

Project Description

for

Canyon Crest Subdivision

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PRELIMINARY PLAT/PUD/SPECIAL USE APPLICATION

JEROME COUNTY, IDAHO

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A. INTRODUCTION

Riedesel Engineering, Inc., along with the developer Dan Lloyd, have prepared the following narrative to aid in explaining the details of the Canyon Crest development. The project encompasses approximately 350 acres of currently irrigated pasture. The intent of the developer for this project is to subdivide the property into 350, approximately 20,000 square foot, residential lots clustered on one-half of the project site.

B. PROJECT LOCATION

The project is located along Golf Course Road, beginning 0.3 miles east of 100 East road and ending at 200 East Road. The project is located in portions of Sections 17 and 20, Township 9 South, Range 17 East, Boise Meridian.

C. PROJECT CONCEPT OVERVIEW

Conventional cookie-cutter sub-division design that has characterized suburban development for the past fifty (50) years is no longer viable for today's life-style conscious home buyer. As environmental awareness and resource conservation has become more critical in our everyday decision-making process, we can no longer afford to ignore how new housing projects affect our communities. Ideas such as resource conservation, sustainability and energy reduction are now being translated into specific design principles that are guiding the form and function of new suburban development.

The vision and goal of the Canyon Crest development is to minimize resource consumption while creating a living environment that emphasizes five primary concepts:

1. Native Plant Landscaping: A landscape palate that is built upon low-water consumption, native Idaho plant materials;
2. Extensive Open Space: 119 acres of common area open space with nearly three miles of walking trails and nine ponds;
3. Architectural Control and Green Building: Architectural design controls that de-emphasize the garage and automobile and promote architectural character and green building principles, will be addressed in the project's CC & R's.
4. Recycled Waste Water: Treating and reusing on-site generated domestic waste water for irrigation of the open space areas will dramatically reduce water consumption.
5. Water Conservation: Reductions in lot size and lawn area along with water conserving fixtures in the new homes will substantially reduce ground water consumption by at least 90% over State allowed usage figures.

These principles and design concepts are a reflection of the current thought and technology that is available to consumers through, what is termed, "smart growth principles." In addition to the aforementioned goals, the Canyon Crest residential community will promote the use of solar panels for the reduction of energy consumption from conventional sources, low-flow toilets and shower heads for water conservation, and energy efficient appliances, windows and insulation. All of these measures will reduce the carbon footprint of new housing as well as reduce overall energy consumption.

D. PROJECT PHASING

We are anticipating that this project will be phased over as much as ten (10) years to meet projected home sales demand. Refer to the phasing plan included in Appendix D. Size and timing of phases will be dependent on the absorption rate of the developed lots and the demand for new housing. The project is planned to begin development from Golf Course Road and progress northward towards the northern boundary. The initial phase of the project will include the development of approximately 40 residential lots, interior streets to serve the 40 lots, 2 road accesses onto Golf Course Road, construction of the 1st phase of the sewage treatment facility, and associated pressurized irrigation distribution piping and pump station.

E. PROJECT LANDSCAPING

One of the goals of this project is to implement water conservation measures throughout this residential community. The landscaping for this project will utilize low water use, native plant materials for landscaping in the open spaces as well as on the individual lots. The Covenants, Conditions, and Restrictions (CC& R's) will outline the requirements for the use of native plant materials as well as limit the area on each lot that can be used for lawn. Open space within the development will be maintained by the homeowner's association (HOA). Native landscaping will be provided along all roads and will be maintained by the HOA to utilize the runoff water from the public roads. Refer to Appendix B for a listing and photo guide of the available native plant materials.

F. PUBLIC BENEFIT

The Canyon Crest project offers several different types of public benefits. As a clustered residential project, the development is a beautiful, naturally landscaped environment. It is scenically beautiful by virtue of the large percentage of open space, walking trails and ponds. The natural landscape, with native plant materials, creates a neighborhood environment that is organic to Idaho. The Project encourages residents to enjoy the natural beauty of Idaho.

Access to the open space and walking trails gives the residents and the visiting public beneficial exercise opportunities close to home. Integrating recreational exercise components such as walking trails affords residents a convenient way to stay healthy right in their neighborhood, thereby

eliminating vehicle trips to off-site exercise facilities. For the residents, and the local area, fewer vehicle trips equates to reduced traffic, reduced tailpipe emissions, and less gas consumption.

Another public benefit is the reliance on native landscaping throughout the project for aesthetic reasons and as a measure to reduce water consumption. Native plants use less water than non-native species. By incorporating a demonstration garden into the open space we will be able to educate the broader community of the beauty and benefits of Idaho's natural plant species. Canyon Crest may well be a model for future developments by minimizing impacts to the environment, by reducing the consumption of resources, and by enhancing the relationship of the project to its natural surroundings.

G. IMPACT ON PUBLIC COSTS

There are several aspects of the project that will minimize public costs associated with the project. We are using barrow ditches to convey drainage rather than curbs and gutters. This reduces repair and maintenance costs. All of the pedestrian paths along the public rights-of-ways and within the open space will be maintained by the home owner's association. This, too, will minimize the cost for repair and maintenance by public agencies.

In comparison with other rural subdivisions, Canyon Crest will be providing property taxes while minimizing expenses to local agencies. This is accomplished by reducing vehicle trips to local parks for exercise, making it easy for neighbors to walk to each other's home, and by providing a safe and interconnected trail system for children to use when visiting their friends. Reducing vehicle trips in and around the subdivision reduces air pollution, reduces road wear and creates a healthier environment.

H. WEED CONTROL

Individual lot owners will be responsible for the control of noxious and nuisance weeds on their own properties. Weed control within public road right-of-way and in the open space will be provided by the HOA to ensure that the native plant materials are preserved and function as planned.

I. IRRIGATION, WATER RIGHTS, AND WATER DELIVERY SYSTEM

The land to be subdivided has 80 shares of Northside Canal Company water associated with it, a wastewater right, and a supplemental use irrigation right. Due to the political uncertainty of the availability of these rights for irrigation, this project is being developed to use low water use plants and reuse treated sewage effluent for irrigation purposes. Existing water rights will continue to be used as long as they are available to aid in the establishment of a native plant palette. Irrigation water and/or treated effluent will be used on the open space and will be distributed through a pressurized irrigation system in conjunction with multiple on-site ponds.

In order to meet the requirements of the Idaho Department of Environmental Quality (DEQ), treated effluent will not be applied within 50 feet of any well. Therefore, irrigation on individual lots will be the responsibility of the lot owner, utilizing their well water. Ten thousand (10,000) square feet of native turf will be allowed for lawn area. The remaining area of the lot that is not either home, driveway, or native turf will be landscaped using low water use native plants, rock gardens, or other creative low water use landscaping scenarios. In order to ensure that wells are not drilled within 50 feet of open space areas, allowable well areas have been designated on each lot.

J. STORM WATER RUNOFF

Storm water resulting from the paving of the roads will be contained in borrow ditches within the rights-of-way alongside the roadways, and directed to the strategically located ponds. This water will be used as irrigation water for the native plant materials that will be planted within the road rights-of-way. Additional storm water storage ponds will be developed as needed to control storm water within the project. All lot accesses will have a 12" culvert installed to convey storm water as required by Jerome Highway District Standards.

K. WATER QUALITY

Existing groundwater quality in the area is very good. This project will be using a centralized sewage treatment facility and low water use plant materials in an effort to preserve the existing water quality in the area. The treated waste water will pose no contamination threat to groundwater because all domestic waste water will be treated to state standards and reused.

L. DOMESTIC WATER SOURCE

Water will be obtained from individual wells on each lot for residential uses. Wells will be sited within a designated well area on each lot.

M. SEWERAGE FACILITIES

The on-site sewage system design consists of 4 primary components: collection, treatment, storage, and disposal. Each home will have its own wastewater tank and pump that will pump the wastewater into a pressurized pipe system that will convey the wastewater to the treatment facility. The treatment facility will treat the wastewater to Idaho Department of Environmental Quality Class A standards. The treatment facility will utilize a proven activated sludge process for waste stabilization and if necessary, nutrient removal. Advanced filtration will be provided through the use of either a Membrane Bioreactor (MBR) or sand filtration. In order to minimize odor generation, all treatment processes will be fully aerobic. Potentially odorous areas of the treatment plant, including initial pretreatment processes such as screening or grinding, will be covered and odor scrubbed. The plant will receive aesthetic treatment through berming, screen planting, or an attractive building enclosure.

A pumping and pipe distribution network will deliver the treated Class A water to storage ponds in the open space and the reclaimed water will then be distributed throughout the open space as irrigation water. During the winter months, the Class A water will be stored in a separate, larger lined pond.

N. MITIGATION OF IMPACTS FROM NOISE, GLARE, ODOR, FUMES AND VIBRATION

The project has the potential to produce odor, noise, and fumes from the on-site waste water treatment facility. Mitigation measures include housing the odorous or visually obtrusive portions of the treatment facility in a building with odor scrubbers, eliminating odor and noise. Components that will be enclosed include headworks/screening, flow equalization, blowers, and tertiary filtration. The building enclosure will utilize attractive architecture of a residential character. At build-out, the wastewater building will occupy an area of 2,800 square feet with dimensions of approximately 40' x 70'. The eave height of the building will be a maximum of 20 feet. The irrigation pumps will utilize electric motors for delivering the water throughout the Project.

Since the effluent is treated and disinfected, there will be no odor generated through normal operation. To ensure that the facility operates as intended, there will be licensed and trained plant operators who will monitor and maintain the system in conformance with State standards and the manufacturers recommended maintenance measures. Further, to reduce odor, the conditions, covenants and restrictions (CC&Rs) for the Project will not permit farm animals to be raised on the individual lots.

There will be no street lights within the subdivision so we do not anticipate that glare from the streets will be an issue. However, in order to enhance the quality of the Project, all lighting used in conjunction with the residences will need to be shielded and oriented downwards to minimize light pollution and glare to adjacent neighbors. This will result in a more pleasing atmosphere at night and allow for more star gazing.

We do not anticipate that vibration impacts will be produced by any of the Project's components.

O. UTILITIES

Utilities within the project consist of telephone, propane, and electricity. Telephone services will be provided by Qwest and electricity services will be provided by Idaho Power. Services will be placed underground within an easement outside of the Jerome Highway District Right-of-Way. Propane tanks on the individual lots will be required to be screened.

P. GEOLOGICAL IMPACT

The project encompasses an area with significant basalt flows. Rock outcroppings have been integrated into the design of the project in an effort to minimize the excavation of rock and to

preserve the aesthetic value of the rock formations. The roads will be built on stable soil with fills and cuts as required to construct the roads to Jerome Highway District Standards.

Q. PUBLIC & WILDLIFE EASEMENTS

The only easements to be provided in the project are public utility easements and roadway right-of-way. Open space areas will serve as public or wildlife easements for the project.

R. CONFORMANCE WITH SURROUNDING USES

The southern portion of Jerome County has been transitioning from mainly agricultural production to rural subdivisions for many years. Currently, existing subdivisions are located on the northern and eastern boundaries of the Canyon Crest Project. Our one-unit-per-acre density is compatible with the surrounding character of the area and we have planned for roadway extensions into the adjacent properties to the West and Southeast in anticipation of eventual development.

Our extensive open space, however, provides an additional measure of rural character to this landscape. Perhaps in contrast to the surrounding area, the CC&Rs will not permit farm animals to be raised on the individual lots. This will eliminate potentially offensive odors and noise.

S. ROAD MAINTENANCE

Roads will be designed and constructed in accordance with Jerome Highway District Standards and Specifications and the Jerome Highway District will assume maintenance responsibilities for the roads once accepted.

T. TRANSPORTATION

Golf Course Road and 200 East Road will be the collector roads for the project. Two (2) accesses will be constructed along Golf Course Road and one (1) access on 200 East Road. Both roads are paved and currently maintained by the District. Roads within the project will be paved and ditches provided to facilitate drainage control.

A Traffic Impact Study has been conducted on the development and it has been determined that right turn lanes into the development are warranted for the two (2) accesses along Golf Course Road. The Jerome Highway District desires to widen Golf Course Road in this area to 4 lanes. The Highway District will be widening the South side of the road and the developers will widen the North side of the road. The widening of the North side of the road will be performed in phases agreed upon by the developers and the Jerome Highway District. No improvements are warranted for the access onto 200 East Road, however, an additional right-of-way dedication along the West side of the road is being offered for future road extension.

U. FIRE PROTECTION & FIREBREAKS

Fire protection will be provided by the Jerome Rural Fire Department. Fire Chief, Joe Robinette has reviewed the project and did not have any specific requirements for the subdivision.

V. POLICE PROTECTION

The development is located within the Jerome County Sheriff's jurisdiction. The County Sheriff's estimated response time was approximately 15 to 20 minutes to the development. To make the response time as fast as possible for police and emergency response vehicles, all roads and houses will be clearly marked. SIRCOMM has also reviewed the project and determined that there are no conflicts with proposed street names and current street names.

W. SOLID WASTE

Solid Waste will be hauled to transfer stations by lot owners or lot owners may contract with private county garbage contractors for trash pick up. The CC & R's will require that all domestic solid waste be stored out of site from all roadways.

X. SCHOOLS

The project is located within the Jerome School District and students which reside within the development would be serviced by the district. The school district consists of a public elementary, junior, and senior high school. The school district is aware of the impact that this subdivision will have on their facilities and had no comments in their letter.

Y. ON SITE RECREATION OPPORTUNITIES

Approximately 119 acres of open space within the project will be provided for recreational use of the residents.

Z. AESTHETIC VALUE

The Project is being developed in a way to promote sound environmental stewardship by utilizing native landscaping materials that use less water when compared to traditional plant materials. When finished, the developer would like the project to be a showcase that demonstrates the environmental beauty of native landscapes.

Further, all recreational vehicles and boats will be required to be stored in an on-site facility available to residents to minimize the visual impacts of storing RVs at the home. The RV storage facility will be on the site of the caretaker's residence.

AA. NATURAL AND HISTORIC FEATURES

No natural or historic sites are known to exist within the project area.

Appendix A
Agency Review Letters

Appendix B

Landscaping Plant Palette

Appendix C

Jerome County Ordinances with References

Appendix D

Project Phasing Map

Appendix E
Warranty Deed

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Applications

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Property Summary Sheets

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Parcel Maps