/> ROAD NAME CHANGE | <input type="checkbox"/> VACATION OF SUBDIVISION | |

HEARING BEFORE: BOARD OF COUNTY COMMISSIONERS P&Z COMMISSION

PROJECT NAME: Faull Ranch Estates No.4

SITE INFORMATION: (THIS INFORMATION CAN BE FOUND ON THE ASSESSOR'S PROPERTY INFORMATION ASSESSMENT SHEET.)

Quarter: N 1/2 Section: 11 Township: 7N Range: 2E Total Acres: 25

Subdivision Name (if applicable): Faull Ranch Estates No.4 Lot: _____ Block: _____

Site Address: 43 Faull Ranch Dr. City: Horseshoe Bend

Tax Parcel Number(s): RP07N02E111091 Current Land Use: Agricultural

OWNER(S) OF RECORD: **APPLICANT:**
Name: Mark Fitzpatrick Name: Kerry Albright

Address: 3931 N. Triple Ridge Pl. Address: 917 S. Lusk St. Suite 300

City: Eagle State: ID Zip: 83616 City: Boise State: ID Zip: 83706

Telephone: (208) 999-0453 Fax: N/A Telephone: (208) 342-3144 Fax: N/A
Email: mark@idahowild.com Email: kalbright@forsgren.com

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

Owner(s) Signature: _____ Date _____ Applicant Signature: _____ Date _____

Changes to the parcel(s) boundary listed on this application may not become effective in the Assessor's Office until the calendar year following the application date.

Location and size:

Property Address: 43 Faull Ranch Dr., Horseshoe Bend, ID 83629

Parcel Number(s): RP07N02E111091

Section: 11 Township: 7N Range: 2E Total Acreage of Parcel(s): 25

Assessor Exemptions (i.e. agriculture, timber, etc.): No: _____ Yes: _____ list: _____

Proposed Units/ Lots: 4 Lots Proposed Open Space Acres: _____

Proposed Subdivision name: **Faull Ranch Estates No.4**

Is property currently mortgaged? Y/N (if yes, Certificate of Acceptance of Mortgagee is required on survey)

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and/or a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Applicant Signature: _____
Date: _____

I, the undersigned, am the owner of the referenced property and do hereby give my permission to _____ as my agent and represent me in the matters of this application. I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and/or a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Owner Signature: _____
Date: _____

SECTION II: GENERAL INFORMATION

1. TYPE OF DEVELOPMENT:

Proposed Subdivision Name: Faull Ranch Estates No.4

Single Family Residential _____ Commercial, _____
_____ Industrial, _____ _____ Other, _____
_____ Cemetery Subdivision, Section 5.14.A _____ Hillside Construction, Section 5.14B

Attach copies of applicable deed(s), with the instrument number(s)
Describe and attach copies of liens and/or encumbrances filed against this property:

2. LAND USE and COMPATIBILITY

Describe the current and past land use:
Currently agricultural land and being subdivided to be 5+ acre ranchette lots.

Describe surrounding land uses:
Primarily agricultural with small acreage tracts as well.

Describe *and include copies* of any easements attached to this parcel(s).

Describe *and attach copies* of any deed restriction attached to this parcel(s):

3. LAND DEVELOPMENT DESIGN:

Number of proposed lots in this subdivision: 4 Common area 0

Minimum lot area: 5.02, Maximum lot area: 8.50, Average lot area 6.25

Will this development be complete One Phase 1 or more _____ how many? _____

If Phased, give phase dates and describe completion or work for each phase:

Is proposed access from a Public Right-of-Way? ___ Yes: X No. If yes, name of public right-of way: _____

If No, describe the easement to cross private land and attach copies of the recorded easements granting legal access:

Access through Faull Creek Ranch # 3 on the private road known as Hill Creek Road.
Access easement recorded as Instrument No. 193753

4. PROPOSED STREETS and UTILITIES

What streets within the subdivision are currently public right-of-ways?

N/A

What streets within the subdivision are currently private common use (PCU) roads?

N/A

Refer to the ULO #2016-01, Chapter 3, Section 3.3 Road Construction Specifications: attach two copies of the road profile drawings and outline of construction specifications for all private common use (PCU) roads. If the road(s) is (are) existing; please attach drawings, photos and/or specifications showing the existing condition, width, easements, and road construction material.

What material(s) will be used to construct the road(s)?

Gravel

Maximum street gradient? 7 % Platted width of the streets? 60 Foot Easement

Utility Easements shall meet Section 5.7.B of the ULO.

Will the utilities be underground? X Yes, _____ No.

Domestic water supply will be: Individual Well X Central Well _____.

Describe proposed and/or existing domestic water supply system and any proposed alterations is an existing water supply system:

N/A

Have test wells been dug? Yes, No:

If yes, attach a well log report from the Idaho Department of Water Resources and show depth of well, flow, and purity of water verified. Nearest adjacent well location:

Sanitary waste shall be by: Individual Septic Central collection/treatment.

Attach a copy of the Central District Health Department application with this application.

5. LAND CHARACTERISTICS/SITE FEATURES:

Present Ground Cover (in %): Timber, 5 Trees, 3 Brush, Grass, 2 Bare, 85 Agriculture, Other.

Type of Soil(s): Rocky, Sandy, Silty, Clay.

Central District Health Department (CDHD) Classification:

Present ground slope (% of each category):

0-10%, 10-20%, Over 20%

Describe any streams, ditches, drainages, or water bodies that are on this property or adjacent properties: Attach a topographic vicinity map (scale 1" = 1/4 mile) within 600 feet of proposed subdivision showing all streams, ditches, drainages, or bodies of water:

A seasonal ditch runs near the toe of slope along the northerly property line.

Is any part of the proposed subdivision located in a floodplain? Yes, No.

If yes include a copy of the NFIP panel with the parcel location outlined.

Have you submitted a FEMA/NFIP request for a LOMA and/or LOMR? Yes No

6. STORM WATER MANAGEMENT PLAN

Attach a copy of the Storm Water Management Plan which meets the requirements of Section 5.8 of the ULO.

7. SEDIMENT/EROSION CONTROL PLAN